



North York Community Council

Meeting No.	18	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, September 9, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

The Decision Document is for preliminary reference purposes only. Please refer to the Community Council’s Report to City Council or to the Minutes for the official record.

How to Read the Decision Document:

- *Recommendations of the Community Council to City Council and decisions made by the Community Council under its delegated authority appear after the item heading.*
- *Other action taken by the Community Council which does not require Council’s approval, is listed in the decision document under the heading “Decision Advice and Other Information” at the end of the item.*
- *Declarations of Interest, if any, appear at the end of an item.*

NY18.1	ACTION	Adopted	Delegated	Ward: 33
--------	--------	---------	-----------	----------

Draft By-law - To Name the proposed private street at 25 Buchan Court as "Bloorview Place"

Statutory - City of Toronto Act, 2006

(August 21, 2008) Draft By-law from City Solicitor

Committee Decision

North York Community Council:

1. Enacted the By-law from the City Solicitor to name the proposed private street at 25 Buchan Court as "Bloorview Place".

Decision Advice and Other Information

The North York Community Council held a public meeting in accordance with the *City of Toronto Act, 2006*, and notice of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City's website in accordance with the requirements of the City of Toronto Municipal Code Chapter 162. No one appeared to address the North York Community Council on September 9, 2008.

Summary

To enact By-law to name the proposed private street at 25 Buchan Court as "Bloorview Place"

Background Information

Draft By-law - To name proposed private street at 25 Buchan Court
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15095.pdf>

Public Notice - To name proposed private street at 25 Buchan court as "Bloorview Place"
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15127.pdf>

NY18.2	ACTION	Adopted	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Draft By-law - To Name the proposed private lane at 2130 Bayview Avenue as "Hargrave Lane".

(August 21, 2008) Draft By-law from City Solicitor

Committee Decision

North York Community Council:

1. Enacted the By-law from the City Solicitor to name the proposed private lane at 2130 Bayview Avenue as "Hargrave Lane".

Decision Advice and Other Information

The North York Community Council held a public meeting in accordance with the *City of Toronto Act, 2006*, and notice of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City's website in accordance with the requirements of the City of Toronto Municipal Code Chapter 162. No one appeared to address the North York Community Council on September 9, 2008.

Summary

To enact By-law to name the proposed private lane at 2130 Bayview Avenue as "Hargrave Lane".

Background Information

Draft By-law - To name proposed private lane at 2130 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15094.pdf>

Public Notice - To name private lane at 2130 Bayview Avenue as "Hargrave Lane"
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15108.pdf>

NY18.3	ACTION	Adopted	Delegated	Ward: 16
--------	--------	---------	-----------	----------

Encroachment Agreement Request - 329 Brooke Avenue

(August 20, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
 - e. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
 - f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
 - g. the owner pay all applicable fees.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This Staff Report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended, so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 329 Brooke Avenue, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The existing encroachments consist of a water fountain, gardens, nine trees, sprinklers and lighting on the City road allowance.

Background Information

Staff Report - Encroachment Agreement Request - 329 Brooke Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15054.pdf>

NY18.4	ACTION	Adopted	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Encroachment Agreement Request - 169 Old Yonge Street

(August 14, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner remove the drain pipes from the City road allowance, to the satisfaction of Transportation Services, North York District;
 - b. that the owner remove the river rocks from the City road allowance, to the satisfaction of Transportation Services; North York District;
 - c. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - d. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - e. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - f. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;

- g. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
- h. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
- i. the owner pay all applicable fees.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This Staff Report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 169 Old Yonge Street, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of two drain pipes, four stones posts with lights, decorative boulders, river rocks, shrubs and sprinkler heads located on the City road allowance.

Background Information

Staff Report - Encroachment Agreement Request - 169 Old Yonge Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14900.pdf>

NY18.5	ACTION	Adopted	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Encroachment Agreement Request - 110 Stratford Crescent

(August 19, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

- 1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City to the

satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;

- b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
- d. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
- e. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
- f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
- g. the owner pay all applicable fees.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This Staff Report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 110 Stratford Crescent, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of stone steps, walkways, stone boulders, lights, sprinklers and flowers beds on the City road allowance.

Background Information

Staff Report - Encroachment Agreement Request - 110 Stratford Crescent
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15052.pdf>)

NY18.6	ACTION	Deferred	Delegated	Ward: 25
--------	--------	----------	-----------	----------

Encroachment Agreement Request - 252 Dawlish Avenue

(August 18, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Decision Advice and Other Information

North York Community Council deferred consideration of the report (August 18, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on October 7, 2008.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This Staff Report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 252 Dawlish Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of a heated asphalt driveway with stone banding, concrete retaining wall, rockery retaining wall, stone retaining wall, lighting, sprinkler system and natural stone banding on the City road allowance.

Background Information

Staff Report - Encroachment Agreement Request - 252 Dawlish Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15053.pdf>

(Deferred from July 7, 2008 - Item NY17.4)

NY18.7	ACTION	Deferred	Delegated	Ward: 25
--------	--------	----------	-----------	----------

Fence Exemption Request - 27 Alderbrook Drive

(June 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Decision Advice and Other Information

North York Community Council deferred consideration of the report (June 16, 2008) from the District Manager, Municipal Licensing and Standards, North York District, and the report (August 6, 2008) from the Director of Building and Deputy Chief Building Official and the

District Manager, Municipal Licensing and Standards, North York District, to its next meeting on October 7, 2008, to allow the applicant and property owner at 25 Alderbrook Drive to continue discussions to resolve the outstanding issues.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 27 Alderbrook Drive, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard is 2 metres.

The existing fencing in the side and rear yard is on the south side of the property and consists of different sections. The wood fence sections range in height up to 2.6 metres and extend for approximately 40.2 metres to the front face of the house/garage. The concrete wall which is erected beside the property line and serves as part of the pool enclosure, ranges in height up to 3.5 metres and is approximately 8.7 metres in length.

Background Information

Staff Report - Fence Exemption Request - 27 Alderbrook Drive
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14668.pdf>)

Communications

(September 8, 2008) e-mail from Mark A. Marcello (NY.New.NY18.7.1)

7a Fence Exemption Request - 27 Alderbrook Drive

(August 6, 2008) Report from Director of Building and Deputy Chief Building Official, North York District and District Manager, Municipal Licensing and Standards, North York District

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter that Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

The purpose of this report is to submit a follow-up report on item NY17.4 deferred at the North York Community Council meeting of July 7, 2008.

Background Information

Joint Staff Report - Fence Exemption Request - 27 Alderbrook Dr
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14899.pdf>

NY18.8	ACTION	Amended	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Fence Exemption Request - 10 Donwoods Drive

(August 19, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. *Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 10 Donwoods Drive, on condition that when the fence is replaced it be constructed in compliance with Chapter 447 or its successor by-law.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front and side yards which are in violation of the By-law.

Background Information

Staff Report - Fence Exemption Request - 10 Donwoods Drive
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14958.pdf>

Communications

(September 3, 2008) letter from Paul & Nora Cowie, addressed to the District Manager, Municipal Licensing and Standards, North York District, submitted by Councillor

Jenkins (NY.New.NY18.8.1)

(September 2, 2008) letter from Cathy DesBrisay, submitted by Councillor

Jenkins (NY.New.NY18.8.2)

(September 2, 2008) letter from Nicholas Forbath, submitted by Councillor

Jenkins (NY.New.NY18.8.3)

(July 31, 2008) letter from Mel Margolese, President, York Condominium Corporation No. 354, addressed to the District Manager, Municipal Licensing & Standards, North York District, submitted by Councillor Jenkins (NY.New.NY18.8.4)

(September 2, 2008) fax from Paul Granatstein, submitted by Councillor Jenkins (NY.New.NY18.8.5)

NY18.9	ACTION	Deferred	Delegated	Ward: 24
--------	--------	----------	-----------	----------

Fence Exemption Request - 39 Fleming Drive

(August 19, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Decision Advice and Other Information

North York Community Council deferred consideration of the report (August 19, 2008) from the District Manager, Municipal Licensing and Standards, North York District.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front and side yards which are in violation of the By-law.

Background Information

Staff Report - Fence Exemption Request - 39 Fleming Drive
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14959.pdf>

NY18.10	ACTION	Adopted	Delegated	Ward: 15
---------	--------	---------	-----------	----------

Boulevard Café Application - 616 Vaughan Road

(August 15, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

North York Community Council:

1. Did not grant the Boulevard Café Application at 616 Vaughan Road.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This Staff Report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this Report is to consider a request by the applicant of 616 Vaughan Road, being a Local Commercial Residential Zone (LCR) for a Boulevard Café. The proposed Boulevard Café consists of a total area of 38 square metres located on the City road allowance.

Background Information

Staff Report - Boulevard Cafe Application - 616 Vaughan Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15005.pdf>

Communications

- (August 28, 2008) e-mail from Natasha Lan (NY.Supp.NY18.10.1)
- (September 8, 2008) e-mail from Samantha Goldsilver (NY.New.NY18.10.2)
- (September 8, 2008) e-mail from Kenton Kroker (NY.New.NY18.10.3)
- (September 8, 2008) e-mail from Tamara Massey (NY.New.NY18.10.4)
- (September 9, 2008) letter from Carlo Pierozzi, Brain-e Corporation (NY.New.NY18.10.5)
- (September 9, 2008) e-mail from Carmelo Duca (NY.New.NY18.10.6)

NY18.11	ACTION	Amended		Ward: 16
---------	--------	---------	--	----------

Ground Sign Variance Request - 2300 Yonge Street

(August 19, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Recommendations

North York Community Council recommends that:

1. *City Council approve a request for a variance from the former City of Toronto Sign By-law No. 297, as amended, to alter the existing ground sign and to permit the erection of an animated copy display for third party advertising at 2300 Yonge Street, subject to:*
 - a. *a 60/40 ratio of Commercial to Public Service Announcement advertising content over a 12 month period;*
 - b. *all public service announcements being charged on a cost recovery basis not to exceed \$1,500.00; and*
 - c. *an exemption from the minimum separation distance requirement of the by-law.*

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies from City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Peter Kosyk of Wild on Walls, on behalf of Rio Can YEC Holdings Inc., for a variance from former City of Toronto Sign By-law No. 297, as amended, to alter the existing ground sign and to permit erection of an animated copy display for third party advertising at 2300 Yonge Street.

Background Information

Staff Report - Ground Sign Variance Request - 2300 Yonge Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14947.pdf>
 Attachments 1-4 - Ground Sign Variance Request - 2300 Yonge Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15002.pdf>

Communications

(September 8, 2008) e-mail from Rami Tabetlo, Coordinator,
 IllegalSigns.ca (NY.New.NY18.11.1)

NY18.12	ACTION	Amended	Delegated	Ward: 23
---------	--------	---------	-----------	----------

Sign Variance Request - 5140 Yonge Street

(August 15, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Decision

North York Community Council:

1. *Approved the request for variance listed in the third column of the table included in page 3 of the report (August 15, 2008) from the Director of Building and Deputy Chief Building Official, provided that the aggregate area of the signs is no greater than 25% of the aggregate area of the existing signs.*
2. Directed that the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Denis Richard of Steel Art Signs Corp., on behalf of GWL Realty Advisors, for a variance from the former City of North York Sign By-law 30788, as amended, to erect two illuminated wall signs with a sign face area which exceeds the aggregate permitted area.

The proposed signs will be installed on the north and south façades of the existing office building for the purpose of first party advertising for Invesco Trimark which is located at 5140 Yonge Street.

Background Information

Staff Report and Attachments 1-6 - Sign Variance Request - 5140 Yonge Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14956.pdf>

NY18.13	ACTION	Amended	Delegated	Ward: 23
---------	--------	---------	-----------	----------

Sign Variance Request - 111 Finch Avenue West

(August 18, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Decision

North York Community Council:

- Refused the request for a sign variance at 111 Finch Avenue West.*

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Jo Jin Suk, owner of Jin Acupuncture at 111 Finch Avenue West, for a variance from the Former City of North York Sign By-law 30788, as amended to permit one non-illuminated double sided ground sign.

Background Information

Staff Report and Attachments 1-4 - Sign Variance Request - 111 Finch Avenue West
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14942.pdf>

NY18.14	ACTION	Deferred	Delegated	Ward: 34
---------	--------	----------	-----------	----------

Sign Variance Request - 26 Underhill Drive

(August 20, 2008) Report from Director of Building and Deputy Chief Building Official

Decision Advice and Other Information

North York Community Council deferred consideration of the report (August 20, 2008) from the Director of Building and Deputy Chief Building Official, to its next meeting on October 7, 2008.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter that Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or By-Laws.

The purpose of this report is to review and make recommendations on a request by Shawn Jennings of Magneto Design on behalf of Realstar Management Services Limited acting for the Underhill & Roanoke Properties, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect three directional ground signs and one identification sign on the property at the above noted address.

Background Information

Staff Report and Attachments 1-6 - Sign Variance Request - 26 Underhill Drive
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14943.pdf>

(Deferred from May 6, 2008 - Item NY15.14)

NY18.15	ACTION	Withdrawn	Delegated	Ward: 24
---------	--------	-----------	-----------	----------

Sign Variance Request - 650-672 Sheppard Avenue East

(April 9, 2008) Report from Director of Building and Deputy Chief Building Official

Decision Advice and Other Information

Item withdrawn – Improperly before the Committee at this time.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter that Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

The purpose of this report is to review and make recommendations on a request by Adam Brown of Sherman, Brown, Dryer, Karol Barristers & solicitors on behalf of the St. Gabriel's Parish, for approval of a variances from the former City of North York Sign By-law No. 30788, as amended, to erect a ground sign on the existing property at the above noted address.

Background Information

Staff Report - Sign Variance Request - 650-672 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14800.pdf>)

Attachments 1-6A - Sign Variance Request - 650-672 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14801.pdf>)

NY18.16	ACTION	Amended	Delegated	Ward: 16
---------	--------	---------	-----------	----------

Residential Demolition Applications for 443 & 445 Duplex Avenue

(August 19, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Decision

North York Community Council:

1. Refused the request for the demolition of two residential dwellings at 443 and 445 Duplex Avenue.
2. *Directed the District Manager, Municipal Licensing and Standards, North York District, to ensure that the properties at 443 and 445 Duplex Avenue are in conformity with existing property standards.*

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies from City policy or by-laws.

In accordance with section 33 of the Planning Act and the Toronto Municipal Code Chapter 363, Article II "Demolition Control" the applications for the demolition of a residential dwellings, at 443 & 445 Duplex Avenue, are referred to the North York Community Council for consideration of the issuance of a demolition permit because the property is located in the Former City of Toronto and written notices of objection to the issuance of demolition permits were received within 14 days of the posting of the Public Notice of the Proposed Residential

Demolition and building permits to erect a new buildings on the site of the residential properties sought to be demolished were not issued.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions.

Background Information

Staff Report and Attachments 1-3 - Residential demolition applications for 443 & 445 Duplex Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14957.pdf>)

(Deferred from May 6, 2008 - Item NY15.34 and June 10, 2008 - Item NY16.12 for Public Presentaion and Debate on September 9, 2008)

NY18.17	ACTION	Deferred		Ward: 25, 26, 34
---------	--------	----------	--	------------------

Identifying Land to Purchase for a new Multi-pad Ice Arena in Wards 25, 26, or 34

(April 18, 2008) Report from General Manager, Parks, Forestry and Recreation

Decision Advice and Other Information

North York Community Council deferred consideration of the report (April 18, 2008) from the General Manager, Parks, Forestry and Recreation, to its meeting on November 18, 2008.

Summary

This report provides a status update on the search for a suitable site to locate a new twin pad ice arena within Ward 25, 26 and 34. This report explains the process that this site selection study will take, and criteria that will be used to determine the priority of potential acquisition sites as well as a preliminary list of candidate sites.

Currently, there is a single-pad ice arena located at the Don Mills Centre at 1030 Don Mills Road, being the Don Mills Civitan Arena. The Arena was constructed approximately 47 years ago and was last renovated approximately 24 years ago. The Arena is well used but faces problems as a result of the age of the building, the related maintenance, and a severe parking shortage.

Due to the age, deteriorating condition and lack of parking of the Civitan Arena, it was recommended that staff prioritize the task of locating and securing a site in the vicinity of the Don Mills Civitan Arena for the purpose of developing a new multi-pad ice arena, to include at least two ice pads.

Parks, Forestry and Recreation (PFR) had previously initiated a preliminary site evaluation for a smaller project area that was subsequently expanded by Council direction. Parks, Forestry

and Recreation (PFR) needs to continue the search for a location to accommodate a new twin pad ice arena to replace the Don Mills Civitan Arena.

Background Information

Staff Report - Multipad Ice Arena - Land to Purchase

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14794.pdf>)

Study Area Map - Multipad Ice Arena - Land to Purchase

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14795.pdf>)

Site Map - Multipad Ice Arena - Land to Purchase

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14796.pdf>)

Memo to City Clerk - Multipad Ice Arena

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14793.pdf>)

Communications

(June 9, 2008) e-mail from Terry West, President, Don Mills Residents Inc. (NY.Main.NY18.17.1)

(June 9, 2008) letter from David Croutch, Don Mills Civitan Community Service Club (NY.Main.NY18.17.2)

(Deferred from July 7, 2008 - Item NY17.10)

NY18.18	ACTION	Withdrawn	Delegated	Ward: 16
---------	--------	-----------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 487 Castlefield Avenue

(June 19, 2008) Report from Director, Transportation Services, North York District

Decision Advice and Other Information

North York Community Council withdrew the report (June 19, 2008) from the Director, Transportation Services, North York District, because the exemption from Chapter 918 of the City of Toronto Municipal Code, is no longer required.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter for which community council has delegated authority to make a final decision.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit the maintenance of a front yard parking pad at 487 Castlefield Avenue which does not meet the requirements of the Code as the property has a 2.37 m wide private driveway.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report - Front yard parking pad at 487 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14669.pdf>)

Attachment 1 - Site Plan - Front yard parking pad at 487 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14670.pdf>)

(Deferred from July 7, 2008 - Item NY17.12)

NY18.19	ACTION	Withdrawn	Delegated	Ward: 16
---------	--------	-----------	-----------	----------

Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit two vehicle driveway widening parking at 264 Castlefield Avenue

(June 19, 2008) Report from Director, Transportation Services, North York District

Decision Advice and Other Information

North York Community Council withdrew the report (June 19, 2008) from the Director, Transportation Services, North York District, because the exemption from Chapter 400 of the former City of Toronto Municipal Code, is no longer required.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter for which the community council has delegated authority to make a final decision.

To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, for an appeal received prior to the implementation of Chapter 918, to permit two vehicle driveway widening parking at 264 Castlefield Avenue which does not meet the requirements of the Code.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report and Attachments - Two vehicle driveway widening parking at 264 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14672.pdf>)

Attachment 1- Site plan - Two driveway widening parking pads - 264 Castlefield Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14671.pdf>

NY18.20	ACTION	Amended	Delegated	Ward: 25
---------	--------	---------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 10 Cardinal Place

(August 11, 2008) Report from Director, Transportation Services, North York District

Committee Decision

North York Community Council:

- Approved the exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 10 Cardinal Place.*

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 10 Cardinal Place which does not meet the technical requirements of the Code as the poll result is negative. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report - Front Yard Parking - 10 Cardinal Place

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14909.pdf>

Site Plan - Attachment 1 - Front Yard Parking - 10 Cardinal Place

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14910.pdf>

NY18.21	ACTION	Amended	Delegated	Ward: 16
---------	--------	---------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 313 St. Clements Avenue

(August 11, 2008) Report from Director, Transportation Services, North York District

Committee Decision

North York Community Council:

1. *Approved the exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 313 St. Clements Avenue.*

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking pad at 313 St. Clements Avenue which does not meet the technical requirements of the Code as on-street parking is available. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Staff Report - Front Yard Parking - 313 St. Clements Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14905.pdf>)

Site Plan - Attachment 1 - Front Yard Parking - 313 St. Clements Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14906.pdf>)

Communications

(September 8, 2008) letter from Nino Pannozzo and Angela Gall, and a copy of written submission (NY.New.NY18.21.1)

NY18.22	ACTION	Adopted	Delegated	Ward: 8
---------	--------	---------	-----------	---------

Parking Regulations - Wilmont Drive

(August 5, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to delete the “No Parking Anytime” prohibition on both sides of Wilmont Drive, from Driftwood Avenue to Forge Drive.
2. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the north side of Wilmont Drive, from Driftwood Avenue to a point 70 metres east thereof.

3. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the south side of Wilmont Drive, from Driftwood Avenue to a point 50 metres east thereof.

Financial Impact

All costs associated with the amendments of the parking regulations are included within the Transportation Services Division's 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend the parking prohibitions on Wilmont Drive, from Driftwood Avenue to Forge Drive.

The amendments to the current parking prohibitions will address residents' concerns regarding the lack of on-street parking.

Background Information

Staff Report - Parking Regulations - Wilmont Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14919.pdf>)

Map - Attachment 1 - Parking Regulations - Wilmont Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14920.pdf>)

NY18.23	ACTION	Adopted	Delegated	Ward: 10
---------	--------	---------	-----------	----------

Stopping Prohibitions - Alexis Boulevard

(August 11, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Amended Schedule IX of By-law No. 31001, of the former City of North York, to prohibit stopping from 8:00 a.m. to 9:00 a.m. and 3:30 p.m. to 5:00 p.m., Monday to Friday, on the both sides of Alexis Boulevard, from Gorman Park Road to the west limit of Alexis Boulevard.

Financial Impact

All costs associated with the amendments to the stopping regulations are included within the Transportation Services Division's 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to implement stopping prohibitions on Alexis Boulevard in order to prohibit stopping between 8:00 a.m. and 9:00 a.m., and 3:30 p.m. and 5:00 p.m., Monday to Friday.

The amendments to the stopping regulations on Alexis Boulevard between Gorman Park Road and the west limit of Alexis Boulevard, will discourage parking during the a.m. and p.m. pick-up and drop-off times associated with the Toronto Heschel School, while still maintaining on-street parking for the residents at all other times.

Background Information

Staff Report - Stopping Prohibitions - Alexis Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14875.pdf>)

Map - Attachment 1 - Stopping Prohibitions - Alexis Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14876.pdf>)

NY18.24	ACTION	Adopted	Delegated	Ward: 10
---------	--------	---------	-----------	----------

Parking Regulations - Luverne Avenue, Champlain Boulevard to Delahaye Street

(August 5, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to delete the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on both sides of Luverne Avenue, from the westerly limit of Laurentia Crescent to the easterly limit of Champlain Boulevard.
2. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to delete the “No Parking, 7:00 a.m. to 10:00 a.m., Monday to Friday” prohibition on the south side of Luverne Avenue, from the westerly limit of Laurentia Crescent to the easterly limit of Champlain Boulevard.
3. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday on both sides of Luverne Avenue, from Champlain Boulevard to Delahaye Street.
4. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking from 7:00 a.m. to 10:00 a.m., Monday to Friday on the south side of Luverne Avenue, from Delahaye Street to Laurentia Crescent.

Financial Impact

All costs associated with the amendments of the parking regulations are included within the Transportation Services Division's 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend parking prohibitions on the south side of Luverne Avenue, from Champlain Boulevard to Delahaye Street.

The introduction of the proposed parking prohibitions will address residents' concerns regarding parking on both sides of Luverne Avenue during the daytime hours from Monday to Friday.

Background Information

Staff Report - Parking Regulations - Luverne Avenue, Champlain Boulevard to Delahaye Street (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14914.pdf>)

Map - Attachment 1 - Parking Regulations - Luverne Avenue, Champlain Boulevard to Delahaye Street (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14915.pdf>)

NY18.25	ACTION	Adopted	Delegated	Ward: 15
---------	--------	---------	-----------	----------

Stopping Prohibitions - Shermount Avenue

(August 5, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the west side of Shermount Avenue, from the northerly limit of Glen Park Avenue to the southerly limit of Lawrence Avenue West.
2. Amended Schedule VIII of By-law No. 31001, of the former City of North York, by prohibiting parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the west side of Shermount Avenue, from Glen Park Avenue to Fairholme Avenue.
3. Amended Schedule IX of By-law No. 31001, of the former City of North York, by prohibiting stopping anytime on the west side of Shermount Avenue, from Fairholme Avenue to Lawrence Avenue West.

Financial Impact

All costs associated with the amendment of the stopping regulations are included within the Transportation Services Division's 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend the existing parking regulations on Shermount Avenue to prohibit stopping at anytime on the west side of the road, from Lawrence Avenue West to Fairholme Avenue.

The amendments to the parking regulations on Shermount Avenue, between Lawrence Avenue West and Fairholme Avenue will address the concerns regarding traffic flow in the southbound lane.

Background Information

Staff Report - Stopping Prohibitions - Shermount avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14891.pdf>)

Map - Attachment 1 - Stopping Prohibitions - Shermount Avenue from Fairholme Avenue to Lawrence Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14892.pdf>)

NY18.26	ACTION	Adopted		Ward: 15
---------	--------	---------	--	----------

Turn Restriction / Parking and Stopping Prohibitions / Lane Designations - Caledonia Road / Castlefield Avenue

(August 14, 2008) Report from Director, Transportation Services Division, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by prohibiting westbound left turn movements at all times from the southerly access of 1330 Castelfied Avenue located on Caledonia Road 66 meters north of Castlefield Avenue
2. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by designating the northerly westbound lane on Castlefield Avenue for right-turns only, from a point 27 metres west of Ronald Avenue to a point 93 metres further west.
3. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by designating the northerly westbound lane on Castlefield Avenue for right-turns only, from Caledonia Road to a point 68 metres east.

4. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by designating the southerly eastbound lane on Castlefield Avenue for right-turns only, from Caledonia Road to a point 82 metres west.
5. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by designating the easterly northbound lane on Caledonia Road, for right-turns only, buses excepted, from Castlefield Avenue to a point 75 metres south.
6. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by designating the westerly southbound lane on Caledonia Road, for right-turns only, buses excepted, from Castlefield Avenue to a point 89 metres north.
7. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by designating the centre lane on Caledonia Road as a two-way centre left turn lane, from a point 35 metres north of Castlefield Avenue to a point 160 metres further north.
8. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by deleting the “No Parking Anytime” prohibition on the north side of Castlefield Avenue, from a point 122 meters east of Caledonia Road to Dufferin Street.
9. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by installing a “No Parking Anytime” prohibition on the north side of Castlefield Avenue, from a point 203 meters east of Caledonia Road to Dufferin Street.
10. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by deleting the “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Castlefield Avenue, from a point 122 meters east of Caledonia Road to Ronald Avenue.
11. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by installing a “No Stopping , 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Castlefield Avenue, from a point 203 meters east of Caledonia Road to Ronald Avenue.
12. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by deleting the “No Stopping Anytime” prohibition on the north and south side of Castlefield Avenue, from a point 256 metres west of Caledonia Road to a point 122 meters east of Caledonia Road.
13. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by installing a “No Stopping Anytime” prohibition on the south side of Castlefield Avenue between a point 256 metres west of Caledonia Road and a point 122 meters east of Caledonia Road.
14. City Council amend By-laws 196-84 and 2958-94, of the former City of York, by installing “No Stopping Anytime” prohibition on the north side of Castlefield Avenue between a point 256 metres west of Caledonia Road and a point 136 meters east of

Caledonia Road.

Financial Impact

All costs associated with the turn restriction, lane designation and amendment of the parking regulations are included within the Transportation Services Division's 2008 Operating Budget.

Summary

To obtain approval to restrict access and egress movements from 1330 Caledonia Road, Lowes Home Improvement Superstore onto Castlefield Avenue and Caledonia Road, assign lane designation on Castlefield Avenue and Caledonia Road and at Castlefield Avenue and Ronald Avenue intersections, and to amend the existing parking and stopping regulations on Castlefield Avenue.

The access and egress restrictions, lane designations on Castlefield Avenue and Caledonia Road will improve the flow of traffic and provide clearly defined permitted traffic movements. The amendments to the parking regulations on Castlefield Avenue are necessary to facilitate on-street parking adjacent to the current and future expansion of the development on the north side of Castlefield Avenue, east of Caledonia Road.

Background Information

Staff Report - Turn Restriction / Parking and Stopping Prohibitions / Lane Designations - Caledonia Rd / Castlefield Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14889.pdf>)

Map - Attachment 1 - Caledonia Road / Castlefield Avenue - Turn Restriction / Parking and Stopping Prohibitions / Lane Designations

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14890.pdf>)

NY18.27	ACTION	Adopted		Ward: 15
---------	--------	---------	--	----------

Commercial Loading Zone - Eglinton Avenue West and Times Road

(August 1, 2008) Report from Director, Transportation Services Division, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council designate a commercial loading zone to operate between 9:00 a.m. and 4:00 p.m., Monday to Friday, on the north side of Eglinton Avenue West, from a point 7.5 metres west of Times Road to a point 7.0 metres further west.

Financial Impact

The cost associated with the introduction of the commercial loading zone, including initial sign installation and an annual fee, is the responsibility of the applicant, Verdi Produce, 1652 Eglinton Avenue West.

Summary

To obtain approval to establish a commercial loading zone on the north side of Eglinton Avenue West, west of Times Road.

The introduction of the commercial loading zone will provide for the loading/unloading of goods to the local businesses located at 1652 Eglinton Avenue West, west of Times Road, between the hours of 9:00 a.m. and 4:00 p.m..

Background Information

Staff Report - Commercial Loading Zone - Eglinton Avenue West and Times Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14886.pdf>)

Map - Attachment 1 - Commercial Loading Zone - Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14887.pdf>)

Location Map - Attachment 2 - Commercial Loading Zone - Eglinton Avenue West at Times Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14888.pdf>)

NY18.28	ACTION	Adopted		Ward: 15
---------	--------	---------	--	----------

Lane Designation - Yorkdale Road at Highway 401 On-Ramp/Northbound W.R. Allen Road Off-Ramp and Yorkdale Mall Access

(August 11, 2008) Report from Director, Transportation Services, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council designate the westerly southbound lane on Yorkdale Road for right turning vehicles only, buses excepted, from the Yorkdale Mall Access/W. R. Allen Road northbound off- ramp to a point 70 metres north thereof.

Financial Impact

All costs associated with the installation of the lane designation are included within the Transportation Services Division's 2008 Operating Budget.

Summary

To obtain approval to designate the westerly southbound lane on Yorkdale Road, north of Yorkdale Mall access for right turning traffic only, buses excepted.

The lane designation of the westerly southbound lane on Yorkdale Road will permit go transit buses to continue through the intersection from the westerly curb lane which is currently designated for right turning traffic only.

Background Information

Staff Report - Lane Designation - Yorkdale Road at Highway 401 On-Ramp/Northbound W.R. Allen Road Off-Ramp and Yorkdale Mall Access

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14882.pdf>)

Map - Attachment 1 - Yorkdale Road - Lane Designation

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14883.pdf>)

NY18.29	ACTION	Adopted	Delegated	Ward: 23
---------	--------	---------	-----------	----------

Parking Regulations - Linelle Street

(August 11, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to delete the “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on both sides of Linelle Street, from the southerly limit of Franklin Avenue to the southerly limit of Linelle Street.
2. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to implement a “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on the west side of Linelle Street, from Franklin Avenue to the south limit of Linelle Street.
3. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to implement a “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on the east side of Linelle Street, from a point 52 metres south of Franklin Avenue to the south limit of Linelle Street.
4. Amended Schedule VIII of By-law No. 31001, of the former City of North York, to implement a “No Parking Anytime” prohibition on the east side of Linelle Street, from Franklin Avenue to a point 52 metres south.

Financial Impact

All costs associated with the installation of the parking prohibitions are included within the Transportation Services Division’s 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend the existing parking prohibitions on the east side of Linelle Street, from Franklin Avenue to a point 52 metres south to “No Parking Anytime”.

The amendment to the parking prohibitions will address the concerns of residents on Linelle Street with regards to two-way traffic flow being restricted between the Forest Lawn Mausoleum driveway and Franklin Avenue.

Background Information

Staff Report - Parking Regulations - Linelle Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14884.pdf>)

Map - Attachment 1 - Parking Regulations - Linelle Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14885.pdf>)

NY18.30	ACTION	Adopted	Delegated	Ward: 23
---------	--------	---------	-----------	----------

No Standing Anytime Zones - 1 and 3 Duplex Avenue

(August 11, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the “No Parking Anytime” prohibitions on the east side of Duplex Avenue, from a point 33 metres south of the southerly limit of Hendon Avenue to a point 41 metres south of the southerly limit of Hendon Avenue.
2. Amended Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the “No Parking Anytime” prohibitions on the east side of Duplex Avenue, from a point 134 metres south of the southerly limit of Hendon Avenue to a point 142 metres south of the southerly limit of Hendon Avenue.
3. Amended Schedule XI of By-law No. 31001, of the former City of North York, by installing a “No Standing Anytime” prohibition on the east side of Duplex Avenue, from a point 33 metres south of Hendon Avenue to a point 8 metres south thereof.
4. Amended Schedule XI of By-law No. 31001, of the former City of North York, by installing a “No Standing Anytime” prohibition on the east side of Duplex Avenue, from a point 134 metres south of Hendon Avenue to a point 8 metres south thereof.

Financial Impact

All costs associated with the installation of the “No Standing Anytime” restrictions at 1 and 3 Duplex Avenue are included within the Transportation Services Division’s 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to amend the two eight metre “No Parking Anytime” restricted spaces on the east side of Duplex Avenue, adjacent to 1 and 3 Duplex Avenue to “No Standing Anytime”.

The installation of the “No Standing Anytime” restrictions will address the needs of all occupants and users of 1 and 3 Duplex Avenue, specifically maintaining the area clear of parked vehicles and facilitating drop-off and pick-up activity.

Background Information

Staff Report - No Standing Anytime Zones - 1 and 3 Duplex Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14878.pdf>

Map - Attachment 1 - 1 and 3 Duplex Avenue - No Standing anytime Zones
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14879.pdf>

NY18.31	ACTION	Deferred	Delegated	Ward: 24
---------	--------	----------	-----------	----------

Parking Prohibitions - Clarinda Drive

(August 11, 2008) Report from Director, Transportation Services Division, North York District

Decision Advice and Other Information

North York Community Council deferred consideration of the report (August 11, 2008) from the Director, Transportation Services Division, North York District, to its next meeting on October 7, 2008.

Financial Impact

All costs associated with the parking prohibitions are included within the Transportation Services Division’s 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to prohibit parking on the north and west sides of Clarinda Drive between Eunice Road (south leg) and Eunice Road (north leg).

The parking prohibitions will address the residents’ concerns with respect to excessive on-street parking occurring on Clarinda Drive.

Background Information

Staff Report - Parking Prohibitions - Clarinda Drive
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14921.pdf>

Map - Attachment 1 - Parking Prohibitions - Clarinda Drive
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14922.pdf>

Communications

(September 8, 2008) fax from Frank Varga (NY.New.NY18.31.1)

(September 8, 2008) fax from Frank Varga submitting survey forms signed by nineteen area residents indicating they do not support the proposed parking prohibitions on Clairinda Drive (NY.New.NY18.31.2)

NY18.32	ACTION	Adopted		Ward: 24
---------	--------	---------	--	----------

All-Way Stop Control - Esther Shiner Boulevard at Old Leslie Street

(August 14, 2008) Report from Director, Transportation Services Division, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, to designate Esther Shiner Boulevard as a through street, from the west limit of Esther Shiner Boulevard to the west limit of Old Leslie Street.
2. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, to designate Esther Shiner Boulevard as a through street, from the east limit of Old Leslie Street to the west limit of Leslie Street.
3. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, by deleting Old Leslie Street as a through street, from the southerly limit of Old Leslie Street to the southerly limit of Sheppard Avenue East.
4. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, by deleting Old Leslie Street as a through street, from the southerly limit of Sheppard Avenue East to the southerly limit of Old Leslie Street.
5. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, to designate Old Leslie Street as a through street, from the north limit of Esther Shiner Boulevard to the south limit of Sheppard Avenue East.
6. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, to designate Old Leslie Street as a through street, from the north limit of Sheppard Avenue East to north limit of Old Leslie Street.
7. City Council amend Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on all approaches to the intersection of Esther Shiner Boulevard and Old Leslie Street.

Financial Impact

All costs associated with the installation of all-way stop control at the intersection of Esther Shiner Boulevard and Old Leslie Street will be funded by Concord Adex Investments Limited.

Summary

To obtain approval for the installation of all-way stop sign control at the intersection of Esther Shiner Boulevard and Old Leslie Street.

The installation of stop sign control at the intersection of Esther Shiner Boulevard and Old Leslie Street will facilitate vehicle and pedestrian right-of-way within the intersection.

Background Information

Staff Report - All-Way Stop Control - Esther Shiner Blvd at Old Leslie St

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14863.pdf>)

Map - Attachment 1 - All-Way Stop Control - Esther Shiner Blvd at Old Leslie St

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14864.pdf>)

NY18.33	ACTION	Adopted	Delegated	Ward: 24
---------	--------	---------	-----------	----------

Disabled Persons' Loading Zone - Lotus Court

(August 13, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Directed that a designated on-street loading zone for persons with disabilities be installed on the west side of Lotus Court, between a point 108 metres north of Rameau Drive and a point 6 metres further north.

Financial Impact

All costs associated with the installation of the on-street disabled person's loading zone are included within the Transportation Services Division's 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to install an on-street disabled persons' loading zone adjacent to 18 Lotus Court.

The implementation of the disabled persons' loading zone will address the needs of the residents of 18 Lotus Court.

Background Information

Staff Report - Disabled Persons' Loading Zone - Lotus Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14865.pdf>)

Map - Attachment 1 - Disabled Persons' Loading Zone - Lotus Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14866.pdf>)

NY18.34	ACTION	Adopted		Ward: 33
---------	--------	---------	--	----------

Installation of Traffic Control Signals - Sheppard Avenue East at Heron's Hill Way

(August 14, 2008) Report from Director, Transportation Services Division, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that traffic control signals be installed at the intersection of Sheppard Avenue East and Heron's Hill Way.

Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Sheppard Avenue East and Heron's Hill Way, estimated at \$200,000.00, will be borne by Monarch Construction Limited, developer of the Heron's Hill development.

Summary

To obtain approval to install traffic control signals at the intersection of Sheppard Avenue East at Heron's Hill Way.

The installation of traffic control signals at the intersection of Sheppard Avenue East at Heron's Hill Way is a condition of approval of Site Plan Application 04 175091 NNY 33 SB Herons Hill Redevelopment.

The installation of traffic control signals at Sheppard Avenue East and Heron's Hill Way will improve vehicle and pedestrian right-of-way within and approaching the intersection.

Background Information

Staff Report - Installation of Traffic Control Signals - Sheppard Avenue East at Heron's Hill Way

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14860.pdf>)

Map - Attachment 1 - Installation of Traffic Control Signals - Sheppard Avenue East at Heron's Hill Way

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14861.pdf>)

NY18.35	ACTION	Adopted	Delegated	Ward: 34
---------	--------	---------	-----------	----------

Parking/Stopping Prohibitions - Ranchdale Crescent

(August 13, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the “No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on both sides of Ranchdale Crescent, from the westerly limit of Avonwick Gate (south leg) to the southerly limit of Butterfield Drive.
2. Amended Schedule IX of By-law No. 31001, of the former City of North York, by deleting the “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the north and west sides of Ranchdale Crescent, from the northerly limit of Butterfield Drive to the westerly limit of Avonwick Gate.
3. Amended Schedule IX of By-law No. 31001, of the former City of North York, by installing a “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the south, east and north sides of Ranchdale Crescent, from Avonwick Gate (north intersection) to Avonwick Gate (south intersection).
4. Amended Schedule IX of By-law No. 31001, of the former City of North York, by installing a “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the west side of Ranchdale Crescent, from a point 90 metres west of Avonwick Gate (north intersection) to a point 32 metres west.
5. Amended Schedule IX of By-law No. 31001, of the former City of North York, to prohibit stopping on the west side of Ranchdale Crescent, from a point 110 metres north of Butterfield Drive to a point 55 metres north.

Financial Impact

All costs associated with the installation of the parking regulations are included within the Transportation Services Division’s 2008 Operating Budget.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with the City policy or by-laws.

To obtain approval to amend the current parking/stopping restrictions on Ranchdale Crescent, from the Avonwick Gate (north intersection) to Avonwick Gate (south intersection).

The amendment of the existing parking and stopping regulations on Ranchdale Crescent will facilitate daily parking for residents and improve traffic operations in the vicinity of Ranchdale Public School.

Background Information

Staff Report - Parking/Stopping Prohibitions - Ranchdale Crescent

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14873.pdf>)

Map - Attachment - Parking/Stopping Prohibitions - Ranchdale Crescent

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14874.pdf>)

NY18.36	ACTION	Amended	Delegated	Ward: 16
---------	--------	---------	-----------	----------

Traffic Calming - Cortleigh Boulevard

(August 11, 2008) Report from Director, Transportation Services Division, North York District

Committee Decision

North York Community Council:

1. *Directed that one speed hump be installed on Cortleigh Boulevard, from Bathurst Street to Alexandra Wood.*

Financial Impact

There is no financial impact associated with the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this staff report is to report the results of a traffic calming poll that was undertaken by City Clerk's office and to advise whether additional traffic calming is warranted based on vehicle operating speeds.

The results of a traffic calming poll regarding Cortleigh Boulevard between Bathurst Street and Alexandra Wood, indicate that the minimum required response rate was not achieved. In addition, our review indicates that traffic calming is not warranted, given the results of the recent speed studies. As such, this division does not support the installation of traffic calming measures (one speed hump) on Cortleigh Boulevard, from Bathurst Street to Alexandra Wood.

Background Information

Staff Report - Traffic calming - Cortleigh Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14880.pdf>)

Map - Attachment 1 - Traffic Calming - Cortleigh Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14881.pdf>)

NY18.37	ACTION	Adopted	Delegated	Ward: 24
---------	--------	---------	-----------	----------

Traffic Calming Measures - Brahms Avenue, Artisan Place / Gideon Court to McNicol Avenue

(August 14, 2008) Report from Director, Transportation Services Division, North York District

Decision Advice and Other Information

North York Community Council:

1. Directed the City Clerk to undertake a poll of the residents of Brahms Avenue from McNicol Avenue to Tristan Crescent regarding the installation of traffic calming measures (speed humps) as per plan NY-TC1230B.DGN to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
2. Directed that, subject to a favourable poll:
 - a. a road alteration by-law be prepared for Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue for traffic calming purposes generally as shown on the speed hump plan circulated to the residents; and
 - b. the speed limit be reduced from 40 km/h to 30 km/h on Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue, coincident with the implementation of the speed humps.

Financial Impact

All costs associated with the installation of traffic calming measures (speed humps) are included within the Transportation Services Division's 2008 Capital Budget for the installation of traffic calming measures in the City of Toronto. The installation of speed humps are subject to competing priorities and budget availability.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this staff report is to obtain approval to request the City Clerk to poll the residents of Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue regarding the installation of traffic calming measures (speed humps as per attached plan NY-TC1230B.DGN), in order to determine the feasibility of installing traffic calming measures (speed humps) on Brahms Avenue, from Artisan Place/Gideon Court to McNicol Avenue.

The installation of traffic calming measures would result in reduction in vehicle speeds along the subject section of Brahms Avenue.

Background Information

Staff Report - Traffic Calming Measures - Brahms Ave, artisan PI / Gideon Crt to McNicol

Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14868.pdf>)

Map - Attachment 1 - Brahms Ave, Artisan Pl / Gideon Crt to McNicol Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14869.pdf>)

Calming Plan - Attachment 2 - Brahms Ave, Artisan Pl / Gideon Crt to McNicol Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14870.pdf>)

Traffic Calming Warrant Sheet - Brahms Ave, Artisan Pl / Gideon Crt to McNicol Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14871.pdf>)

NY18.38	ACTION	Adopted	Delegated	Ward: 15
---------	--------	---------	-----------	----------

Business Improvement Area (BIA) Boards of Management – Various Additions and Deletions

(August 13, 2008) Report from Director, Business Services

Committee Decision

North York Community Council:

1. Approved the deletion of a York-Eglinton BIA Board of Management member as set out in Attachment No.1 to the report (August 13, 2008) from the Director, Business Services.
2. Amended Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the change to the BIA Board of Management.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The purpose of this report is to recommend that the North York Community Council approve the addition of a new member to the York-Eglinton BIA Board of Management. The North York Community Council has the delegated authority to make final decisions regarding BIA appointments.

Background Information

Staff Report - Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14859.pdf>)

NY18.39	ACTION	Adopted	Delegated	Ward: 25, 33
---------	--------	---------	-----------	--------------

Endorsement of Events for Liquor Licensing Purposes

Decision Advice and Other Information

North York Community Council, for liquor licensing purposes, declared the following to be events of municipal significance:

1. The Don Mills Walk 'N' Roll Party 2008 to be held on Sunday, September 28, 2008, from 1:00 p.m. to 5:00 p.m., at E. P. Taylor Place, 1 Overland Drive.
2. The Pomegranate Film Festival to be held on Friday, September 26, 2008 from 7:00 p.m. to 1:00 a.m. and Saturday, September 27, 2008 from 7:00 p.m. to 1:00 a.m., at 50 Hallcrown Place.

Summary

Seeking endorsement of events of municipal significance for liquor licensing purposes.

Communications

(August 12, 2008) letter from Patricia Wilson, Manager, DMF for Seniors, respecting the The Don Mills Walk 'N' Roll Party 2008, taking place on Sunday, September 28th, 2008, 1:00 p.m. - 5:00 p.m., 1 Overland Drive (NY.Main.NY18.39.1)

(August 25, 2008) fax and email (Aug. 28, 2008) from Maral Hasserjian, Pomegranate Film Festival, respecting the 2008 Pomegranate Film Festival taking place on Sept. 26, 2008, 7:00 p.m. - 1:00 a.m., and Sept. 27, 2008, 7:00 p.m. - 1:00 a.m., at 50 Hallcrown Place (NY.Supp.NY18.39.2)

Declared Interests

The following member(s) declared an interest:

Councillor Karen Stintz - Her mother lives in the vicinity of the location where the "Don Mills Walk 'N' Roll Party 2008" hosted by the DMF for Seniors Charitable Foundation, is to take place.

NY18.40	ACTION	Adopted		Ward: 23
---------	--------	---------	--	----------

Designation of Fire Routes and amendment to Chapter 880 – Fire Routes

(August 18, 2008) Report from Toronto Fire Services

Committee Recommendations

North York Community Council recommends that:

1. City Council designate Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below as fire route pursuant to Municipal Code Chapter 880 - Fire Routes – 5500 & 5508 Yonge Street.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

Background Information

Staff Report - Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14903.pdf>)

Draft By-law - Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14904.pdf>)

NY18.41	ACTION	Adopted		Ward: 15
---------	--------	---------	--	----------

Sale of Land at the rear of 2212 Eglinton Avenue West

(August 14, 2008) Report from Chief Corporate Officer

Committee Recommendations

North York Community Council recommends that:

1. City Council accept the Offer to Purchase from C.G.F.M. Investments Inc. to purchase the Property, in the amount of \$22,000.00, substantially on the terms and conditions outlined in Appendix “A” to the report (August 14, 2008) from the Chief Corporate Officer.
2. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. City Council direct that a portion of the proceeds be directed to fund the outstanding expenses related to the Property and to the completion of the sale transaction.

4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms as she considers reasonable.

Financial Impact

Revenue in the amount of \$22,000.00, plus GST if applicable, less closing costs and the usual adjustments, is anticipated.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this report is to obtain approval for the sale of the City-owned landlocked parcel of vacant land located at the rear of 2212 Eglinton Avenue West, being Part of Lots 1 and 2 on Plan 1700 and shown as Part 1 on Sketch No. PS-2008-111 (the “Property”).

Negotiations with C.G.F.M. Investments Inc., the owners of 2212 Eglinton Avenue West, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

The terms for completing the transaction as set out in this report are considered to be fair, reasonable and reflective of market value.

Background Information

Staff Report - Sale of Land at the rear of 2212 Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14938.pdf>)

Terms and Conditions - Appendix "A" - Sale of Land at the rear of 2212 Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14939.pdf>)

Site Map and PS Sketch - Appendix "B" - Sale of Land at the rear of 2212 Eglinton Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14940.pdf>)

NY18.42	ACTION	Adopted	Delegated	Ward: 25
---------	--------	---------	-----------	----------

Proposed renaming of a portion of Windfields Park to Irv Paisley Park

(August 8, 2008) Report from General Manager, Parks, Forestry and Recreation

Committee Decision

North York Community Council:

1. Approved the renaming a portion of Windfields Park, between York Mills Road and Misty Crescent, to Irv Paisley Park.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

The purpose of the report is to respond to the request made at the June 10th, 2008, North York Community Council meeting regarding the renaming of a portion of Windfields Park, located between York Mills Rd and Misty Crescent, to Irv Paisley Park.

The Parks, Forestry, and Recreation staff is recommending that the portion of Windfields Park, located between York Mills and Misty Crescent, be officially renamed Irv Paisley Park in recognition of the many contributions he has made to North York community.

Parks, Forestry and Recreation staff have exercised due diligence in ensuring that all criteria in the Renaming for Parks and Recreation Facilities and Parks Policy have been met. Several letters of support for the renaming and one letter of objection were received.

Background Information

Staff Report - Proposed renaming of a portion of Windfields Park to Irv Paisley Park
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14792.pdf>

NY18.43	Information	Deferred		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
---------	-------------	----------	--	--

Tree Protection in North York on Sites Involving Demolition and new construction of Residential Buildings

(August 8, 2008) Report from Director and Deputy Chief Building Official, North York District and General Manager, Parks, Forestry and Recreation

Decision Advice and Other Information

North York Community Council deferred consideration of the report (August 8, 2008) from the Director and Deputy Chief Building Official, North York District and General Manager, Parks, Forestry and Recreation, to its next meeting on October 7, 2008.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

North York Community Council, on July 7, 2008, sought information from staff regarding how a property owner was able to proceed with a demolition and new home construction without providing the necessary protection for existing trees, as required by the City's Tree Protection Policy and Specifications for Construction Near Trees.

The current policy surrounding tree protection for demolition and new construction of residential buildings was developed by staff in Urban Forestry and Toronto Building. The policy requires applicants and their agents to provide accurate information with respect to trees located on the construction site or on adjacent properties. The policy works very well in streamlining the process surrounding building permit issuance and tree protection issues.

Staff in Urban Forestry and Toronto Building will undertake a review of the current Tree Protection Policy and implement any required changes with the goal of ensuring all trees are properly identified and declared on the Tree Declaration Form. In order to adequately review applications where construction has the potential to impact trees additional Urban Forestry staff are required.

Background Information

Staff Report - Tree Protection - North York Sites - Demolition and New Construction of Residential Buildings

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14812.pdf>)

NY18.44	ACTION	Adopted		Ward: 25
---------	--------	---------	--	----------

Appeal of Committee of Adjustment Decision and Request for Legal Staff and Outside Planning Consultant's attendance at the OMB B0021/08NY – 51 Montessor Drive

(August 21, 2008) Member Motion from Councillor Jenkins

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

Summary

An application to the Committee of Adjustment (COA), North York Panel for the division of a parcel of residential lands into two parts for conveyance purposed for the creation of a new building lot fronting onto Toba Drive was refused by the committee on June 4th, 2008. 51 Montessor Drive is a corner lot that fronts onto Montessor Drive and sides onto Toba Drive. Planning staff did not report on this application.

The applicant appealed the COA decision to the Ontario Municipal Board (OMB). To date, an OMB hearing date has not been set.

In August 2007, the City successfully defended a similar COA decision at the OMB for a division of property at 159 and 161 Owen Blvd. in the St. Andrew's community. Another

similar appeal at 12 Aldershot was also turned down at the OMB. All of these locations including 51 Montessor Drive are corner lots. The OMB decisions stated that the proposed lots were not compatible with the predominant lot size and character of the area and would negatively impact adjacent homeowners. Approval of this consent request would set a precedent for corner lots in the entire area.

51 Montessor Drive is a transitional lot between the smaller lots in the R4 zoning in the St. Andrew's neighbourhood and the larger lots in R2 zoning in the Fifeshire Road community. By splitting it into two smaller lots, the proposed development does not maintain the Official Plan with respect to zoning transition between homes.

There are currently no lots fronting on Toba Drive which serves as a connecting road from the Fifeshire community to the St. Andrews community through a greenbelt. The property at 1 Toba Drive was subject of a residential house number change.

This application, like the others that were turned down by the OMB, does not meet the development criteria for established neighbourhoods as described in the Official Plan. If approved, this development would have significant negative impacts on the streetscape and adjacent properties, and would set a precedent for future development in the area where there are numerous similar corner lots.

Background Information

Member Motion - Appeal of Committee of Adjustment Decision and Request for Legal Staff and Outside Planning Consultant's attendance at the OMB B0021/08NY - 51 Montessor Drive (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15055.pdf>)

(Deferred from July 7, 2008 - Item NY17.28)

NY18.45	ACTION	Deferred		Ward: 23
---------	--------	----------	--	----------

Preliminary Report - Official Plan Amendment - Rezoning and Site Plan Control Applications - 51 Drewry Avenue and 18-28 Inez Court

(June 18, 2008) Report from Director, Community Planning, North York District

Decision Advice and Other Information

North York Community Council deferred consideration of the report (June 18, 2008) from the Director, Community Planning, North York District, to its next meeting on October 7, 2008.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were submitted on April 10, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

The applications propose to amend the Official Plan and Zoning By-law No. 7625 to permit the construction of a 23-storey apartment building containing 274 units at 51 Drewry Ave and 18-28 Inez Court.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2009, provided that any required information is submitted in a timely manner.

Background Information

Staff Report and Attachments 1-7 - Preliminary Report - OPA, Rezoning and Site Plan Control Applications - 51 Drewry Avenue and 18-28 Inez Court
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14680.pdf>

NY18.46	ACTION	Amended		Ward: 23
---------	--------	---------	--	----------

Preliminary Report - Rezoning & Site Plan Control Applications - 2952-2958 Bayview Avenue

(August 14, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor.
2. *City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site and that the notice area for the community consultation meeting be extended to include all residents and landowners within the area bounded by Parkview Avenue to the north, Bayview Avenue to the east, Spring Garden Avenue to the north and Highgate Avenue to the west, as well as the Bayview Village Association; and that the applicant pay the City for the costs associated with extending the notice area.*
3. City Clerk's staff give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were made on June 25, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

The applications propose to amend the Zoning By-law No. 7625 and to seek Site Plan Control approval to permit the construction of eleven 3-storey townhouses at 2952 to 2958 Bayview Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is intended that a community consultation meeting be scheduled by Staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2009, provided that any required information is submitted in a timely manner.

Background Information

Staff Report and Attachments 1-5 - Rezoning and Site Plan Control Applications - 2952-2958 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14832.pdf>

NY18.47	ACTION	Amended		Ward: 15
---------	--------	---------	--	----------

Preliminary Report - Rezoning Application - 567, 575 & 577 Lawrence Avenue West and 70, 72 & 74 Fairholme Avenue

(August 18, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor.
2. *City Planning staff give notice for the community consultation meeting to landowners and residents within 300 metres of the site; and that the applicant pay the City for the costs associated with extending the notice area.*

3. City Clerk's staff give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on April 14, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This rezoning application proposes the expansion of an existing private school at 567, 575 and 577 Lawrence Avenue West and 70, 72 and 74 Fairholme Avenue. The expansion includes a three-storey student dormitory and additional classroom space.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2009, provided that any required information is submitted in a timely manner.

Background Information

Preliminary Staff Report and Attachments 1-6 - Rezoning Application - 567, 575 & 577 Lawrence Avenue West and 770, 72 & 74 Fairholme Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14833.pdf>

NY18.48	ACTION	Amended		Ward: 8
---------	--------	---------	--	---------

Metro Place Public Art Plan - 1060 & 1070 Sheppard Ave. W. and 1 & 55 De Boers Dr.

(August 5, 2008) Report from Director, Urban Design, City Planning Division

Committee Recommendations

North York Community Council recommends that:

1. City Council approve the Metro Place Public Art Plan (1060 Sheppard Avenue West, 1070 Sheppard Avenue West, 1 De Boers Drive and 55 De Boers Drive) attached to the report (August 5, 2008) from the Director, Urban Design, City Planning Division.

2. *City Council direct that Councillor Perruzza's Office be invited to attend as an observer at the jurying process.*

Financial Impact

The recommendations in this report have no financial impact.

Summary

The purpose of this staff report is to seek City Council approval of the Metro Place Public Art Plan. The plan has been prepared by the Public Art Consultant and Owner in compliance with the development approval provisions. The plan, which is Attachment 1, outlines the method by which the Owner will commission public art in the privately owned, publicly accessible areas of the development.

The Owner will commence the art program once the plan is approved. The resulting art installation will be owned and maintained by the Owners of 1060 Sheppard Ave. W., 1070 Sheppard Ave. W., 1 De Boers Drive and 55 De Boers Drive.

The plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information

Staff Report & Attachment 1 - Metro Place Public Art Plan - 1060 & 1070 Sheppard Ave. W. and 1 & 55 De Boers Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14791.pdf>)

NY18.49	ACTION	Adopted		Ward: 23
---------	--------	---------	--	----------

Final Report - Common Elements Condominium Application - 2924, 2926 and 2928 Bayview Avenue

Statutory - Planning Act, RSO 1990

(August 14, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council be advised that, in accordance with the delegated approval under By-law 229-2000, the Chief Planner may approve the draft plan of common elements condominium, as generally illustrated on Attachment 1 to the report (August 14, 2008) from the Director, Community Planning, North York District, subject to:
 - a. the conditions as generally listed in Attachment 2 to the report (August 14, 2008) from the Director, Community Planning, North York District, which, except as otherwise noted, must be fulfilled prior to the release of the plan of

condominium for registration; and

- b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on September 9, 2008, and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The Draft Plan of Common Elements Condominium application proposes to create a Common Elements Condominium consisting of a driveway and landscape strip for the properties known municipally as 2924, 2926 and 2928 Bayview Avenue.

The common elements condominium is required to provide legal access to the individual garages of the units and to ensure shared ownership and maintenance of the driveway and landscaping by the condominium corporation.

This report advises that the Chief Planner or designate intends, under delegated authority, to approve the Draft Plan of Common Elements Condominium for an 8 unit townhouse development located at 2924, 2926 and 2928 Bayview Avenue.

Background Information

Final Staff Report - Common Elements Condominium Application - 2924, 2926 and 2928 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14835.pdf>)

NY18.50	ACTION	Amended		Ward: 23
---------	--------	---------	--	----------

Status Report and Request for Direction Report - Zoning and Site Plan Control Applications - 9 McKee Avenue and 18-22 Norton Avenue

(August 18, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council support, in principle, the proposed Zoning Amendment for an 18-storey (61.4m) residential building and 3-storey office on the subject site, with a total maximum gross floor area of 15,909 m² including 2,561 m² for office use, and not exceeding the maximum base density and density incentives in conformity with the North York Centre Secondary Plan.
2. City Council support, in principle, the August 6, 2008 conceptual site plan (Attachments 1 and 2) to the report (August 26, 2008) from the Director, Community Planning, North York District.
3. Authorize the City Solicitor and appropriate City Staff to appear at the Ontario Municipal Board in support of the position outlined in the report (August 26, 2008) from the Director, Community Planning, North York District.
4. Authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order until such time as:
 - a. an appropriate Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or his designate;
 - b. *a Site Plan Approval Application based upon the August 6, 2008 conceptual site plan (Attachments 1 and 2) to the report (August 26, 2008) from the Director, Community Planning, North York District, is finalized and the Owner has entered into a Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate and in consultation with the Local Councillor, to include any appropriate conditions of approval, including an interim landscape plan for the site should construction not start within one year of site plan approval;*
 - c. the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate, to provide the facilities, services and/or matters as generally outlined below:
 - i. the provision of 1.5 m² per unit indoor recreational amenity area;
 - ii. the provision of a minimum of 0.1 bicycle parking spaces for each dwelling unit, in an indoor, at-grade common bicycle room; and
 - iii. a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 3,980 m². The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of the final approval of the site-specific zoning by-law for the project. The amount of the monetary contribution shall be equal to the market value of density in the North

York Centre as recommended by the Director of Real Estate Services;
and

- d. the site is in compliance with all relevant City by-laws.*
5. City Council authorize the City Solicitor to agree to an adjournment of the OMB hearing in the event that the applicant and City staff reach an agreement on the proposed disposition of the adjacent City-owned lands.
 6. City Council authorize the City Solicitor and any appropriate City Staff to take actions as necessary to give effect to the recommendations of the report (August 26, 2008) from the Director, Community Planning, North York District.

Financial Impact

There are no financial implications resulting from this report.

Summary

The Request for Direction Report for the above Zoning and Site Plan Control applications will provide information on the proposed development of an 18-storey residential and commercial building on lands fronting on McKee Avenue and on Norton Avenue, east of Yonge Street, and will seek Council's direction with respect to the scheduled Ontario Municipal Board hearing.

Background Information

Staff Report - Zoning and Site Plan Control Applications - 9 McKee Avenue and 18-22 Norton Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14834.pdf>)

Communications

(September 8, 2008) e-mail from Ronald M. Kanter, Macdonald Sager Manis LLP, on behalf of Baywood Homes (NY.New.NY18.50.1)

50a Request for Direction Report - Zoning and Site Plan Control Applications - 9 McKee Avenue and 18 & 22 Norton Avenue

(August 26, 2008) Report from Director, Community Planning, North York District

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The development applications were made on December 23, 2005 and are therefore not subject to the new provisions of the *Planning Act* and *City of Toronto Act*, 2006. The applications propose an 18-storey apartment building and 3-storey office building. These applications have

been appealed to the Ontario Municipal Board and a hearing date has been set for October 2, 2008.

The proposed development of the site implements the policies of the North York Centre Secondary Plan. This report recommends that City Council direct City staff to appear before the Ontario Municipal Board in support of the applications in principle subject to any detailed revisions resulting from the last site plan submission.

Over the last two years the applicant and City have entered into discussions regarding the potential to expand the site through the applicant acquiring City-owned lands on the eastern edge of the property. During this time, the applicant submitted revised plans that amended the applications to include the City-owned lands. The plans were refined to meet City policies and requirements. To date, the discussions with Real Estate Services have not been successful. The owner has now appealed to the OMB the applications only on the applicant's lands, however modifications have been made to the original applications to meet the City's requirements.

If between the signing of this report and the scheduled October 2, 2008 OMB hearing date City staff and the applicant can agree on the proposed terms of the applicant acquiring the adjacent City-owned land, then staff recommend attending the OMB Hearing in support of an adjournment.

Background Information

Staff Report & Attachments 1-4 - Zoning & Site Plan Control Applications - 9 McKee Avenue and 18 & 22 Norton Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15322.pdf>

NY18.51	ACTION	Amended		Ward: 23
---------	--------	---------	--	----------

Request for Direction Report - Rezoning and Site Plan Control Applications - 1-17 Anndale Drive, 31-35 Bales Avenue and 22-70 Glendora Avenue

(August 18, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council support the proposed Zoning By-law Amendment for a 22-storey residential building and three blocks of townhouse units on the subject site, with a total maximum gross floor area of approximately 33,132 m², substantially as outlined in the report (August 18, 2008) from the Director, Community Planning, North York District, for a maximum total gross floor area of approximately 77,270 m² for the entire block including the existing development constructed in Phase 1 and Phase 2 on the western portion of the block, and not to exceed the maximum base density plus combined density incentives and transfers authorized by the North York Centre Secondary Plan.

2. City Council support the proposed Site Plan Control application substantially in accordance with the plans and conditions of approval as outlined in Attachment No. 6 to the report (August 18, 2008) from the Director, Community Planning, North York District, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board in support of the position outlined in report (August 18, 2008) from the Director, Community Planning, North York District.
4. City Council authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Zoning By-law Amendment until such time as:
 - a. a Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or his designate;
 - b. the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate, to provide the facilities, services and/or matters as generally outlined below:
 - i. the provision of a minimum of 1.5 m² per unit of indoor recreational amenity area;
 - ii. the provision of a minimum of 0.1 bicycle parking spaces per unit, in an approximately 111 m² indoor, at-grade common bicycle storage room conveniently accessible to the outside; and
 - iii. a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 4,517 m². The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of final approval of the site-specific Zoning By-law for the project. The amount of the monetary contribution shall be equal to the market value of density for the North York Centre, as recommended by the Director of Real Estate Services; and
 - c. *the site is in compliance with all relevant City by-laws.*
5. City Council authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Site Plan Control application until such time as the applicant has satisfied all Site Plan Control pre-approval conditions listed in Attachment No. 6 to the report (August 18, 2008) from the Director, Community Planning, North York District, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate.

6. *City Council amend Paragraph 1, under the heading “City Planning”, in Attachment 6: Proposed Site Plan Control Approval Conditions, to the report (August 18, 2008) from the Director, Community Planning, North York District, to read as follows:*
 - “1. *The Owner shall submit revised architectural plans to address the following detailed requirements, to the satisfaction of the Director, Community Planning, North York District and in consultation with the Local Councillor:”.*
7. *City Council add a new Paragraph 2(e), under the heading “City Planning”, in Attachment 6: Proposed Site Plan Control Approval Conditions, to the report (August 18, 2008) from the Director, Community Planning, North York District, to read as follows:*
 - “2(e) *including an interim landscape plan for the site should construction not start within one year of site plan approval”.*
8. *City Council require the applicant to notify all prospective purchasers that they should anticipate lengthy delays at intersections in the immediate vicinity during the morning and evening peak periods due to severe traffic congestion, as indicated in the applicant’s traffic impact study and that the method of such disclosure be to the satisfaction of the City Solicitor.*
9. *City Council request the applicant to revise the application to provide for an on-site parkland dedication of 10% of the site or arrange to provide for an off-site parkland dedication equal to the value of the on-site dedication that would otherwise be required.*

Decision Advice and Other Information

North York Community Council requested the City Solicitor and the General Manager, Parks, Forestry and Recreation Division, to advise City Council at its meeting on September 24 and 25, 2008 which option, referred to in Committee Recommendation 9, the applicant chooses.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The Zoning By-law Amendment application was submitted on June 11, 2007 and the Site Plan Control application was submitted on April 8, 2008. Both applications are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose a 22-storey residential building and 3 blocks of 3-storey townhouses on the eastern portion of the block bounded by Anndale Drive, Tradewind Avenue, Glendora Avenue and Bales Avenue. The site is located east of Yonge Street, north of Highway 401 and south of Sheppard Avenue East.

The applicant has appealed the proposed Zoning By-law Amendment and Site Plan Control applications to the Ontario Municipal Board, citing Council’s failure to render a decision within the allotted time frames.

The proposed project represents an appropriate development of the subject site. This Report seeks Council's support of the proposed Zoning By-law Amendment and Site Plan Control applications, and recommends that staff attend the Ontario Municipal Board in support of the proposal.

Background Information

Staff Report and Attachments 1-7 - Request for Direction - 1-17 Anndale, 31-35 Bales, 22-70 Glendora

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14831.pdf>)

NY18.52	ACTION	Adopted		Ward: 9
---------	--------	---------	--	---------

Liquor Licence Application - Meyhane Restaurant Bar - 865 Wilson Avenue

(September 9, 2008) Member Motion from Councillor Augimeri

Committee Recommendations

North York Community Council recommends that:

1. City Council direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario (the "AGCO") that the issuance of a new liquor licence for the Meyhane Restaurant Bar at 865 Wilson Avenue (the "Premises"), is not in the public interest having regard to the needs and wishes of the residents and that the Registrar should issue a Proposal to Review the liquor licence application.
2. City Council request the AGCO to provide the City of Toronto with an opportunity to participate in any proceedings with respect to the Premises.
3. City Council authorize the City Solicitor to attend all proceedings before the AGCO in this matter and be directed to take all necessary actions so as to give effect thereto.

Summary

An application for a new liquor licence has been made by Kemal Alca for a premises located at 865 Wilson Avenue (the "Premises") to be operated under the name of "Meyhane Restaurant Bar."

The Premises have not been licensed since June 2007. When it was licensed in the past, the Premises prompted a number of complaints to the local Councillor from neighbouring residents for reasons including, but not limited to public drunkenness, loitering and harassment by patrons, lewd behaviour, drug activity, and excessive noise. In June 2007, the AGCO suspended the liquor license at the Premises for 21 days for violations of several provisions of the Liquor Licence Act including removing alcohol from the premises and serving alcohol later than permitted. The City's Licensing and Standards division received several complaints about

loud music and noise at the establishment in late 2006 which led to noise by-law conviction in January 2008.

There is concern in the community that issuing a license for the Premises will mean a renewal of the disruptions experienced in the past, including impacts on the public safety and peaceful enjoyment of the neighbourhood.

This motion requests that North York Community Council recommend that City Council advise the Alcohol and Gaming Commission of Ontario (the "AGCO") that this application for a liquor licence is not in the public interest.

NY18.53	ACTION	Amended		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
---------	--------	---------	--	--

Local Measures to Reduce Basement Flooding in the North York Community Council Area

(September 9, 2008) Member Motion from Councillor Moscoe

Committee Recommendations

North York Community Council recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning Division, to report to the North York Community Council for its meeting on November 18, 2008 on possible amendments to the by-laws in the North District that will eliminate all, as-of-right, reverse sloped driveways in the North District.
2. City Council direct that this item be scheduled as a public hearing.
3. City Council direct that Members of the Committee of Adjustment – North York District Panels, be invited to attend the Community Council meeting when this report is considered by the North York Community Council.

Summary

On August 19, 2005 over 4,200 basements in Toronto were flooded. Council approved a work plan to address chronic basement flooding problems in 31 separate Basement Flooding Study Areas. The majority of the study areas are in the North District. Since that time the City has introduced a number of corrective measures including direct financial assistance to homeowners (3,125 to date)...cost \$1,123,445 and a mandatory downspout disconnection program. Presently a report on remedial measures to correct flooding in study areas 14, 28, 29, and 30 was adopted by the Executive Committee and will be before Council. The cost of remediation in these areas alone will be \$272 million.

One of the recommendations of this first study is

“Due to the significant impact reverse sloped driveways

can have on basement flooding; it is recommended that reverse sloped driveways be banned in any future home construction”

Reverse sloped driveways are already prohibited in North York with the exception that they are permitted, as of right, on narrow lots. Builders need no incentive to create narrow lots but this exemption acts as a double incentive in that it becomes possible to squeeze significant additional living space into this kind of construction with reversed slope driveways. The builder then walks away and the purchaser later suffers from chronic basement flooding. Furthermore this exemption acts as an incentive for builders to apply to the Committee of Adjustment to allow reverse sloped driveways when they are currently not permitted.

Since the City is spending so many millions of dollars in an attempt to correct the problem it is essential that we also make regulatory changes that correct a known problem on a go forward basis.

Background Information

Member Motion - Basement Flooding

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15555.pdf>

NY18.Bills	ACTION		Delegated	
------------	--------	--	-----------	--

General Bills

The North York Community Council passed By-laws 892-2008 to 906-2008.

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 907-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-09-09	Morning	9:40 AM	12:30 PM	Public
2008-09-09	Afternoon	1:40 PM	2:35 PM	Public