

North York Community Council

Meeting No.	17	Contact	Francine Adamo, Committee Administrator
Meeting Date	Monday, July 7, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

Attendance

Members of the North York Community Council were present for some or all of the time periods indicated under the section headed "Meeting Sessions", which appears at the end of the Minutes.

Councillor Maria Augimeri, Chair	X
Councillor Shelley Carroll	X
Councillor Mike Feldman	X
Councillor John Fillion	X
Councillor Cliff Jenkins	X
Councillor Denzil Minnan-Wong	X
Councillor Howard Moscoe	X
Councillor John Parker	X
Councillor Anthony Perruzza, Vice-Chair	X
Councillor David Shiner	X
Councillor Karen Stintz	X

Councillor Augimeri in the Chair.

Confirmation of minutes

On motion by Councillor Stintz, the minutes of the North York Community Council meeting held on June 10, 2008 were confirmed.

NY17.1	ACTION	Amended		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Process for Removal of Illegal Signs in North York

(March 10, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

The Municipal Licensing and Standards Division recommends that:

1. This report be received for information purposes.

Financial Impact

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

Summary

The purpose of this Report is to provide an overview of the Municipal Licensing and Standards Division involvement in the enforcement of various sign regulations in the North York District.

Communications

(May 5, 2008) e-mail from Rami Tabetlo, Co-ordinator, IllegalSigns.ca (NY.Main.NY17.1.1)

Speakers

Rami Tabetlo, Co-ordinator, IllegalSigns.ca

Decision Advice and Other Information

On motion by Councillor Moscoe, the North York Community Council:

1. Requested that at such time as the City has in place the capacity to remove illegal signs, that the appropriate City Officials notify, in accordance with the requirements of the applicable Sign By-law, all companies and the owners of properties where illegal billboards have been determined to exist within the North District, that they must be removed.
2. Directed that with respect to any such structures that have not been removed by the owner within the allotted time limit, that the appropriate City Officials enforce the provisions of the applicable Sign By-law, including the possibility of removing such structures and charging back the cost to the property owner in a like manner as taxes.
3. Requested the appropriate City Officials, to report progress on this matter to the North York Community Council meeting on November 18, 2008 and every six months to the North York Community Council until all offending billboards have been removed.

4. Directed that with respect to any application for variance of the by-law to legalize presently illegal signs, that the appropriate City Officials highlight prominently in their staff reports, the existence of any illegal signs on the subject property.
5. Requested the City Solicitor to prepare a report to the Planning and Growth Management Committee on the feasibility of disgorging the revenue from illegally erected signs under the provisions of the City of Toronto Act.

Motions

Motion to Amend Item moved by Councillor Howard Moscoe (Carried)

Links to Background Information

Staff Report - Removal Process of Illegal Signs

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13807.pdf>

NY17.2	ACTION	Amended	Delegated	Ward: 16
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Fence Exemption Request - 486 Fairlawn Avenue

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

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

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 486 Fairlawn Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the flankage yard within 2.4 metres of side lot line and 2.4 metres of any driveway is 2 metres for open mesh chain link fence or equivalent open fence construction that does not restrict sight lines and 800 millimetres for any other type.

Only the portion of the proposed board on board fence that will be located on the northeast corner of the lot requires an exemption. It will be the section within 2.4 metres of the driveway on 148 Ledbury Street. They wish to construct the entire fence to a height of 2 metres. The driveway on 148 Ledbury runs parallel to the north property line at a distance of approximately 20 centimetres.

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, Section 447-2(B) for 486 Fairlawn Avenue, subject to conforming to the new policy direction given at the Municipal Licensing and Standards Committee meeting and subject to the new direction being approved by City Council.

Motions

Motion to Amend Item moved by Councillor Karen Stintz (Carried)

Links to Background Information

Staff Report - Fence Exemption Request - 486 Fairlawn Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13800.pdf>

Councillor Perruzza in the Chair

NY17.3	ACTION	Amended	Delegated	Ward: 16
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Fence Exemption Request - 656 Bedford Park Avenue

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

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

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 656 Bedford Park Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the side and rear yard in this location is 2 metres.

The constructed fence is in the side and rear yard. It is a standard board on board fence that ranges in height from 2.03 metres to 2.41 metres. It runs parallel to the entire east wall of the garage on 658 Bedford Park Avenue which is approximately 6.4 metres and extends along the house another 4.3 metres.

Speakers

Jost Lehner, applicant

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, Section 447-2(B) for 656 Bedford Avenue.

Motions

Motion to Amend Item moved by Councillor Karen Stintz (Carried)

Links to Background Information

Staff Report - Fence Exemption Request - 656 Bedford Park Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14014.pdf>

Councillor Augimeri in the Chair.

NY17.4	ACTION	Deferred	Delegated	Ward: 25
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Fence Exemption Request - 27 Alderbrook Drive

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

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

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.

Speakers

Mark Hartley, Mark Hartley Landscape Architects, on behalf of the applicant
Neil Kredentser, Barrister & Solicitor, on behalf of the owner of 25 Alderbrook Drive

Decision Advice and Other Information

On motion by Councillor Jenkins, the North York Community Council:

1. Deferred consideration of the report (June 16, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on September 9, 2008.
2. Requested the District Manager, Municipal Licensing and Standards, North York District, to provide an evaluation of the issue of constructing a pergola to form the top of a fence as well as an evaluation of the wooden section of the side yard fence.

On motion by Councillor Shiner, the North York Community Council:

3. Requested the District Manager, Municipal Licensing and Standards, North York District and the Director of Building and Deputy Chief Building Official, North York District, to report on:
 - a. the approved grading, hard surface and retaining walls constructed at 27 Alderbrook Drive, how they relate to what has been requested for approval, and how they were constructed; and
 - b. which City Officials are responsible to monitor construction of retaining walls, grading and fencing on sites such as this, who was monitoring the site at 27 Alderbrook Drive and what notices were issued.

Motions

Motion to Defer Item and Report Request in Recommendation 2 under section entitled "Decision Advice and Other Information" moved by Councillor Cliff Jenkins (Carried)

Motion to Amend Item (Additional)(Recommendation 3) moved by Councillor David Shiner (Carried)

Links to Background Information

Staff Report - Fence Exemption Request - 27 Alderbrook Drive
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14015.pdf>)

NY17.5	ACTION	Amended	Delegated	Ward: 25
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Fence Exemption Request - 66 Northdale Road

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

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

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 486 Fairlawn Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the flankage yard within 2.4 metres of side lot line and 2.4 metres of any driveway is 2 metres for open mesh chain link fence or equivalent open fence construction that does not restrict sight lines and 800 millimetres for any other type.

The owner(s) of the subject property are seeking this exemption to the fence bylaw for a partially constructed perimeter fence in the front yard. The wrought iron fence on the west and east sides have not been constructed and will be approximately 2.0 meters in height. The driveway gate and posts which are already constructed are approximately 2.4 metres in height. The wrought iron walkway gate will be approximately 2.0 metres in height. The existing concrete retaining wall which forms part of the walkway entrance and surrounds the parking pad ranges in height to approximately 2.1 metres. These fence heights all exceed the maximum permitted under the bylaw.

Communications

(July 2, 2008) fax from John Calovic, submitted by Salvatore Benedetto (NY.New.NY17.5.1)

Speakers

Salvatore Benedetto, applicant

Committee Decision

On motion by Councillor Jenkins, the North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, Section 447-2(B) for 66 Northdale Road, subject to the fence being constructed of wrought iron.

Motions

Motion to Amend Item moved by Councillor Cliff Jenkins (Carried)

Links to Background Information

Staff Report - Fence Exemption Request - 66 Northdale Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14026.pdf>)

NY17.6	ACTION	Amended	Delegated	Ward: 8
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Sign Variance Request - Ground Identification Sign - 1150 Sheppard Avenue West

(April 12, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one ground sign located at the south lot line along Kodiak Crescent, conditional on the removal of all other signs presently erected illegally on the property.
2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

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 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 Robert Manning of Gregory Signs Ltd., on behalf of the property owners Prudent Financial Services Inc., for an approval of variances from former City of North York Sign By-law No. 30788, as amended, to permit installation of one illuminated, double faced first party ground sign on the southeast corner of Sheppard Ave. West and Kodiak Crescent.

Committee Decision

On motion by Councillor Perruzza, as amended by Councillor Moscoe, the North York Community Council:

1. Approved the request to permit one ground sign located at the south lot line along Kodiak Crescent, conditional on:
 - a. the removal of all other signs presently erected illegally on the property;
 - b. the owner of this property, Prudent Financial Services:
 - i. providing the City with a written undertaking that would authorize the City to remove all present and future signs erected without a permit from the property without notice;
 - ii. notifying, by registered mail, all tenants of 1150 Sheppard Avenue West, of this undertaking; and
 - iii. inserting a clause in all future leases that advises future tenants of this condition.

2. Directed that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Motions

Motion to Adopt Item (Recommendations 1 and 2) moved by Councillor Anthony Perruzza (Carried)

Motion to Amend Item (Recommendations 1.a.; 1.b.; 1.b.i.; 1.b.ii.; and 1.b.iii.) moved by Councillor Howard Moscoe (Carried)

Motion to Adopt Item as Amended moved by Councillor Howard Moscoe (Carried)

Links to Background Information

Staff Report - Sign Variance - 1150 Sheppard Ave W

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13803.pdf>

Attachments 1 to 5 - Sign Variance - 1150 Sheppard Ave W

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13804.pdf>

NY17.7	ACTION	Adopted	Delegated	Ward: 16
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Sign Variance Request for a Roof Sign - 544 Eglinton Ave. West

(June 16, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. Request for variances be approved.
2. 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 staff report is about a matter that the community council has delegated authority to make a final decision provided 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 Steve Wolowich of CBS Outdoor on behalf of Yet Wai Lee, for an approval of a variance from former City of Toronto Municipal Code, Signs Chapter 297, as amended, to permit the erection of one back to back illuminated third party roof sign at 544 Eglinton Ave. West.

Speakers

Rami Tabello, Co-ordinator, IllegalSigns.ca

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Approved the request for variances.
2. Directed that the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor Karen Stintz (Carried)

Links to Background Information

Staff Report - Sign Variance Request for a Roof Sign - 544 Eglinton Ave. West
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13821.pdf>

NY17.8	ACTION	Amended	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 168 Roselawn Avenue

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

Recommendations

Transportation Services, North York District recommends that:

1. The application for a front yard parking pad be denied as the proposal does not comply with the technical requirements of the Municipal Code.

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.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 168 Roselawn 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.

Speakers

Johanne Clare, applicant

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Approved the request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 168 Roselawn Avenue.

Motions

Motion to Amend Item moved by Councillor Karen Stintz (Carried)

Links to Background Information

Staff Report - Front yard parking pad at 168 Roselawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14016.pdf>)

Attachment 1 - Site plan - Front yard parking pad - 168 Roselawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14017.pdf>)

NY17.9	ACTION	Amended	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 412 St. Germain Avenue

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

Recommendations

Transportation Services, North York District recommends that:

1. The appeal for a front yard parking pad be denied as the proposal does not comply with the requirements of the Municipal Code.

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 412 St. Germain Avenue which does not meet the requirements of the Code as the mutual driveway width exceeds the maximum permitted 2.2 m width.

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

Speakers

William Vanderland, applicant

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Approved the request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit front yard parking pad at 412 St. Germain Avenue.

Motions

Motion to Amend Item moved by Councillor Karen Stintz (Carried)

Links to Background Information

Staff Report - Front yard parking pad at 412 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14009.pdf>)

Attachment 1 - Site plan - Front yard parking pad - 412 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14013.pdf>)

NY17.10	ACTION	Deferred	Delegated	Ward: 16
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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

Recommendations

Transportation Services, North York District recommends that:

1. The appeal for a front yard parking pad be denied as the proposal does not comply with the requirements of the Municipal Code.

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.

Speakers

Shawna Sosnovich, Devry Smith & Frank LLP, Barristers & Solicitors, on behalf of the applicant
David Zweig, applicant

Decision Advice and Other Information

On motion by Councillor Stintz, the North York Community Council deferred consideration of the report (June 19, 2008) from the Director, Transportation Services, North York District, to its next meeting on September 9, 2008.

Motions

Motion to Defer Item moved by Councillor Karen Stintz (Carried)

Links to Background Information

Staff Report - Front yard parking pad at 487 Castlefield Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14020.pdf>)
Attachment 1 - Site Plan - Front yard parking pad at 487 Castlefield Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14021.pdf>)

NY17.11	ACTION	Amended	Delegated	Ward: 16
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Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit two vehicle front yard parking at 118 Orchard View Boulevard

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

Recommendations

Transportation Services, North York District recommends that:

1. The application for two vehicle front yard parking be denied as the proposal does not comply with the requirements of the Municipal Code.

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.

To report on a request for an exemption from Chapter 400 of the former City of Toronto Municipal Code, to permit two vehicle front yard parking at 118 Orchard View Boulevard 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.

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Approved the request for an exemption from Chapter 400 of the City of Toronto Municipal Code to permit two vehicle front yard parking at 118 Orchard View Boulevard.

Motions

Motion to Amend Item moved by Councillor Karen Stintz (Carried)

Opposed: Councillor Howard Moscoe

Links to Background Information

Staff Report and Attachments - Front yard parking at 118 Orchard View Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14005.pdf>

NY17.12	ACTION	Deferred	Delegated	Ward: 16
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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

Recommendations

Transportation Services, North York District recommends that:

1. The appeal for two vehicle driveway widening parking be denied as the proposal does not comply with the requirements of the Municipal Code.

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.

Speakers

Marla Mitchell, applicant

Decision Advice and Other Information

On motion by Councillor Stintz, the North York Community Council deferred consideration of the report (June 19, 2008) from the Director, Transportation Services, North York District, to its next meeting on September 9, 2008.

Motions

Motion to Defer Item moved by Councillor Karen Stintz (Carried)

Links to 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-14003.pdf>)

Attachment 1- Site plan - Two driveway widening parking pads - 264 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14018.pdf>)

NY17.13	ACTION	Adopted		Ward: 15
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Traffic Operations - William R. Allen Road / Hwy 401 Off-Ramp at Yorkdale Road / Yorkdale Mall Access

(December 10, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The centre westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for through movement vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
2. The southerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access on the William R. Allen Road / Highway 401 Off-ramp at Yorkdale Road, be designated for left-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
3. The northerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
4. The southerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the west curb line of Yorkdale Road to a point 30.5 metres west.
5. The northerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for left-turning vehicles only; from the west curb line of Yorkdale Road to a point 30.5 metres west.
6. Entry be prohibited at all times to the westbound off-ramp traffic lanes at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access.
7. Northbound right-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access be prohibited at all times.
8. Southbound left-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access be prohibited at all times.

9. Pedestrian crossings be prohibited on Yorkdale Road, between the north curb line of William R. Allen Road / Highway 401 Off-ramp / Yorkdale Mall access and a point 30.5 metres north.
10. Pedestrian crossings be prohibited on Yorkdale Road, between the south curb line of William R. Allen Road / Highway 401 Off-ramp/Yorkdale Mall access and a point 30.5 metres south.
11. The appropriate City officials be directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the implementation of the lane designations, prohibited entry, turn prohibitions and pedestrian crossing prohibitions are included within the Transportation Services, North York District's 2008 Operating Budget estimates.

Summary

To obtain approval to implement lane designations, entry prohibitions, turn prohibitions, and pedestrian crossing prohibitions at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access.

The lane designations and traffic restrictions would prevent conflicts at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access.

Committee Recommendations

On motion by Councillor Moscoe, the North York Community Council recommended that:

1. City Council direct that the centre westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for through movement vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
2. City Council direct that the southerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access on the William R. Allen Road / Highway 401 Off-ramp at Yorkdale Road, be designated for left-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
3. City Council direct that the northerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
4. City Council direct that the southerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the west curb line of Yorkdale Road to a point 30.5 metres west.

5. City Council direct that the northerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for left-turning vehicles only; from the west curb line of Yorkdale Road to a point 30.5 metres west.
6. City Council direct that entry be prohibited at all times to the westbound off-ramp traffic lanes at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access.
7. City Council direct that northbound right-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/ Yorkdale Mall access be prohibited at all times.
8. City Council direct that southbound left-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/ Yorkdale Mall access be prohibited at all times.
9. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the north curb line of William R. Allen Road/ Highway 401 Off-ramp / Yorkdale Mall access and a point 30.5 metres north.
10. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the south curb line of William R. Allen Road / Highway 401 Off-ramp/Yorkdale Mall access and a point 30.5 metres south.
11. City Council direct the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Motions

Motion to Adopt Item(Staff Recommendations) moved by Councillor Howard Moscoe (Carried)

Links to Background Information

Staff Report - Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13801.pdf>

Attachment 1 - Area Map - Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13802.pdf>

NY17.14	ACTION	Amended		Ward: 24
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Installation of Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

(June 17, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

The Transportation Services Division recommends that:

1. The existing pedestrian crossover at the intersection of Willowdale Avenue and Otonabee Avenue be replaced with traffic control signals.
2. The existing pedestrian crossover at the intersection of Willowdale Avenue and Abitibi Avenue be modified with enhancements to flashing beacons, signs and pavement markings.

Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Otonabee Avenue and Willowdale Avenue and the enhancement of the existing PXO at the intersection of Abitibi Avenue and Willowdale Avenue are included in capital account CTP-708-26 – PXO Replacement & Visibility Enhancement program.

Summary

To obtain approval to modify recommendations adopted by Toronto City Council for a Works Committee report entitled “Pedestrian Crossover Review (Part II) – Minor Arterial Roadways (All Wards)” in order to install traffic control signals at the intersection of Otonabee Avenue and Willowdale Avenue and to provide enhancement of the existing Pedestrian Crossover (PXO) at the intersection of Abitibi Avenue and Willowdale Avenue.

The replacement of the existing PXO at the intersection of Willowdale Avenue and Otonabee Avenue with traffic control signals and the enhancement of the existing PXO at the intersection of Willowdale Avenue and Abitibi Avenue is the appropriate form of traffic control on Willowdale Avenue, south of Steeles Avenue East.

Committee Recommendations

On motion by Councillor Shiner, the North York Community Council recommended that:

1. City Council direct that the existing pedestrian crossover at the intersection of Willowdale Avenue and Otonabee Avenue be replaced with traffic control signals.

Motions

Motion to Amend Item moved by Councillor David Shiner (Carried)

Links to Background Information

Staff Report - Installation of Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14137.pdf>

Attachment - Map - Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14138.pdf>

NY17.15	ACTION	Adopted	Delegated	Ward: 15
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One-Way Street Designations - Tommy Douglas Gardens and Beograd Gardens

(June 17, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. By-laws 196-84 and 2958-94, of the former City of York, be amended to delete Tommy Douglas Gardens as a one-way street, from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
2. By-laws 196-84 and 2958-94, of the former City of York, be amended to designate Tommy Douglas Gardens as a one-way street from the south limit of Roselawn Avenue (west leg) to a point 155 metres south/east from the south limit of Roselawn Avenue (west leg), any time in a clockwise direction.
3. By-laws 196-84 and 2958-94, of the former City of York, be amended to delete the entry prohibition to Tommy Douglas Gardens (east leg) from the southerly limit of Roselawn Avenue.
4. By-laws 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Tommy Douglas Gardens (west leg) from the south limit of Roselawn Avenue.
5. By-laws 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Tommy Douglas Gardens (east leg) from a point 40 metres south/west of the south limit of Roselawn Avenue (east leg).
6. By-laws 196-84 and 2958-94, of the former City of York, be amended to delete Beograd Gardens as a one-way street from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
7. By-laws 196-84 and 2958-94, of the former City of York, be amended to designate Beograd Gardens as a one-way street from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg) to the south limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
8. By-laws 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Beograd Gardens (west leg) from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg).

Financial Impact

All costs associated with the implementation of the one-way street operation on Tommy Douglas Gardens and Beograd Gardens 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 one-way traffic flow operations on Tommy Douglas Gardens and Beograd Gardens.

The amendments to the one-way traffic operations on Tommy Douglas Gardens and Beograd Gardens will address the residents' concerns regarding motorists exiting the condominium parking lots at 1001 Roselawn Avenue, from travelling the wrong way on a one-way street.

Committee Decision

On motion by Councillor Moscoe, the North York Community Council:

1. Amended By-laws 196-84 and 2958-94, of the former City of York, to delete Tommy Douglas Gardens as a one-way street, from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
2. Amended By-laws 196-84 and 2958-94, of the former City of York, to designate Tommy Douglas Gardens as a one-way street from the south limit of Roselawn Avenue (west leg) to a point 155 metres south/east from the south limit of Roselawn Avenue (west leg), any time in a clockwise direction.
3. Amended By-laws 196-84 and 2958-94, of the former City of York, to delete the entry prohibition to Tommy Douglas Gardens (east leg) from the southerly limit of Roselawn Avenue.
4. Amended By-laws 196-84 and 2958-94, of the former City of York, to prohibit entry to Tommy Douglas Gardens (west leg) from the south limit of Roselawn Avenue.
5. Amended By-laws 196-84 and 2958-94, of the former City of York, to prohibit entry to Tommy Douglas Gardens (east leg) from a point 40 metres south/west of the south limit of Roselawn Avenue (east leg).
6. Amended By-laws 196-84 and 2958-94, of the former City of York, to delete Beograd Gardens as a one-way street from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.

7. Amended By-laws 196-84 and 2958-94, of the former City of York, to designate Beograd Gardens as a one-way street from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg) to the south limit of Roselawn Avenue (east leg), any time as a counter-clockwise direction.
8. Amended By-laws 196-84 and 2958-94, of the former City of York, to prohibit entry to Beograd Gardens (west leg) from a point 39 metres south/east of the south limit of Roselawn Avenue (west leg).

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor Howard Moscoe(Carried)

Links to Background Information

Staff Report - One-Way Street Designations - Tommy Douglas Gardens and Beograd Gardens (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14114.pdf>)

Attachment 1 - Site Map - One-Way Street - Tommy Douglas Gardens and Beograd Gardens (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14115.pdf>)

Attachment 2 - Site Map - One-Way Street Network - Tommy Douglas Gardens and Beograd Gardens (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14116.pdf>)

NY17.16	ACTION	Adopted		Ward: 15
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Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue

(June 16, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Pedestrian crossings be prohibited on Lawrence Avenue West, between the easterly curb line of Shermount Avenue and a point 30.5 metres west of the west curb line of Shermount Avenue

Financial Impact

All costs associated with the pedestrian crossing prohibition are included within the Transportation Services Division's 2008 Operating Budget.

Summary

To obtain approval to prohibit north/south pedestrian crossings on the west side of the signalized intersection at Lawrence Avenue West and Shermount Avenue.

The implementation of the pedestrian crossing prohibition will improve pedestrian safety at this intersection.

Committee Recommendations

On motion by Councillor Moscoe, the North York Community Council recommended that:

1. City Council prohibit pedestrian crossings on Lawrence Avenue West, between the easterly curb line of Shermount Avenue and a point 30.5 metres west of the west curb line of Shermount Avenue.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor Howard Moscoe(Carried)

Links to Background Information

Staff Report - Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14122.pdf>)

Attachment 1 - Map - Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14123.pdf>)

NY17.17	ACTION	Adopted	Delegated	Ward: 10
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Parking Regulations - Harlock Boulevard

(June 16, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of Harlock Boulevard, from Almore Avenue to Bainbridge Avenue.

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 implement parking prohibitions on the east side of Harlock Boulevard, from Almore Avenue to Bainbridge Avenue.

The implementation of parking prohibitions will address residents' concerns regarding the employees and visitors associated with `Dublin Heights Public School and St. Roberts Catholic School continually parking their vehicles on both sides of Harlock Boulevard.

Committee Decision

On motion by Councillor Feldman, the North York Community Council:

1. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of Harlock Boulevard, from Almore Avenue to Bainbridge Avenue.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor Mike Feldman (Carried)

Links to Background Information

Staff Report - Parking Regulations - Harlock Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14124.pdf>

Attachment 1 - Location Map - Parking Regulations - Harlock Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14132.pdf>

NY17.18	ACTION	Adopted	Delegated	Ward: 23
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Parking Regulations - Tolman Street

(June 17, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the “No Parking Anytime” prohibition on the north side Tolman Street, from the westerly limit of Yonge Street to the easterly limit of Lorraine Drive.
2. Schedule VIII of By-law 31001, of the former City of North York, be amended to implement a “No Parking Anytime” prohibition on both sides of Tolman Street, from Yonge Street to Lorraine Drive.

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 implement parking prohibitions on both sides of Tolman Street, from Yonge Street to Lorraine Drive.

The amendments to the parking regulations on Tolman Street, between Yonge Street and Lorraine Drive will address the residents' concerns regarding continuous long-term parking on the south side of the roadway.

Committee Decision

On motion by Councillor Filion, the North York Community Council:

1. Amended Schedule VIII of By-law 31001, of the former City of North York, to delete the "No Parking Anytime" prohibition on the north side Tolman Street, from the westerly limit of Yonge Street to the easterly limit of Lorraine Drive.
2. Amended Schedule VIII of By-law 31001, of the former City of North York, to implement a "No Parking Anytime" prohibition on both sides of Tolman Street, from Yonge Street to Lorraine Drive.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor John Filion (Carried)

Links to Background Information

Staff Report - Parking Regulations - Tolman Street

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14143.pdf>

Attachment 1 - Map - Tolman Street - Parking Regulations

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14144.pdf>

Attachment 2 - Map - Tolman Street - Option 1 and 2

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14145.pdf>

Attachment 3 - Map - Tolman Street - Option 3 and 4

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14146.pdf>

NY17.19	ACTION	Adopted	Delegated	Ward: 23
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Turn Restrictions - Endell Street

(June 16, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule XV of By-law 31001, of the former City of North York, be amended to prohibit eastbound left turns from the northerly driveway of 252 Finch Avenue West, at a point 65 metres north of Finch Avenue West onto Endell Street.
2. Schedule XV of By-law 31001, of the former City of North York, be amended to prohibit eastbound right turns from the northerly driveway of 252 Finch Avenue West, at a point 65 metres north of Finch Avenue West onto Endell Street.

Financial Impact

All costs associated with the implementation of the turn restrictions 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 outbound movements to Endell Street from the north driveway associated with the property located at 252 Finch Avenue West (Associated Hebrew Schools of Toronto).

The installation of the turn restrictions at this location would be in keeping with the conditions of this development and will reduce traffic infiltration into the adjacent residential community.

Committee Decision

On motion by Councillor Filion, the North York Community Council:

1. Amended Schedule XV of By-law 31001, of the former City of North York, to prohibit eastbound left turns from the northerly driveway of 252 Finch Avenue West, at a point 65 metres north of Finch Avenue West onto Endell Street.
2. Amended Schedule XV of By-law 31001, of the former City of North York, to prohibit eastbound right turns from the northerly driveway of 252 Finch Avenue West, at a point 65 metres north of Finch Avenue West onto Endell Street.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor John Filion (Carried)

Links to Background Information

Staff Report - Turn Restrictions - Endell Street

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14125.pdf>

Attachment 1 - Site Map - Turn Restrictions - Endell Street

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14126.pdf>

NY17.20	ACTION	Amended	Delegated	Ward: 16
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School Zone Review - St. Clements Avenue and Castlefield Avenue - Allenby Public School

(June 17, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The existing no parking 8:30 a.m. to 6:00 p.m. prohibition on the north side of St. Clements Avenue, from a point 111.3 metres west of Avenue Road to a point 61.0 metres further west, be deleted.
2. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 62 metres further west thereof, be deleted.
3. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 49.5 metres further west thereof, be deleted.
4. The existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 99 metres west of Avenue Road to a point 120 metres west of Avenue Road, be deleted.
5. Parking be prohibited at anytime on both sides of St. Clements Avenue, from Avenue Road to a point 37 metres west.
6. A 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 120 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
7. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 170 metres west of Avenue Road , be installed.
8. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 170 metres west of Avenue Road , be installed.
9. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Castlefield Avenue, from a point 109.7 metres west of Avenue Road to a point 41.1 metres further west, be deleted.
10. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 34 metres west of Avenue Road to a point 56.5 metres further west thereof, be deleted.
11. The existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 97 metres west of Avenue Road to a point 12.5 metres further west thereof, be deleted.

12. The existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from Avenue Road to a point 34 metres west thereof, be deleted.
13. The existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 90.5 metres west of Avenue Road to a point 6.5 metres further west thereof, be deleted.
14. A 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the north side of Castlefield Avenue, from a point 21 metres west of Avenue Road to a point 90 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
15. Parking be prohibited at anytime on the north side of Castlefield Avenue, from a point 90 metres west of Avenue Road to a point 96 metres west of Avenue Road.
16. Parking be prohibited, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Castlefield Avenue, from a point 96 metres west of Avenue Road to a point 110 metres west of Avenue Road.
17. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 15 metres west of Avenue Road to a point 190 metres west of Avenue Road , be installed.
18. A no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of Castlefield Avenue, from a point 110 metres west of Avenue Road to a point 172 metres west of Avenue Road , be installed.

Financial Impact

All costs associated with the amendment of the parking and stopping prohibitions on St. Clements Avenue and Castlefield 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 existing parking and stopping restrictions on the both sides of St. Clements Avenue and Castlefield Avenue, in the vicinity of Allenby Public School.

Amendments to the parking and stopping restrictions will address the residents' and school administration's concerns and improve pedestrian safety as well as two-way traffic flow on St. Clements Avenue and Castlefield Avenue.

Speakers

Erin Roberts

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Directed that the existing no parking 8:30 a.m. to 6:00 p.m. prohibition on the north side of St. Clements Avenue, from a point 111.3 metres west of Avenue Road to a point 61.0 metres further west, be deleted.
2. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 62 metres further west thereof, be deleted.
3. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 49.5 metres further west thereof, be deleted.
4. Directed that the existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 99 metres west of Avenue Road to a point 120 metres west of Avenue Road, be deleted.
5. Directed that parking be prohibited at anytime on both sides of St. Clements Avenue, from Avenue Road to a point 37 metres west.
6. Directed that a 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the south side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 120 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
7. Directed that a no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of St. Clements Avenue, from a point 120 metres west of Avenue Road to a point 170 metres west of Avenue Road , be installed.
8. Directed that permit parking be expanded from 12:01 a.m. to 9:30 a.m. on the north side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 170 metres west of Avenue Road.
9. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Castlefield Avenue, from a point 109.7 metres west of Avenue Road to a point 41.1 metres further west, be deleted.
10. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 34 metres west of Avenue Road to a point 56.5 metres further west thereof, be deleted.
11. Directed that the existing no parking, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 97 metres west of Avenue Road to a point 12.5 metres further west thereof, be deleted.

12. Directed that the existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from Avenue Road to a point 34 metres west thereof, be deleted.
13. Directed that the existing no stopping, 8:30 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 90.5 metres west of Avenue Road to a point 6.5 metres further west thereof, be deleted.
14. Directed that a 10 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the north side of Castlefield Avenue, from a point 21 metres west of Avenue Road to a point 90 metres west of Avenue Road (student drop-off / pick-up zone), be installed.
15. Directed that parking be prohibited at anytime on the north side of Castlefield Avenue, from a point 90 metres west of Avenue Road to a point 96 metres west of Avenue Road.
16. Directed that parking be prohibited, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Castlefield Avenue, from a point 96 metres west of Avenue Road to a point 110 metres west of Avenue Road.
17. Directed that a no stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of Castlefield Avenue, from a point 15 metres west of Avenue Road to a point 190 metres west of Avenue Road , be installed.
18. Directed that permit parking be expanded from 12:01 a.m. to 9:30 a.m. on the south side of Castlefield Avenue, from a point 110 metres west of Avenue Road to a point 172 metres west of Avenue Road.

Motions

Motion to Amend Item moved by Councillor Karen Stintz (Carried)

That North York Community Council:

1. Adopt the staff recommendations in the Recommendation Section of the report (June 17, 2008) from the Director, Transportation Services Division, North York District, subject to:
 - a. amending Recommendation 8 to read as follows:

“8. Permit parking be expanded from 12:01 a.m. to 9:30 a.m. on the north side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 170 metres west of Avenue Road.”; and
 - b. amending Recommendation 18 to read as follows:

“18. Permit parking be expanded from 12:01 a.m. to 9:30 a.m. on the south side of Castlefield Avenue, from a point 110 metres west of Avenue Road to a point 172 metres west of Avenue Road.”.

Links to Background Information

Staff Report and Attachments 1 & 2 - School Zone Review - St. Clements Avenue and Castlefield Avenue - Allenby Public School
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14032.pdf>

NY17.21	ACTION	Amended		Ward: 15
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Traffic Calming - Brucewood Crescent, Drexel Road to Prince Charles Drive

(June 16, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Speed humps not be installed on Brucewood Crescent, between Drexel Road and Prince Charles Drive.

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 on the feasibility of installing traffic calming measures (speed humps) on Brucewood Crescent, from Drexel Road to Prince Charles Drive.

The results of a Traffic Calming Assessment on Brucewood Crescent, from Drexel Road to Prince Charles Drive, indicate that the minimum requirements of the Traffic Calming Warrant have not been achieved.

Committee Recommendations

On motion by Councillor Moscoe, the North York Community Council recommended that:

1. City Council direct the City Clerk to undertake a poll of the residents of Brucewood Crescent, from Drexel Road to Prince Charles Drive, regarding the installation of traffic calming measures (speed humps) as per plan NY08072 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
2. City Council authorize that, subject to a favourable poll:
 - a. a road alteration by-law be prepared for Brucewood Crescent, from Drexel Road to Prince Charles Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents; and

- b. the speed limit be reduced from 50 km/h to 40 km/h on Brucewood Crescent, from Drexel Road to Prince Charles Drive, coincident with the implementation of the speed humps.
3. City Council authorize the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Decision Advice and Other Information

A recorded vote on the Recommendation to City Council, moved by Councillor Moscoe, was as follows:

For: Councillors Carroll, Feldman, Filion, Jenkins, Moscoe, Parker

Against: Councillors Augimeri, Perruzza

Absent: Councillors Minnan-Wong, Shiner, Stintz

Carried

Motions

Motion to Amend Item moved by Councillor Howard Moscoe (Carried)

Links to Background Information

Staff Report - Traffic Calming - Brucewood Cr. & Drexel Rd to Prince Charles Dr.

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14153.pdf>

Attachment 1 - Location Map - Brucewood Cr. & Drexel Rd to Prince Charles Dr.

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14154.pdf>

Attachment 2 - Traffic Calming Warrant - Brucewood Cr. & Drexel Rd to Prince Charles Dr.

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14155.pdf>

NY17.22	ACTION	Adopted	Delegated	Ward: 23
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Traffic Operations - Avondale Avenue, Harrison Garden Boulevard/Bales Avenue, Humberstone Drive, and Everson Drive

(June 17, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the “No Parking Anytime” prohibition on both sides of Avondale Avenue, from the easterly limit of Yonge Street to a point 91.5 metres east of the easterly limit of Yonge Street.

2. Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on the south side of Avondale Avenue, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Oakburn Crescent.
3. Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Avondale Avenue, from Harrison Garden Boulevard to Oakburn Crescent.
4. Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the “No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday” prohibition on the north side of Avondale Avenue, from the easterly limit of Bales Avenue to the westerly limit of Tradewind Avenue.
5. Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Avondale Avenue, from Bales Avenue to Tradewind Avenue.
6. Schedule IX of By-law 31001, of the former City of North York, be amended to install a “No Stopping Anytime” prohibition on both sides of Avondale Avenue, from Yonge Street to Bales Avenue/Harrison Garden Boulevard.
7. Schedule XVIII of By-law 31001, of the former City of North York, be amended to delete the through street designation on Avondale Avenue between the easterly limit of Yonge Street and the westerly limit of Everson Drive.
8. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Avondale Avenue as a through street between Yonge Street and Bales Avenue/Harrison Garden Boulevard.
9. Schedule XVIII of By-law 31001, of the former City of North York, be amended to designate Avondale Avenue as a through street between Bales Avenue/Harrison Garden Boulevard and Everson Drive.
10. Schedule XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Avondale Avenue and Bales Avenue/Harrison Garden Boulevard.
11. By-law 31878, of the former City of North York, be amended to designate Humberstone Drive as a 40 km/h speed zone, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Everson Drive.
12. By-law 31878, of the former City of North York, be amended to designate Harrison Garden Boulevard as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the easterly limit of Harrison Garden Boulevard.
13. By-law 31878, of the former City of North York, be amended to designate Everson Drive as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the northerly limit of Harrison Garden Boulevard.

Financial Impact

All costs associated with the amendments of the parking/stopping regulations, the reduction of the speed limit and the installation of an all-way stop control 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 restrictions on Avondale Avenue and Harrison Garden Boulevard; introduce a reduced speed limit of 40 km/h on Harrison Garden Boulevard, Humberstone Drive and Everson Drive; and to introduce an all-way stop control at the intersection of Avondale Avenue at Harrison Garden Boulevard/Bales Avenue.

The amendments to the parking restrictions will address the residents' concerns regarding parking on Avondale Avenue and Harrison Garden Boulevard. The introduction of the all-way stop control will address the right-of-way needs of traffic at the intersection. Reducing the speed limit from 50 km/h to 40 km/h on Harrison Garden Boulevard, Humberstone Drive and Everson Drive will address safety concerns expressed by residents.

Committee Decision

On motion by Councillor Filion, the North York Community Council:

1. Amended Schedule VIII of By-law 31001, of the former City of North York, to delete the "No Parking Anytime" prohibition on both sides of Avondale Avenue, from the easterly limit of Yonge Street to a point 91.5 metres east of the easterly limit of Yonge Street.
2. Amended Schedule VIII of By-law 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 the south side of Avondale Avenue, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Oakburn Crescent.
3. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit parking from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Avondale Avenue, from Harrison Garden Boulevard to Oakburn Crescent.
4. Amended Schedule VIII of By-law 31001, of the former City of North York, to delete the "No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday" prohibition on the north side of Avondale Avenue, from the easterly limit of Bales Avenue to the westerly limit of Tradewind Avenue.
5. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit parking from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Avondale Avenue, from Bales Avenue to Tradewind Avenue.

6. Amended Schedule IX of By-law 31001, of the former City of North York, to install a “No Stopping Anytime” prohibition on both sides of Avondale Avenue, from Yonge Street to Bales Avenue/Harrison Garden Boulevard.
7. Amended Schedule XVIII of By-law 31001, of the former City of North York, to delete the through street designation on Avondale Avenue between the easterly limit of Yonge Street and the westerly limit of Everson Drive.
8. Amended Schedule XVIII of By-law 31001, of the former City of North York, to designate Avondale Avenue as a through street between Yonge Street and Bales Avenue/Harrison Garden Boulevard.
9. Amended Schedule XVIII of By-law 31001, of the former City of North York, to designate Avondale Avenue as a through street between Bales Avenue/Harrison Garden Boulevard and Everson Drive.
10. Amended 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 Avondale Avenue and Bales Avenue/Harrison Garden Boulevard.
11. Amended By-law 31878, of the former City of North York, to designate Humberstone Drive as a 40 km/h speed zone, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Everson Drive.
12. Amended By-law 31878, of the former City of North York, to designate Harrison Garden Boulevard as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the easterly limit of Harrison Garden Boulevard.
13. Amended By-law 31878, of the former City of North York, to designate Everson Drive as a 40 km/h speed zone, from the southerly limit of Avondale Avenue to the northerly limit of Harrison Garden Boulevard.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor John Fillion (Carried)

Links to Background Information

Staff Report - Traffic Operations - Avondale Avenue, Harrison Garden Boulevard/Bales Avenue, Humberstone Drive, & Everson Drive

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14127.pdf>

Attachment 1 - Site Map - Parking Amendment & Speed Limit Reduction - Avondale, Harrison Garden/Bales, Humberstone & Everson

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14128.pdf>

Attachment 2 - Site Map - All-way Stop Control - Avondale, Harrison Garden/Bales, Humberstone & Everson

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14129.pdf>

NY17.23	ACTION	Adopted	Delegated	Ward: 33
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Parking Prohibitions - Havenbrook Boulevard - Reconsideration of previous decision

(July 7, 2008) Member Motion from Councillor Carroll

Recommendations

That Recommendation 2 of North York Community Council Item NY13.12 be replaced with the following two Recommendations:

1. That Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the no parking anytime prohibition on the north side of Havenbrook Boulevard, from Don Mills Road to Elfindale Crescent (west leg).
2. That Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Havenbrook Boulevard, from Don Mills Road to Elfindale Crescent (east leg).

Summary

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

At its meeting of February 12th, 2008, North York Community Council adopted a recommendation to extend the existing “No Parking at Anytime” prohibition on the north side of Havenbrook Boulevard between Don Mills Road and Shaughnessy Boulevard, to include the north side of Havenbrook Boulevard between Don Mills Road and Elfindale Crescent (west leg).

There has been a miscommunication with residents of Havenbrook Boulevard between the east and west legs of Elfindale Crescent with respect to the proposed limits of the previously approved parking prohibitions. Residents on the north side of Havenbrook Boulevard, located between the east and west legs of Elfindale Crescent, have requested that the “No Parking at Anytime” prohibition be removed.

The removal of the parking prohibition on the north side of Havenbrook Boulevard between Elfindale Crescent (west leg) and Elfindale Crescent (east leg), resulting in parking for maximum periods of three hours on Havenbrook Boulevard would not have a negative impact on traffic patterns in the area.

REQUIRES RE-OPENING (2/3rds vote):

Recommendation 2 of North York Community Council Item NY13.12 adopted by North York Community Council on February 12, 2008.

Committee Decision

On motion by Councillor Carroll, the North York Community Council reconsidered its previous decision taken on February 12, 2008 and replaced Recommendation 2 of its decision with the following two Recommendations:

1. That Schedule VIII of By-law 31001, of the former City of North York, be amended to delete the no parking anytime prohibition on the north side of Havenbrook Boulevard, from Don Mills Road to Elfindale Crescent (west leg).
2. That Schedule VIII of By-law 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Havenbrook Boulevard, from Don Mills Road to Elfindale Crescent(east leg).

Motions

Motion to Adopt Item moved by Councillor Shelley Carroll (Carried)

Links to Background Information

Member Motion - Parking Prohibitions - Havenbrook Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14070.pdf>

NY17.24	ACTION	Amended	Delegated	Ward: 24
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Naming of Proposed Public Street & Renaming of Portion of Old Leslie Street to Esther Shiner Boulevard

(June 16, 2008) Report from W. (Wally) Kowalenko, City Surveyor

Recommendations

The City Surveyor recommends that:

1. The east-west portion of Old Leslie Street, as shown on the attached sketch, be renamed “Esther Shiner Boulevard”.
2. The proposed public street extending westerly from Leslie Street to the Canadian National Railway overpass, as shown on the attached sketch, be named “Esther Shiner Boulevard” and dedicated as public highway.
3. The portions of Old Leslie Street , as shown on the attached sketch, no longer required for public highway purposes, be closed.
4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming and dedication by-law.

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.

This report recommends that the east-west portion of Old Leslie Street be renamed to Esther Shiner Boulevard, the proposed public street extending westerly from Leslie Street be dedicated and named “Esther Shiner Boulevard”, and the portions of Old Leslie Street no longer required for public highway purposes be closed.

Committee Decision

On motion by Councillor Shiner, the North York Community Council:

1. Directed that the east-west portion of Old Leslie Street, as shown on the attached sketch to the report (June 16, 2008) from the City Surveyor, be renamed “Esther Shiner Boulevard”.
2. Directed that the proposed public street extending westerly from Leslie Street to the Canadian National Railway overpass, as shown on the attached sketch to the report (June 16, 2008) from the City Surveyor, be named “Esther Shiner Boulevard” and dedicated as public highway.
3. Directed that the portions of Old Leslie Street, as shown on the attached sketch to the report (June 16, 2008) from the City Surveyor, no longer required for public highway purposes, be closed.
4. Authorized and directed the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming and dedication by-law.
5. Directed that the proposed address numbers for the east portion of Esther Shiner Boulevard, including Nos. 241, 247, 251 and 255, as shown in Attachment 1 to the report (June 16, 2008) from the City Surveyor not be adopted.
6. Requested the Executive Director of Technical Services, in consultation with the Ward Councillor, to report to the North York Community Council in the Fall, 2008 on the proposed numbers for all of Esther Shiner Boulevard, taking into account the planning approvals already in place for the numerous condominium buildings in an effort to provide prominent numbers to these buildings and the IKEA site, in the event IKEA wishes to adopt an address on Esther Shiner Boulevard.

Motions

Motion to Amend Item moved by Councillor David Shiner (Carried)

Links to Background Information

Staff Report and Attachment - Naming of Proposed Public Street and Renaming of Portion of Old Leslie Street to Esther Shiner Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13823.pdf>)

NY17.25	ACTION	Adopted		Ward: 16
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Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(June 16, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The Offer to Purchase from Alison Joye Pavlin to purchase part of the Lane closed by Township of North York By-law 11138 south of Lots 994 to 997, inclusive, and part of the One-Foot Reserve south of Ledbury Street and south of the Lane south of Lots 994 to 997, inclusive, all on Plan 66M-109, designated as Parts 17 and 23 on Plan 66R-21999 (“the Property”), in the amount of \$11,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to this report .
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.
3. Authority be granted to direct a portion of the sale proceeds received on closing to fund the outstanding expenses related to the Property.
4. The City Solicitor be authorized 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 \$11,000.00, less closing costs and the usual adjustments, will be generated from the sale.

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 a portion of the closed lane and the one-foot reserve at the rear of 456 Douglas Avenue. Negotiations with Alison Joye Pavlin, owner of 456 Douglas Avenue, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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

Committee Recommendations

On motion by Councillor Stintz, the North York Community Council recommended that:

1. City Council direct that the Offer to Purchase from Alison Joye Pavlin to purchase part of the Lane closed by Township of North York By-law 11138 south of Lots 994 to 997, inclusive, and part of the One-Foot Reserve south of Ledbury Street and south of the Lane south of Lots 994 to 997, inclusive, all on Plan 66M-109, designated as Parts 17 and 23 on Plan 66R-21999 (“the Property”), in the amount of \$11,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to the report (June 16, 2008) from the Chief Corporate Officer.
2. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer on behalf of the City.
3. City Council grant authority to direct a portion of the sale proceeds received on closing to fund the outstanding expenses related to the Property.
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.

Motions

Motion to Adopt Item(Staff Recommendations) moved by Councillor Karen Stintz (Carried)

Links to Background Information

Staff Report - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13932.pdf>)

Appendix A - Terms and Conditions - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13933.pdf>)

Appendix B - Site Map and PS Sketch - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13934.pdf>)

NY17.26	ACTION	Adopted	Delegated	Ward: 15
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York-Eglinton Business Improvement Area (BIA) Board of Management Additions and Deletions

(June 6, 2008) Report from Director, Small Business & Local Partnerships

Recommendations

The Director, Small Business & Local Partnerships recommends that:

1. North York Community Council approve the addition of a new member to the York-Eglinton BIA Board of Management as set out in Attachment No.1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended 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.

Committee Decision

On motion by Councillor Moscoe, the North York Community Council:

1. Approved the addition of a new member to the York-Eglinton BIA Board of Management as set out in Attachment No.1 to the report (June 6, 2008) from the Director, Small Business and Local Partnerships.
2. Amended Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the change to the BIA Board of Management.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor Howard Moscoe(Carried)

Links to Background Information

Staff Report and Attachment - York-Eglinton BIA Board of Management Additions & Deletions

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13746.pdf>)

NY17.27	ACTION	Amended		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Definition of Boarding or Lodging House - North York Zoning By-law 7625

(May 22, 2008) Report from City Solicitor

Summary

This report provides a response to a request from North York Community Council for a report regarding the definition of “Boarding or Lodging House” in North York By-law No. 7625 and recommendation of measures that will improve the ability of Municipal Licensing and Standards Officers to enforce the by-law against illegal rooming houses.

Decision Advice and Other Information

On motion by Councillor Moscoe, the North York Community Council:

1. Requested the Chief Planner and Executive Director, City Planning Division, to submit a report to the North York Community Council meeting on November 18, 2008, regarding amendments to the North York Zoning By-law to the definition of Boarding or Lodging House that would be consistent with the approach taken in the former City of Toronto Zoning By-law as it applies to the area covered by the North York District.
2. Hold a statutory public meeting on November 18, 2008, on the definition of a rooming house in the North York by-law for the area covered by the North York District.

Motions

Motion to Amend Item moved by Councillor Howard Moscoe (Carried)

Links to Background Information

Report from City Solicitor - Definition of Boarding or Lodging House - North York Zoning By-law 7625

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13806.pdf>

NY17.28	ACTION	Deferred		Ward: 23
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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

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to all residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

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.

Decision Advice and Other Information

On motion by Councillor Filion, the 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 September 9, 2008.

Motions

Motion to Defer Item moved by Councillor John Filion (Carried)

Links to 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-14038.pdf>

NY17.29	ACTION	Deferred		Ward: 23
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Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

(June 17, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. The Chief Planner or his designate be authorized to give final approval to a Site Plan Control Application that incorporates a 6.0 metre wide sidewalk with enhanced

pavement treatment on Yonge Street from Churchill Avenue to the northern boundary of the church property.

Financial Impact

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

Summary

This report responds to North York Community Council's June 10, 2008 direction to report on the outstanding site plan control matters for St. George's Church at 5350 Yonge Street.

Decision Advice and Other Information

On motion by Councillor Filion, the North York Community Council deferred consideration of the report (June 17, 2008) from the Director, Community Planning, North York District, until such time as St. George's Church has indicated that they would like their site plan application brought forward for consideration by the North York Community Council.

Motions

Motion to Defer Item moved by Councillor John Filion (Carried)

Links to Background Information

Staff Report and Attachments 1 & 2 - Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14027.pdf>)

NY17.30	ACTION	Adopted		Ward: 23
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Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 9 & 11 Clairtrell Road

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner or designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, 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 or designate may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire 2 years after it has been enacted.
3. City Council authorize the City Solicitor to introduce the necessary Bill, provided that prior to the introduction of the Bill:
 - a. the owner shall provide to the Director, Community Planning, North York District, confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, City of Toronto (statement of account or Tax Clearance Certificate); and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or designate.
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium Plan has been registered.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made on April 1, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The new provisions for Draft Plan of Common Elements Condominium now require that a Public Meeting be held.

The Draft Plan of Common Elements Condominium application proposes to create a common elements condominium consisting of a driveway, landscape areas and walkway access on lands known municipally as 9 and 11 Clairtrell Road. 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.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of conveyable lots for 17, 3-storey townhouses.

This report advises that the Chief Planner or designate intends, under delegated authority, to approve the Draft Plan of Common Elements Condominium for a 17-unit townhouse development at 9 and 11 Clairtrell Road. This report also recommends approval of the application for Part Lot Control Exemption, and that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without prior consent of the Chief Planner or designate.

Communications

(July 7, 2008) fax from Kam Movassaghi (NY.New.NY17.30.1)

Committee Recommendations

On motion by Councillor Filion, the North York Community Council recommended that:

1. City Council be advised that in accordance with the delegated approval under By-law 229-2000, the Chief Planner or designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1 to the report (June 18, 2008) from the Director, Community Planning, North York District, subject to:
 - a. the conditions as generally listed in Attachment 2 to the report (June 18, 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 or designate may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire 2 years after it has been enacted.
3. City Council authorize the City Solicitor to introduce the necessary Bill, provided that prior to the introduction of the Bill:
 - a. the owner shall provide to the Director, Community Planning, North York District, confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, City of Toronto (statement of account or Tax Clearance Certificate); and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or designate.
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.

5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium Plan has been registered.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

No one addressed the North York Community Council on July 7, 2008.

Motions

Motion to Adopt Item(Staff Recommendations) moved by Councillor John Filion (Carried)

Links to Background Information

Staff Report and Attachments 1, 2 & 3 - Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 9-11 Clairtrell Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13994.pdf>

NY17.31	ACTION	Amended		Ward: 23
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Final Report - Rezoning and Site Plan Control Applications - 218, 220, 222 and 224 Finch Avenue West

Statutory - Planning Act, RSO 1990

(June 17, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Approve in principle the site plan as illustrated in Attachment 1 subject to the Conditions of Approval listed in Attachment 6.
4. Authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 6 of this report have been fulfilled.

5. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act and Section 114 of the City of Toronto Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were made on October 30, 2006 and are therefore not subject to the new provisions of the Planning Act or the City of Toronto Act, 2006.

These applications propose the redevelopment of a 4-storey mixed residential, commercial/office building at 218, 220, 222 and 224 Finch Avenue West with parking located at the rear at grade and in a one-level below grade garage.

This report reviews and recommends approval of the application to amend the Zoning By-law and approve in principle the Site Plan Control application.

Speakers

Patricia Burns

Joe Battaglia, Battaglia Architect Inc., on behalf of the applicant

Mohamad Mazaheri, applicant

Michael Tedesco, Tedesco Engineering, on behalf of the applicant

Robert Santo, Architectural Technologist, Battaglia Architect Inc., on behalf of the applicant

Donna Buck

Committee Recommendations

On motion by Councillor Filion, as amended by Councillor Moscoe, the North York Community Council recommended that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve in principle the site plan as illustrated in Attachment 1 to the report (June 17, 2008) from the Director, Community Planning, North York District, subject to the Conditions of Approval listed in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District, and that the Ward Councillor be involved in the process for site plan approval.

4. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District, have been fulfilled.
5. City Council direct that before introducing the necessary Bills to City Council for enactment, the applicant be required to enter into a Site Plan Agreement under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.
6. City Council require that all landscaping shall be supported by an in-ground irrigation system.
7. City Council require that all units, both residential and commercial, and the proposed building, be outfitted with facilities to operate and maintain a three stream recycling system.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

On motion by Councillor Jenkins, the North York Community Council:

1. Requested the General Manager, Parks, Forestry and Recreation, to report directly to City Council for its meeting on July 15 and 16, 2008, on parkland dedication, including the calculations, within the alternative parkland dedication rate by-law with respect to this application.

Motions

Motion to Amend Item (Recommendations 1, 2, 3, 4, and 5) moved by Councillor John Filion (Carried)

Motion to Amend Item (Additional)(Recommendations 6 and 7)) moved by Councillor Howard Moscoe (Carried)

Motion to Amend Item (Additional) Report Request under section entitled “Decision Advice and Other Information” moved by Councillor Cliff Jenkins (Carried)

Links to Background Information

Staff Report and Attachments 1-6 - Final Report - Rezoning and Site Plan Control Applications
- 218-224 Finch Avenue West

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13923.pdf>

Councillor Perruzza in the Chair.

NY17.32	ACTION	Amended		Ward: 23
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Final Report and Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road

(March 10, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No.7.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills for enactment, City Council require the applicant to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes a five-storey, 50 unit retirement home at 258, 260 and 264 Sheppard Avenue West that would be an addition to the existing Lansing Residence located at 10 Senlac Avenue.

The proposed Official Plan and Zoning By-law Amendments are in keeping with the intent of the Official Plan. The development meets the Plan's objective to encourage a mix of transit-supportive land uses, to provide a transition in height and density to adjacent neighbourhoods, and to protect adjacent neighbourhoods from the adverse impacts of development.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

Communications

(March 25, 2008) letter from Morris Norman and Henry Goldberg, Norman, Goldberg & Co. LLP (NY.Main.NY17.32.1)

(April 8, 2008) e-mail from Marilyn Liard (NY.New.NY17.32.2)

Speakers

Kim Kovar, Aird & Berlis LLP, Barristers & Solicitors, on behalf of the applicant, who addressed the North York Community Council on April 8, 2008

Kal Kuronen, filed a written submission, and addressed the North York Community Council on April 8, 2008

Morris Norman, Norman Goldberg & Co., who addressed the North York Community Council on April 8, 2008

Henry Goldberg, Norman Goldberg & Co., who addressed the North York Community Council on April 8, 2008

N. Jane Pepino, Aird & Berlis LLP, Barristers & Solicitors, on behalf of the applicant, who addressed the North York Community Council on July 7, 2008

Kal Kuronen, who addressed the North York Community Council on July 7, 2008

Committee Recommendations

On motion by Councillor Filion, the North York Community Council recommended that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No. 7 to the report (March 10, 2008) from the Director, Community Planning, North York District.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8 to the report (March 10, 2008) from the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council direct that before introducing the necessary Bills for enactment, the applicant be required to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application, and that the Ward Councillor be involved in the process for site plan approval.
5. City Council determine that this application will not set a precedent for future developments fronting onto Sheppard Avenue to include properties within the “Neighbourhoods” designation of the Official Plan to the north or south of the Sheppard Avenue Commercial Area Secondary Plan.
6. City Council be requested to waive the Policy on Donations to the City for Community Benefits, as adopted by City Council on September 25 to 28, 2006 (Policy and Finance Committee Report No. 7), to allow for the consideration of a cash donation of \$150,000.00 to the City for the installation of artificial turf at the Willowdale Lawn Bowling Club on Beecroft Drive.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on April 8, 2008, and notice was given in accordance with the *Planning Act*.

Motions

Motion to Amend Item moved by Councillor John Fillion (Carried)

Declared Interests

The following member(s) declared an interest:

Councillor David Shiner - declared an interest in this matter at the statutory public meeting on April 8, 2008, because the Solicitor representing the applicant is representing his family on another planning matter.

Links to Background Information

Staff Report and Attachments 1-8 - Final Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13805.pdf>)

32a Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Ave W & 10 Senlac Rd

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

Recommendations

The City Planning Division recommends that:

1. The recommendations in the Final Report (March 10, 2008) from the Director, Community Planning, North York District, be adopted.

Financial Impact

There are no financial impacts arising from the adoption of this report.

Summary

This report responds to the April 8, 2008 North York Community Council direction for a further report on whether there may be other sites in this portion of Sheppard Avenue West where development of a similar type could also be appropriate. This report concludes that any such development could only be achieved on a few contiguous sites that are to the immediate south and east of the subject lands, and that it is appropriate to process the submitted Site Plan Control application prior to introducing the Bills to Council.

Links to Background Information

Staff Report and Attachments 1-4 - Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Ave W & 10 Senlac Rd
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14043.pdf>)

NY17.33	ACTION	Amended		Ward: 26
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Refusal and Directions Report - Zoning By-law Amendment Application - 1185 Eglinton Ave East

(June 17, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the zoning amendment application in its present form.
2. City Council direct staff to undertake a study of Site Specific Policy No. 76 to review built form and resulting densities and the distribution of density over the Study area, including the subject site and generally in accordance with the Terms of Reference contained in Attachment 6.
3. Should the application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to attend the Ontario Municipal Board hearing.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

The rezoning application proposes a 28 storey residential apartment building on a site containing an existing office building at 1185 Eglinton Avenue East. The existing building is proposed to be retained.

This report reviews and recommends refusal of the application in its present form because the proposed development does not conform to Official Plan policies which require an appropriate transition between *Mixed Use Areas* and *Neighbourhoods*. A review of Site Specific Official Plan Policy No. 76, which presently applies to the subject property, is proposed to determine the effect of the permitted density and to recommend guidelines for appropriate built form for all lands within this site specific policy area.

Communications

(July 2, 2008) fax from Moez Moledina, forwarding a petition signed by 8 area residents (NY.New.NY17.33.1)

(July 7, 2008) letter from Peter Smith, Bousfields Inc., on behalf of the applicant (NY.New.NY17.33.2)

(July 7, 2008) letter from Peter F. Smith, Bousfields Inc., on behalf of the applicant (NY.New.NY17.33.3)

Speakers

Peter Smith, Bousfields, on behalf of the applicant

Committee Recommendations

On motion by Councillor Parker, the North York Community Council recommended that:

1. City Council defer the staff recommendation to refuse the zoning amendment application in its present form (Recommendation 1 in the report (June 17, 2008) from the Director, Community Planning, North York District), in order to allow staff to continue to work with the applicant in discussing the form of development that would be appropriate for the subject site and that would address the concerns outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council direct City Staff to undertake a study of Site Specific Policy No. 76 to review built form and resulting densities and the distribution of density over the Study area, including the subject site and generally in accordance with the Terms of Reference contained in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District.

Motions

Motion to Amend Item moved by Councillor John Parker (Carried)

Links to Background Information

Staff Report and Attachments 1-6 - Refusal and Directions Report - 1185 Eglinton Ave East
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14067.pdf>

NY17.34	ACTION	Amended		Ward: 23
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Final Report - Zoning By-law Amendment and Site Plan Control Applications - 515 Drewry Avenue

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the subject property substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 8 subject to stylistic and technical changes.
4. City Council authorize the Chief Planner or designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to final Site Plan Control Approval as set out in Attachment 8, including entering into a satisfactory Site Plan Agreement have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on September 25, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the existing gas pump island and kiosk, convenience store and auto service building, and construct a new convenience store, gas pump island and stationary car wash at 515 Drewry Avenue.

This report reviews and recommends approval of the application to amend the Zoning By-law and to approve in principle the Site Plan Control application.

Communications

(July 2, 2008) e-mail from Lynda Cohen (NY.New.NY17.34.1)

Speakers

Michael Goldberg, Principal, Goldberg Group, on behalf of the applicant
Sam Mohamed, Goulding Park Ratepayers

Committee Recommendations

On motion by Councillor Filion, the North York Community Council recommended that:

1. City Council refuse the Rezoning Application and the Site Plan Control Application as the proposed development represents an over-development of the site, poor urban planning, and because of adverse traffic and environmental impacts.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

A recorded vote on the Recommendation to City Council, moved by Councillor Filion, was as follows:

For: Councillors Augimeri, Carroll, Filion, Jenkins, Moscoe, Parker, Perruzza, Shiner

Against: Councillors Feldman, Stintz

Absent: Councillor Minan-Wong

Carried

Motions

*Motion to Amend Item moved by Councillor John Filion (**Carried**)*

*Motion to Adopt Item(Staff Recommendations) moved by Councillor Mike Feldman (**Redundant**)*

Links to Background Information

Staff Report and Attachments 1-6 - Final Report - Zoning By-law Amendment and Site Plan Control Applications - 515 Drewry Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14140.pdf>

Councillor Augimeri in the Chair.

NY17.35	ACTION	Adopted		Ward: 26
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Refusal Report - Official Plan Amendment and Zoning By-law Amendment Application - 1325, 1351 and 1365 Bayview Avenue

(June 17, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan and Zoning By-law Amendment applications for the reasons outlined in this report.
2. Should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to attend the Ontario Municipal Board hearing.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was filed on March 13, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends refusal of an application to amend the Official Plan and former East York Zoning By-law to permit an 8-storey apartment building and 54 townhouses at 1325, 1351 and 1365 Bayview Avenue resulting in a total of 194 residential units. The applicant proposes to demolish the existing 2-storey apartment buildings and coach houses containing 116 rental units and replace those rental units in the 8-storey apartment building. At its meeting of October 22 and 23, 2007, Council passed its Intent to Designate these properties under the Ontario Heritage Act.

This application does not meet the intent of the Official Plan in respecting and reinforcing the physical character of a stable residential neighbourhood nor does it meet the intent of the Official Plan in protecting heritage resources. Within the local context and on a City-wide basis, there is no need to redesignate lands in Neighbourhoods to meet population goals as there are sufficient lands available in designated growth areas to accommodate the City's anticipated population increase.

Communications

(July 4, 2008) letter from Ian Lord, Weirfoulds LLP, on behalf of the applicant (NY.New.NY17.35.1)

Speakers

Lewis Poplak, Context Development, on behalf of the applicant
Brian Athey, Leaside Property Owners Association
Pat Stephenson, Kelvingrove Glenleven Tenants' Association

Committee Recommendations

On motion by Councillor Parker, the North York Community Council recommended that:

1. City Council refuse the proposed Official Plan and Zoning By-law Amendment applications for the reasons outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board.

Motions

Motion to Adopt Item (Staff Recommendations) moved by Councillor John Parker (Carried)

Links to Background Information

Staff Report and Attachments - Refusal Report - 1325, 1351 & 1365 Bayview Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14079.pdf>)

NY17.36	ACTION	Adopted	Delegated	Ward: 15
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Residential Demolition Applications - 72 and 74 Fairholme Avenue

(July 5, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request for the demolition of these residential dwellings be approved subject to following conditions:
 - a. All debris and rubble be removed immediately after demolition; and
 - b. The excavation be filled and the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B.

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.

In accordance with section 33 of the Planning Act and the Municipal Code Chapter 363, Article II “Demolition Control” the applications for the demolition of two residential dwellings at 72 and 74 Fairholme Avenue are referred to the North York Community Council to refuse or to grant the issuance of demolition permits because the owner does not intend to replace the dwellings with residential units.

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

Committee Decision

On motion by Councillor Moscoe, the North York Community Council:

1. Approved the request for the demolition of the residential dwellings at 72 and 74 Fairholme Avenue, subject to the following conditions:
 - a. all debris and rubble be removed immediately after demolition; and
 - b. the excavation be filled and the site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 623-5 and 629-10, Paragraph B.

Motions

Motion to Add New Business at Committee moved by Councillor Howard Moscoe (Carried)

Motion to Adopt Item (Staff Recommendations) moved by Councillor Howard Moscoe (Carried)

Links to Background Information

Residential Demolition Applications - 72 and 74 Fairholme Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14591.pdf>

NY17.37	ACTION	Adopted	Delegated	Ward: 16
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Residential Demolition Application - 97 Castlewood Road

(July 5, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building, North York District recommends that:

1. The request for the demolition of this residential dwelling only be approved subject to following conditions:
 - a. The Owner construct and substantially complete the new building, authorized by building permit file number 08 159419 BLD 00 NH, on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced;
 - b. The Owner agrees to maintain the existing semi-detached frame garage located at the back of the property unless separate permits to demolish or repair the existing garages are obtained simultaneously by both owners;
 - c. The failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for the dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;
 - d. All debris and rubble be removed immediately after demolition;
 - e. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

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 application for the demolition of a residential dwelling, at 97 Castlewood Road, is 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 a written notice of objection to the issuance of demolition permit was received within 14 days of the posting of the Public Notice of the Proposed Residential Demolition.

The owner requires permission to demolish the existing building in order to construct a new two storey single family dwelling.

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

Committee Decision

On motion by Councillor Stintz, the North York Community Council:

1. Approved the request for the demolition of the residential dwelling at 97 Castlewood Road, only, subject to following conditions:
 - a. the Owner construct and substantially complete the new building, authorized by building permit file number 08 159419 BLD 00 NH, on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced;
 - b. the Owner agrees to maintain the existing semi-detached frame garage located at the back of the property unless separate permits to demolish or repair the existing garages are obtained simultaneously by both owners;
 - c. the failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector’s roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for the dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;
 - d. all debris and rubble be removed immediately after demolition; and
 - e. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

Motions

Motion to Add New Business at Committee moved by Councillor Karen Stintz (Carried)

Motion to Adopt Item (Staff Recommendations) moved by Councillor Karen Stintz (Carried)

Links to Background Information

Residential Demolition Application - 97 Castlewood Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14592.pdf>)

NY17.38	ACTION	Adopted		Ward: 25
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Request for City Representation at the Ontario Municipal Board - Committee of Adjustment Application - A0264/08NY - 8 York Road

(July 7, 2008) Member Motion from Councillor Jenkins, Ward 25 - Don Valley West

Recommendations

1. That Council authorize the City Solicitor and Planning staff to attend the Ontario Municipal Board Hearing to uphold the City's zoning by-law and Committee of Adjustment decision.

Summary

On June 18, 2000, the Committee of Adjustment – North Panel – approved a request by the owner of 8 York Road to construct a new two-storey dwelling on an undersized lot. Relief sought dealt with existing lot width, frontage and area, and for a reduced south side yard setback to the proposed dwelling. The application was approved, subject to several conditions, one of which was that no accessory structure be erected in the rear yard.

The new owner of the subject property now proposes to construct a retractable pool enclosure in the rear yard, which would violate this condition. An increase in lot coverage, in addition to the original minor variances permitting the existing lot width, frontage and area, and south side yard setback to the existing dwelling are now required.

The Zoning By-law defines an Accessory Building as “a Subordinate detached building or structure that is devoted exclusively to an accessory use, and located on the same lot as the main building”. The Zoning By-law defines a Structure as “an assembly, other than a building, affixed to the ground or to a building, but does not include a fence”.

Planning staff is of the opinion that the proposed retractable pool enclosure is an accessory structure, as defined by the Zoning By-law. In addition to the existing dwelling, the proposed pool enclosure would result in a lot coverage of approximately 40.8% in an area where 35% is allowed. Planning staff recommended this application be refused.

The Committee of Adjustment, on June 18, 2008, refused this application. The owner has appealed this decision to the Ontario Municipal Board – no hearing date has been scheduled.

Committee Recommendations

On motion by Councillor Jenkins, the North York Community Council recommended that:

1. City Council authorize the City Solicitor and Planning Staff to attend the Ontario Municipal Board hearing to uphold the City's Zoning By-law and Committee of Adjustment decision.

Motions

Motion to Add New Business at Committee moved by Councillor Cliff Jenkins (Carried)

Motion to Adopt Item moved by Councillor Cliff Jenkins (Carried)

Links to Background Information

Request for OMB Representation - Committee of Adjustment Application - 8 York Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14593.pdf>

Councillor Perruzza in the Chair.

NY17.39	ACTION	Adopted		Ward: 24
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Report Request - Improvement to Process regarding Tree Protection By-laws for Demolition & New Construction of Residential Buildings

(July 7, 2008) Member Motion from Councillor Shiner

Recommendations

That the North York Community Council direct the Director, Toronto Building, North York District and the Director, Urban Forestry, City of Toronto, to report to the next meeting of North York Community Council on how to improve the process in the North York District, as it relates to the Tree Protection By-laws for demolition and new construction of residential buildings.

Summary

Motion submitted by Councillor Shiner, requesting a report to the North York Community Council on how to improve the process, in the North York District regarding Tree Protection By-laws for demolition & new construction of residential buildings.

Decision Advice and Other Information

On motion by Councillor Shiner, the North York Community Council:

1. Directed the Director and Deputy Chief Building Official, North York District and the Director, Urban Forestry and City Forester, to report to the North York Community Council meeting on September 9, 2008, on how to improve the process in the North York District, as it relates to the Tree Protection By-laws for demolition and new construction of residential buildings.

Motions

Motion to Add New Business at Committee moved by Councillor David Shiner (Carried)

Motion to Adopt Item moved by Councillor David Shiner (Carried)

NY17.Bills	ACTION		Delegated	
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Bills & By-laws

Councillor Augimeri in the Chair.

Councillor Moscoe, at 3:45 p.m., moved that leave be granted to introduce the following Bills and that these Bills, prepared for this meeting of Community Council, be passed and hereby declared as By-laws, which carried:

Bill No.	By-law No.	Title/Authority
Bill No. 669	678-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Hollywood Avenue.
Bill No. 670	679-2008	To amend By-law No. 196-84 of the former City of York, being a By-law “To regulate traffic on City of York Roads” regarding Beograd Gardens and Tommy Douglas Gardens.
Bill No. 671	680-2008	To amend By-law No. 2958-94 of the former City of York, being a By-law “To regulate traffic on City of York Roads” regarding Beograd Gardens and Tommy Douglas Gardens.
Bill No. 672	681-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Harlock Boulevard.
Bill No. 673	682-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Tolman Street.

Bill No. 674	683-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Endell Street.
Bill No. 675	684-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Avondale Avenue.
Bill No. 676	685-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Avondale Avenue.
Bill No. 677	686-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Avondale Avenue.
Bill No. 678	687-2008	To amend By-law No. 31001 of the former City of North York, regarding Avondale Avenue and Bales Avenue/Harrison Garden Boulevard.
Bill No. 679	688-2008	To amend By-law No. 31878 of the former City of North York respecting the regulation of traffic on North York roads, regarding Humberstone Drive, Harrison Garden Boulevard and Everson Drive.
Bill No. 680	689-2008	To amend By-law No. 31001 of the former City of North York, respecting the regulation of traffic on North York roads, regarding Havenbrook Boulevard.
Bill No. 681	690-2008	To amend City of Toronto Municipal Code Chapter 19, Business Improvement Areas, to make changes to the size of the York-Eglinton Business Improvement Area Board of Management.

A recorded vote on the motion by Councillor Moscoe to introduce and pass the general bills and declare the bills as by-laws was as follows:

For: Councillors Augimeri, Carroll, Filion, Jenkins, Minnan-Wong, Moscoe, Parker
Perruzza

Against: Nil

Absent: Councillors Feldman, Shiner, Stintz

Carried

Councillor Jenkins, at 3:45 p.m., moved that leave be granted to introduce the following Bill and that this Bill, prepared for this meeting of Community Council, be passed and hereby declared as By-law, which carried:

Bill No. 707	691-2008	To confirm the proceedings of North York Community Council at its meeting held on the 7th day of July, 2008 as it relates to decisions made under delegated authority.
		(this final confirming By-law confirms the actions taken by Community Council under delegated authority at this meeting, including the enactment of any previous confirming By-laws).

A recorded vote on the motion moved by Councillor Jenkins to introduce and pass the confirming bill and declare the bill as by-law was as follows:

For: Councillors Augimeri, Carroll, Filion, Jenkins, Minnan-Wong, Moscoe, Parker,
Perruzza

Against: Nil

Absent: Councillors Feldman, Shiner, Stintz

Carried

The following Bill was withdrawn:

Bill No. 682	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Castlefield Avenue and St. Clements Avenue.
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Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-07-07	Morning	9:40 AM	12:30 PM	Public
2008-07-07	Afternoon	1:35 PM	3:50 PM	Public

Chair