
North York Community Council

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| Meeting No. | 15 | Contact | Francine Adamo, Committee Administrator |
| Meeting Date | Tuesday, May 6, 2008 | Phone | 416-395-7348 |
| Start Time | 9:30 AM | E-mail | nycc@toronto.ca |
| Location | Council Chamber, North York Civic Centre | | |

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|--------|---------|--|--|----------------|
| NY15.1 | Amended | | | Ward: 8, 9, 10 |
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Transportation Impacts - York University Busway

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council direct the City's Legal Division to introduce in Council the appropriate "Road Alterations By-law" to permit the construction of the York University busway from Downsview Station to York University via William R. Allen Road, Finch Hydro Corridor and York University Campus lands.
2. City Council rescind the existing reserved lane designation for High Occupancy Vehicles on the northbound and southbound curb lanes of William R. Allen Road/Dufferin Street, between Sheppard Avenue West and Finch Avenue West.
3. City Council reduce the existing speed limit of 70 km/h on William R. Allen Road, from Transit Road to Steeprock Drive/Overbrook Place, to 60 km/h.
4. City Council approve the installation of traffic control signals at the intersection of William R. Allen Road and Downsview Station Bus Access located 245 metres south of Sheppard Avenue West, and in conjunction with the installation of these traffic control signals:
 - a. prohibit pedestrian crossings on William R. Allen Road, from a point 30.5 metres north of the north curb line of the Downsview Station Bus Access to a point 30.5 metres south of the south of the curb line of Downsview Station Bus Access;
 - b. prohibit eastbound entry at all times, from William R. Allen Road to the

Downsview Station Bus Access, “Public Transit Vehicles excepted”;

- c. prohibit northbound entry at all times, from William R. Allen Road to the southbound “Public Transit Vehicles Only” lane at the Downsview Station Bus Access;
 - d. prohibit northbound right turns at all times, from William R. Allen Road to the Downsview Station Bus Access;
 - e. prohibit northbound and southbound “U-Turns” at all times at the intersection of William R. Allen Road and Downsview Station Bus Access;
 - f. designate the northbound curb lane at William R. Allen Road and Sheppard Avenue West as a right turn only lane, buses excepted, from Sheppard Avenue West to a point 95 metres south;
 - g. designate the easterly southbound lane on William R. Allen Road for “Public Transit Vehicles Only”, from Sheppard Avenue West to Downsview Station Bus Access (245 metres south of Sheppard Avenue West); and
 - h. designate the northbound curb lane on William R. Allen Road for “Public Transit Vehicles Only”, from Downsview Station Bus Access to a point 95 metres south of Sheppard Avenue West.
5. City Council approve the installation of traffic control signals at the intersection of William R. Allen Road and De Boers Drive, located 155 metres north of Sheppard Avenue West, and in conjunction with the installation of these traffic control signals:
- a. prohibit pedestrian crossings on William R. Allen Road, from a point 30.5 metres north of the north curb line of De Boers Drive to a point 30.5 metres south of the south curb line of De Boers Drive;
 - b. designate the northbound curb lane on William R. Allen Road/Dufferin Street for “Public Transit Vehicles Only”, from Sheppard Avenue West to a point 60 metres south of Finch Avenue West;
 - c. rescind the existing northbound curb lane, right turn only designation at Dufferin Street and Finch Avenue West;
 - d. designate the northbound curb lane at Dufferin Street and Finch Avenue West as a right turn only lane, buses excepted, from Finch Avenue West to a point 60 metres south;
 - e. rescind the existing northbound “U-Turn” prohibition on William R. Allen Road, 60 metres north of Sheppard Avenue West;
 - f. designate the easterly northbound through lane on Dufferin Street for “Public Transit Vehicles Only”, from a point 60 metres south of Finch Avenue West to

Finch Avenue West; and

- g. designate the southbound curb lane on Dufferin Street/William R. Allen Road for “Public Transit Vehicles Only”, from Finch Avenue West to Rimrock Road.
6. City Council approve the installation of traffic control signals at the intersection of Dufferin Street and the York University Busway (Finch Hydro Corridor) located 340 metres north of Finch Avenue West, and in conjunction with the installation of these traffic control signals:
- a. prohibit pedestrian crossings on Dufferin Street, from a point 30.5 metres south of the south curb line of the York University Busway (Finch Hydro Corridor) to the south curb line of the York University Busway (Finch Hydro Corridor);
 - b. prohibit northbound and southbound left and right turns at all times, from Dufferin Street to the York University Busway (Finch Hydro Corridor);
 - c. prohibit northbound, westbound and eastbound entry, “Public Transit Vehicles” excepted, at all times, from Dufferin Street to the York University Busway (Finch Hydro Corridor);
 - d. designate the northbound curb lane on Dufferin Street for “Public Transit Vehicles Only”, from Finch Avenue West to the York University Busway (Finch Hydro Corridor), located 340 metres north of Finch Avenue West;
 - e. designate the southbound curb lane on Dufferin Street for “Public Transit Vehicles Only”, from the York University Busway (Finch Hydro Corridor) located 340 metres north of Finch Avenue West to a point 70 metres north of Finch Avenue West;
 - f. designate the southbound curb lane at Dufferin Street and Finch Avenue West as a right turn only lane, buses excepted, from Finch Avenue West to a point 70 metres north;
 - g. prohibit pedestrians and cyclists at all times, on the York University Busway (Finch Hydro Corridor), from Dufferin Street to Keele Street;
 - h. designate the eastbound and westbound traffic lanes on the York University Busway (Finch Hydro Corridor) for “Public Transit Vehicles Only”, from Dufferin Street to Keele Street; and
 - i. implement a speed limit of 60 km/h on the York University Busway (Finch Hydro Corridor), from Dufferin Street to Keele Street.
7. City Council approve the installation of traffic control signals at the intersection of Alness Street and the York University Busway (Finch Hydro Corridor), located 340 metres north of Finch Avenue West, and in conjunction with the installation of these traffic control signals:

- a. prohibit pedestrian crossings on Alness Street, from a point 30.5 metres south of the south curb line of the York University Busway (Finch Hydro Corridor) to a point 30.5 metres north of the north curb line of the York University Busway (Finch Hydro Corridor);
 - b. prohibit northbound and southbound left and right turns at all times, from Alness Street to the York University Busway (Finch Hydro Corridor);
 - c. prohibit westbound and eastbound entry, "Public Transit Vehicles" excepted, at all times, from Alness Street to the York University Busway (Finch Hydro Corridor);
 - d. prohibit northbound right-turns-on-red at all times, from Keele Street to the Shell Canada Access (3975 Keele Street);
 - e. prohibit eastbound through movements at all times, at Murray Ross Parkway and Keele Street;
 - f. designate the northerly eastbound traffic lane on Murray Ross Parkway at Keele Street for left-turning vehicles only, from Keele Street to a point 45 metres west;
 - g. designate the southerly eastbound traffic lane on Murray Ross Parkway at Keele Street for right-turning vehicles only, from Keele Street to a point 45 metres west;
 - h. designate the centre eastbound traffic lane on Murray Ross Parkway at Keele Street for "Public Transit Vehicles Only", from Keele Street to a point 45 metres west;
 - i. designate the westerly southbound traffic lane on Keele Street at Murray Ross Parkway for right-turning vehicles only, from Murray Ross Parkway to a point 45 metres north; and
 - j. prohibit eastbound entry, "Public Transit Vehicles" excepted, at all times, from Keele Street and Murray Ross Parkway to the York University Busway (Finch Hydro Corridor).
8. City Council approve the installation of traffic control signals at the intersection of Columbia Gate/Jack Evelyn Wiggins Drive/York University Busway and Murray Ross Parkway, and in conjunction with the installation of these traffic control signals:
- a. prohibit westbound right-turns-on-red at all times, from Murray Ross Parkway to Jack Evelyn Wiggins Drive;
 - b. prohibit northbound entry, "Public Transit Vehicles" excepted, at all times, from Murray Ross Parkway to the York University Busway (Finch Hydro Corridor);

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Consideration on May 26 and 27, 2008

- c. designate the westbound curb lane on Murray Ross Parkway for “Public Transit Vehicles Only”, from the York University Busway to a point 60 metres east of the York University Busway;
 - d. prohibit pedestrians and cyclists at all times, on the York University Busway (York University Lands), from Murray Ross Parkway to York Boulevard;
 - e. designate the northbound and southbound traffic lanes on the York University Busway (York University Lands) for “Public Transit Vehicles Only”, from Murray Ross Parkway to York Boulevard; and
 - f. implement a speed limit of 50 km/h on the York University Busway (York University lands), from Murray Ross Parkway to York Boulevard.
9. City Council approve the installation of traffic control signals at the intersection of James Gilles Road/York University Busway and The Pond Road, and in conjunction with the installation of these traffic control signals:
- a. prohibit westbound right-turns-on-red at all times, from The Pond Road to James Gilles Road;
 - b. prohibit eastbound right turns at all times, from The Pond Road to the York University Busway;
 - c. prohibit westbound left turns at all times, from The Pond Road to the York University Busway; and
 - d. prohibit northbound and southbound entry at all times, from The Pond Road to the York University Busway, “Public Transit Vehicles” excepted.
10. City Council approve the installation of traffic control signals at the intersection of York Boulevard and the York University Busway, and in conjunction with the installation of these traffic control signals:
- a. prohibit westbound left turns at all times, from York Boulevard to the York University Busway;
 - b. prohibit eastbound right turns, “Public Transit Vehicles” excepted, at all times, from York Boulevard to the York University Busway;
 - c. prohibit southbound through movements at all times, at the intersection of the Parking Lot Access/York Boulevard and the York University Busway; and
 - d. prohibit southbound entry at all times, from York Boulevard to the York University Busway, “Public Transit Vehicles” excepted.

Committee Recommendations

North York Community Council submits this matter to City Council without recommendation.

Committee Decision Advice and Other Information

A recorded vote on a motion moved by Councillor Feldman to defer consideration of the report (April 16, 2008) from the Director, Transportation Services, North York District, to the next meeting of the North York Community Council on June 10, 2008, was as follows:

For: Councillors Feldman, Minnan-Wong, Parker, Shiner, Stintz

Against: Councillors Augimeri, Carroll, Filion, Moscoe, Perruzza

Absent: Councillor Jenkins

Lost on a tie vote

A recorded vote on a motion moved by Councillor Moscoe to:

1. Adopt Recommendations 1, 2, 3, 4, 4a; 4b; 4c; 4d; 4e; 4f; 4g; 4h; 5, 5a; 5b; 5c; 5d; 5e; 5f; 5g, 6, 6a; 6b; 6c; 6d; 6e; 6f; 6g; 6h; 7, 7a; 7b; 7c; 7d; 7e; 7f; 7g; 7h; 7i; 7j; 8, 8a; 8b; 8c; 8d; 8e; 9, 9a; 9b; 9c; 9d; 10, 10a; 10b; 10c; and 10d; in the Recommendations Section of the report (April 16, 2008) from the Director, Transportation Services Division, North York District.
2. Refer Recommendation 6(i) and Recommendation 8(f) in the Recommendations Section of the report (April 16, 2008) from the Director, Transportation Services, North York District, to staff for further discussions with the Toronto Transit Commission with a view of determining the most appropriate methods of controlling speed on the busway.
3. Refer the matter of the level of transit signal priority to the General Manager, Toronto Transit Commission and the General Manager, Transportation Services with a view to further enhancing the order of traffic signal priority on the busway.

was as follows:

For: Councillors Augimeri, Carroll, Filion, Moscoe, Perruzza

Against: Councillors Feldman, Minnan-Wong, Parker, Shiner, Stintz

Absent: Councillor Jenkins

Lost on a tie vote

Financial Impact

All costs associated with the implementation of the York University Busway including the

roadway improvements, installation of all new traffic control signals and the modifications to existing traffic control signals, will be borne by the Toronto Transit Commission (TTC).

The only exception to the funding provided by the TTC is the funding for the traffic control signals at the intersection of William R. Allen Road and De Boers Drive. These costs will be borne by the developers; 1609830 Ontario Inc. (Liberty Development) and Idomo, which are constructing the condominiums on the west side of William R. Allen Road and the new public roadway from William R. Allen Road to Kodiak Crescent. The costs associated with the installation of the traffic control signals at this intersection are estimated at \$150,000.

Summary

To obtain approval for the installation of the traffic control signals, roadway modifications (road alterations by-law), and traffic by-laws associated with the implementation of the York University Busway, from Downsview Station to the York University Campus.

The installation of above-noted traffic control measures will ensure that the York University Busway from Downsview Station to York University will operate as intended, which is to have a dedicated transit right-of-way on William R. Allen Road, Dufferin Street, Finch Hydro Corridor and York University Campus. The construction of the busway will reduce the significant delays currently experienced by buses servicing York University from Downsview Station.

Background Information (Committee)

Transportation Impacts - York University Busway

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12325.pdf>)

Transportation Impacts - York University Busway Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12326.pdf>)

Transportation Impacts - York University Busway Map 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12327.pdf>)

Transportation Impacts - York University Busway Map 3

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12328.pdf>)

Transportation Impacts - York University Busway Map 4

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12329.pdf>)

Transportation Impacts - York University Busway Map 5

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12330.pdf>)

Transportation Impacts - York University Busway Map 6

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12331.pdf>)

Transportation Impacts - York University Busway Map 7

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12332.pdf>)

Transportation Impacts - York University Busway Map 8

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12333.pdf>)

Transportation Impacts - York University Busway Map 9

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12334.pdf>)

Transportation Impacts - York University Busway Map 10

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12335.pdf>)

Transportation Impacts - York University Busway Map 11

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12336.pdf>)

Transportation Impacts - York University Busway Map 12

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12337.pdf>)

Transportation Impacts - York University Busway Map 13
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12338.pdf>

Speakers (Committee)

Karen Freund, Senior Project Engineer, Toronto Transit Commission
 Stephanie Rice, Project Manager, Toronto Transit Commission

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| NY15.21 | Amended | | | Ward: 15 |
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Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council prohibit pedestrian crossings on Lawrence Avenue West, between the westerly curb line of Dufflaw Road and a point 30.5 metres east of the east curb line of Dufflaw Road.

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Prohibit pedestrian crossings on Lawrence Avenue West, between the easterly curb line of Dufflaw Road and a point 30.5 metres east of the east curb line of Dufflaw Road.

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 east side of the signalized intersection at Lawrence Avenue West and Dufflaw Road.

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

Background Information (Committee)

Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12291.pdf>

Pedestrian Crossing Prohibition - Dufflaw Road at Lawrence Avenue West Map 1
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12292.pdf>

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| NY15.22 | Adopted | | | Ward: 16 |
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Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council amend the existing eastbound right-turn prohibition at Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, to exempt buses.
2. City Council amend the existing westbound left-turn prohibition at Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, to exempt buses.

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Amend the existing eastbound right-turn prohibition at Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, to exempt buses.
2. Amend the existing westbound left-turn prohibition at Chicoutimi Avenue and Lawrence Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, to exempt buses.

Financial Impact

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

Summary

To obtain approval to amend turn restrictions at the intersection of Chicoutimi Avenue and Lawrence Avenue West.

Amendments to the existing turn restrictions will address the concerns of Shomer Transportation, with respect to the routing of school buses.

Background Information (Committee)

Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12308.pdf>)

Turn Restrictions - Lawrence Avenue West at Chicoutimi Avenue Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12309.pdf>)

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| NY15.24 | Adopted | | | Ward: 24 |
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Traffic Control Signals - Esther Shiner Boulevard at Provost Drive

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council approve the installation of traffic control signals at the intersection of Provost Drive and Esther Shiner Boulevard.

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Approve the installation of traffic control signals at the intersection of Provost Drive and Esther Shiner Boulevard.

Financial Impact

All costs associated with the installation of traffic control signals at Esther Shiner Boulevard and Provost Drive are estimated at \$120,000 and will be funded by Concord Adex Investments Limited.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Esther Shiner Boulevard and Provost Drive.

The installation of traffic control signals at the intersection of Esther Shiner Boulevard and Provost Drive will maintain the safe and efficient movement of traffic related to area land development.

Background Information (Committee)

Traffic Control Signals - Esther Shiner Boulevard at Provost Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12314.pdf>)

Traffic Control Signals - Esther Shiner Boulevard at Provost Drive Map 1
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12315.pdf>

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| NY15.30 | Adopted | | | Ward: 25 |
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below as a fire route pursuant to Municipal Code Chapter 880 - Fire Routes – 939 Lawrence Avenue East (Part A).
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

(April 10, 2008) Report from Toronto Fire Services

Committee Recommendations

North York Community Council recommends that City Council:

1. Designate Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below as a fire route pursuant to Municipal Code Chapter 880- Fire Routes – 939 Lawrence Avenue East(Part A).
2. Authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

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

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention,

including the prevention of spreading of fires and the delivery of fire protection services.

Background Information (Committee)

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12129.pdf>)

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12130.pdf>)

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| NY15.35 | Amended | | | Ward: 16 |
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Application of Alternative Parkland Dedication By-law and Applicable Parkland Dedication Requirement for 1066 Avenue Road

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council adopt Recommendation 2 contained in Confidential Attachment 1 to the report (May 22, 2008) from the City Solicitor (NY15.35b).
2. City Council authorize the public release of the adopted Recommendation at the end of Council's session.

The following Recommendation 2 contained in Confidential Attachment 1 to the report (May 22, 2008) from the City Solicitor, is now public. The balance of Attachment 1 remains confidential, in accordance with the provisions of the City of Toronto Act, 2006, as it contains information that is subject to solicitor-client privilege:

The City Solicitor recommends that the recommendations of North York Community Council on Item NY15.35 at its meeting of May 6, 2008 be struck and that Council adopt one of the following:

2. City Council direct the General Manager of Parks, Forestry and Recreation to treat the retirement residence at 1066 Avenue Road as commercial for the purposes of parkland dedication and require a 2% dedication.

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

(March 18, 2008) Memo from City Clerk

Committee Recommendations

North York Community Council recommends that City Council:

1. Deem the property at 1066 Avenue Road to be residential for the purposes of parkland

dedication, as the proposed development for this site has been approved as a residential building.

Committee Decision Advice and Other Information

North York Community Council:

1. Requested the City Solicitor to report directly to City Council, for its meeting on May 26 and 27, 2008, on the interpretation of the parkland dedication for 1066 Avenue Road.
2. Referred the following recommendation to the Parks and Environment Committee:

“that retirement residences be considered residential for parks dedication purposes.”

Summary

City Council at its meeting on March 3, 4 and 5, 2008 considered Item NY13.19 headed, “Final Report – Official Plan and Zoning By-law Amendment Applications – 1066 Avenue Road”.

City Council adopted a number of recommendations regarding this item and in addition requested that the General Manager of Parks, Forestry and Recreation, in consultation with the Acting Chief Planner and Executive Director, City Planning, report to the next meeting of the North York Community Council on April 8, 2008, on the application of the alternative parkland dedication by-law with respect to this application.

Background Information (Committee)

Alternative Parkland Dedication - 1066 Avenue Rd
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12163.pdf>)

Background Information (City Council)

(May 22, 2008) report from the City Solicitor (NY15.35b)
(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13223.pdf>)

Communications (Committee)

(May 5, 2008) e-mail from Kim Kovar, Aird & Berlis, on behalf of Forum Development Ltd., property owners of 1066 Avenue Road (NY.Main.NY15.35.1)

Speakers (Committee)

Robert Amaron, Secretary, Bedford Park Ratepayers' Organization

35a Applicable Parkland Dedication Requirement for 1066 Avenue Road

(March 31, 2008) Report from General Manager, Parks, Forestry and Recreation

Financial Impact

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

Summary

To report on the application of the alternative parkland dedication by-law as it relates to 1066 Avenue Road.

A retirement home without the benefit of both full sanitary and full kitchen provisions and the provision of housekeeping services and meal plans are viewed as being commercial in nature in terms of parkland dedication and, therefore, subject to 2% parks levy.

Background Information (Committee)

Applicable Parkland Dedication Requirement for 1066 Avenue Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12164.pdf>

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| NY15.36 | Adopted | | | Ward: 33 |
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Don Mills and Sheppard Community Services & Facilities (CS&F) Needs Assessment

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council endorse the strategic directions identified in the Don Mills and Sheppard Community Services and Facilities (CS&F) Needs Assessment Report attached as Appendix B to the report (March 7, 2008) from the General Manager, Parks, Forestry and Recreation and the Director, Community Planning, North York District, including the identification of CS&F priorities for the broader Don Mills and Sheppard area as well as for the three sub-areas - Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor).

(March 7, 2008) Report from General Manager, Parks, Forestry and Recreation and Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that City Council:

1. Endorse the strategic directions identified in the Don Mills and Sheppard Community Services and Facilities (CS&F) Needs Assessment Report attached as Appendix B to the report (March 7, 2008) from the General Manager, Parks, Forestry and Recreation

and the Director, Community Planning, North York District, including the identification of CS&F priorities for the broader Don Mills and Sheppard area as well as for the three sub-areas - Don Mills North (Oriole), Don Mills South (Parkway Forest) and Leslie/Sheppard (Sheppard Corridor).

Financial Impact

This report has no direct financial implications. However, endorsement of the strategic directions in the Don Mills and Sheppard Community Facilities and Service Needs Assessment Report will result in the consideration of new funding in the Capital and Operating Budgets of future years to construct, furnish and operate additional facilities and provide additional services. It is anticipated that funds arising from development agreements will contribute to these Capital projects.

The design and construction of the Parkway Forest Community Centre has been secured through a Section 37 agreement between the City and El-Ad Group Canada Inc., owners of a number of 100, 110 & 125 Parkway Forest Drive, 120 & 130 George Henry Boulevard and 32-50, 65-80 Forest Manor Road. This facility will require future City Capital Budget funding for its furnishings and equipment of approximately \$100,000 as well as future ongoing Operating Budget costs of approximately \$800,000 per year in current dollars.

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

Summary

This report provides the findings of the recently completed Don Mills and Sheppard Community Services and Facilities (CS&F) Needs Assessment which was undertaken by an inter-departmental team from Parks Forestry and Recreation (PF&R), City Planning and Social Development, Finance and Administration (SDF&A).

The study was triggered by the redevelopment proposal for the Parkway Forest community by the owner, El-Ad Group Canada Inc. for a number of properties located within the Parkway Forest community at 100, 110 and 125 Parkway Forest Drive, 120 and 130 George Henry Boulevard and 32-50, 65 and 80 Forest Manor Road area. As part of City Council's approval of this application, a community benefits package was secured under Section 37 of the Planning Act and included a new community centre, community agency space and an 82-space child care centre.

City Council requested that a facility needs assessment be undertaken for this area. This report provides a CS&F review of the area bounded by Finch Avenue to the north, Highway 401 to the south, Bayview Avenue to the west and Victoria Park Avenue to the east. This large CS&F study area was developed in recognition that people are willing to travel further to access specific programs/services offered by various CS&F within the area. In addition, given the diversity of various communities within the broader study area, three distinct sub-areas were developed in order to identify CS&F priorities to meet the current and future needs of the residents living within those communities, including Parkway Forest.

This report identifies a range of CS&F priorities to inform future development applications in

the area. In this regard, staff recommend that the findings and priorities identified from the Don Mills and Sheppard CS&F Needs Assessment Study be used by City staff to assess the impact of future development applications in the area.

Background Information (Committee)

Don Mills and Sheppard CS&F Needs Assessment
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12162.pdf>)

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| NY15.41 | Amended | | | Ward: 15 |
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Final Report - Official Plan Amendment, Rezoning and Draft Plan of Common Elements Condominium - 251 Ranees Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7 to the report (April 11, 2008) from the Director, Community Planning, North York District.
2. City Council amend the Zoning By-law for 251 Ranees Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (April 11, 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, in accordance with the delegated approval under By-law 229-2000, be advised that the Chief Planner may approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 2 to the report (April 11, 2008) from the Director, Community Planning, North York District, subject to:
 - a. the appropriate conditions, which must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
5. City Council note that the façade design features are uninspiring and that the Director,

Community Planning, North York District, be directed to seek improvements to the style of the design elements and quality of finishes as part of the site plan approval process.

6. City Council direct that each unit be designed in such a manner as to facilitate the City's objective of 70% diversion and in particular, each lot shall make provision for the City's new 3 bin solid waste disposal system in a way that bins are fully enclosed and can easily be rolled out for collection.
7. City Council refer the matter of a social infrastructure levy to be imposed on all developments within the boundaries of the Lawrence Heights revitalization area to the Lawrence Heights Revitalization Secretariat to determine the design and the quantum of such a levy for a report to City Council through the Executive Committee.
8. The Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, include a condition in the Site Plan Agreement to secure the voluntary contribution of \$1,000 per unit towards a Social Infrastructure Levy for the revitalization of the Lawrence Heights community and that the levy funds be deposited into an appropriate account satisfactory to the Deputy City Manager and Chief Financial Officer. Should the design of the social infrastructure levy result in a different per unit amount, the quantum of the levy for this development be adjusted accordingly, but in no case shall it exceed \$1,000 per unit.
9. City Council direct that in view of the proximity of this development to the Ranee entrance to the Yorkdale Subway Station, the applicant be required to provide the purchaser of each unit, at no cost to the purchaser, a one year transit pass.
10. City Council direct that the 1.6m chain link fence around the perimeter of the site be replaced with a decorative fence and the design to be determined as part of the site plan process.
11. City Council direct that the cash-in-lieu of parkland dedication be directed towards parkland within the Lawrence Heights revitalization area a priority neighbourhood.
12. The Chief Planner and Executive Director, City Planning, impose appropriate conditions in the Draft Plan of Condominium and/or Condominium Agreement satisfactory to the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, that requires the future condominium corporation to hold a vote to determine whether the owners will sell the common elements, which includes the laneway and fence, to the City for a nominal sum, upon notice from the City that it wishes to acquire the common elements for a nominal sum in accordance with the provisions of the Condominium Act.
13. The Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, include a condition in the Site Plan Agreement wherein the Owner covenants to include a provision in the agreements of purchase and sale for the seven townhouse units, that the City may require the Board of Directors of the condominium corporation to put the owners to a vote under the provisions of the Condominium Act as to whether

the owners are agreeable to terminating the common elements condominium corporation and conveying the common elements, which includes the laneway and fence, to the City for nominal consideration.

City Council Decision Advice and Other Information

Speaker Bussin ruled Recommendation 9 of the North York Community Council out of order, as City Council on December 11, 12 and 13, 2007, considered Item PG11.8, entitled "Transit Passes - New Condominium Units", and directed that until a policy on transit passes for new condominium units is adopted, Council refrain from making ad hoc requests for transit passes.

Council subsequently re-opened Item PG11.8, entitled "Transit Passes - New Condominium Units", only for the purpose of allowing Council to consider Recommendation 9 of the North York Community Council. Council adopted Recommendation 9 of the North York Community Council as noted above.

Statutory - Planning Act, RSO 1990

(April 11, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that City Council:

1. Amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7 to the report (April 11, 2008) from the Director, Community Planning, North York District.
2. Amend the Zoning By-law for 251 Raneer Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (April 11, 2008) from the Director, Community Planning, North York District.
3. 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. In accordance with the delegated approval under By-law 229-2000, be advised that the Chief Planner may approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 2 to the report (April 11, 2008) from the Director, Community Planning, North York District, subject to:
 - a. the appropriate conditions, which must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
5. Note that the façade design features are uninspiring and that the Director, Community

Planning, North York District, be directed to seek improvements to the style of the design elements and quality of finishes as part of the site plan approval process.

6. Direct that each unit be designed in such a manner as to facilitate the City's objective of 70% diversion and in particular, each lot shall make provision for the City's new 3 bin solid waste disposal system in a way that bins are fully enclosed and can easily be rolled out for collection.
7. Refer the matter of a social infrastructure levy to be imposed on all developments within the boundaries of the Lawrence Heights revitalization area to the Lawrence Heights Revitalization Secretariat to determine the design and the quantum of such a levy for a report to City Council through the Executive Committee.
8. Direct that should the design of the social infrastructure levy result in a different per unit amount for town houses the quantum of the levy for this development be adjusted accordingly but in no case will it exceed \$1,500.00 per unit.
9. Direct that in view of the proximity of this development to the Ranee entrance to the Yorkdale Subway Station, the applicant be required to provide the purchaser of each unit, at no cost to the purchaser, a one year transit pass.
10. Direct that the 1.6m chain link fence around the perimeter of the site be replaced with a decorative fence and the design to be determined as part of the site plan process.
11. Direct that the cash-in-lieu of parkland dedication be directed towards parkland within the Lawrence Heights revitalization area a priority neighbourhood.

Committee Decision Advice and Other Information

North York Community Council held a statutory public meeting on May 6, 2008, and notice was given in accordance with the *Planning Act*.

No-one addressed the North York Community Council.

North York Community Council requested that:

1. The appropriate City Officials meet with the applicant and the local Councillor to discuss the provision of a \$1,500.00 per unit social infrastructure levy to be held in trust to provide social infrastructure for the re-development of Lawrence Heights; and that the Chief Planner and Executive Director, City Planning, report directly to City Council for its meeting on May 26 and 27, 2008 on this matter.
2. The appropriate City Officials meet with the applicant and the local Councillor to discuss the possibility that the condominium common element driveway to the rear of the town houses be deeded over to the City at no cost to the City for incorporation into the public road system should land become available through the revitalization of Lawrence Heights and this condition be registered on title; and that the Chief Planner and Executive Director, City Planning, report directly to City Council for its meeting on

May 26 and 27, 2008 on this matter.

3. The appropriate City Officials meet with the applicant and the local Councillor to discuss the possibility that a provision be made for the removal of any or all parts of this fence if required by the City to enhance the revitalization of the adjacent area of Lawrence Heights and this be registered on title and be secured for at least a 15 year period through a letter of credit or such other instrument as may be determined by the City Legal Division; and that the Chief Planner and Executive Director, City Planning, report directly to City Council for its meeting on May 26 and 27, 2008 on this matter.

A recorded vote on Committee Recommendation 9, moved by Councillor Moscoe, was as follows:

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

Against: Councillors Feldman, Minnan-Wong, Parker, Shiner, Stintz

Absent: Nil

Carried

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applications to amend the Official Plan and Zoning By-law were made in July, 2005 and are not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The application for Draft Plan of Common Elements Condominium was submitted after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes a seven unit, 3-storey lane-based townhouse development with an overall density of approximately 0.6 FSI (30 units per hectare). Each townhouse is provided with rear-yard amenity space and accessory 2-car garages accessed by an L-shaped private driveway running parallel to the rear property line and connecting to Rane Avenue.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law. The proposal is consistent with the Provincial Policy Statement and Provincial Plans, as well as the Growth Plan for the Greater Golden Horseshoe. The Official Plan Amendment redesignating the lands from Parks and Open Space – Parks to Neighbourhoods is appropriate for this site. City Council declared the site as surplus in 2002 and the lands are now privately owned. The proposed development is in keeping with the policies of the Official Plan and applicable guidelines.

This report also advises that the Chief Planner may approve the Draft Plan of Common Elements Condominium. The new Planning Act provisions for Draft Plan of Common Elements Condominium in the Planning Act now require that a public meeting be held.

Background Information (Committee)

Final Report - Official Plan Amendment, Rezoning and Draft Plan of Common Elements
Condominium - 251 Ranee Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12131.pdf>)

Background Information (City Council)

(May 27, 2008) report from the Chief Planner and Executive Director, City Planning
(NY15.41a)
(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13445.pdf>)

Communications (Committee)

(April 21, 2008) e-mail from Angela Harrison (NY.Main.NY15.41.1)
(May 6, 2008) submission from Councillor Moscoe, forwarding a comparison chart of
Development Charges Rates for the Town of Oakville and the City of
Toronto (NY.New.NY15.41.2)

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| NY15.42 | Amended | | | Ward: 23 |
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Request for Direction Report - Rezoning and Site Plan Control Application - 9 and 15 Bales Avenue and 34 and 44 Avondale Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council support the proposed Zoning Amendment for an 11-storey residential building on the subject site, with a total maximum gross floor area of up to 6,759 m² and not to exceed the maximum base density plus combined density incentives and transfers authorized by the North York Centre Secondary Plan, substantially as outlined in the report (April 17, 2008) from the Director, Community Planning, North York District.
2. City Council support the proposed Site Plan Control Approval application substantially in accordance with the plans and conditions of approval as outlined in Attachment No. 6 to the report (April 17, 2008) from the Director, Community Planning, North York District, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor and appropriate City staff to attend at the Ontario Municipal Board in support of the position outlined in the report (April 17, 2008) from the Director, Community Planning, North York District.

4. City Council authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Zoning Amendment Application for the proposed 11-storey building until such time as:
 - a. a Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or designate; and
 - b. the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate, to provide the facilities, services and/or matters as generally outlined below:
 - i. the provision of 1.5 m² per unit indoor recreational amenity area;
 - ii. the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related unit, in a 19 m² indoor, at-grade common bicycle storage room conveniently accessible to the outside, or such other amount and configuration as may be determined by the Ontario Municipal Board through the disposition of appeals with respect to OPA 567, the proposed general amendment to the North York Centre Secondary Plan with respect to bicycle storage;
 - iii. the conveyance to the City, for North York Centre Service Road purposes, of the property municipally known as 44 Avondale Avenue, with an area of approximately 274 m², free and clear of any structures, tenancies and encumbrances, and with any necessary environmental certification to the satisfaction of the Director, Technical Services, no later than 90 days from the date of final approval of the site-specific zoning by-law for the project. The Owner is also required to sod the property and provide any appropriate fencing along the property boundaries in a manner acceptable to the Director of Transportation Services, and to provide a certified cheque in the amount of \$10,000.00 for the cost of property maintenance;
 - iv. a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 600 m². The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of final approval of the site-specific zoning by-law for the project. The amount of the monetary contribution shall be equal to the market value of density in the North York Centre as recommended by the Director of Real Estate Services; and
 - v. the provision of one Toronto Transit Commission Metropass per unit for a period of one year at no cost to the purchaser.
5. City Council authorize the City Solicitor to request that the Ontario Municipal Board

withhold its Order with respect to the Site Plan Control Approval application, and that the implementing zoning by-law not come into full force and effect, until such time as the applicant has satisfied all of the site plan pre-approval conditions listed in Attachment 6 to the report (April 17, 2008) from the Director, Community Planning, North York District, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate.

6. City Council authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of the report (April 17, 2008) from the Director, Community Planning, North York District.
7. City Council require the applicant to notify all prospective purchasers that they should anticipate lengthy delays at intersections in the immediate vicinity during the morning and evening peak periods due to severe traffic congestion, as indicated in the applicant's traffic impact study and that the method of such disclosure be to the satisfaction of the City Solicitor.

City Council Decision Advice and Other Information

Speaker Bussin ruled Recommendation 4.b.v. of the North York Community Council out of order, as City Council on December 11, 12 and 13, 2007, considered Item PG11.8, entitled "Transit Passes - New Condominium Units", and directed that until a policy on transit passes for new condominium units is adopted, Council refrain from making ad hoc requests for transit passes.

Council subsequently re-opened Item PG11.8, entitled "Transit Passes - New Condominium Units", only for the purpose of allowing Council to consider Recommendation 4.b.v of the North York Community Council. Council adopted Recommendation 4.b.v. of the North York Community Council as noted above.

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

Committee Recommendations

North York Community Council recommends that City Council:

1. Support the proposed Zoning Amendment for an 11-storey residential building on the subject site, with a total maximum gross floor area of up to 6,759 m² and not to exceed the maximum base density plus combined density incentives and transfers authorized by the North York Centre Secondary Plan, substantially as outlined in the report (April 17, 2008) from the Director, Community Planning, North York District.
2. Support the proposed Site Plan Control Approval application substantially in accordance with the plans and conditions of approval as outlined in Attachment No. 6 to the report (April 17, 2008) from the Director, Community Planning, North York District, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor.

3. Authorize the City Solicitor and appropriate City staff to attend at the Ontario Municipal Board in support of the position outlined in the report (April 17, 2008) from the Director, Community Planning, North York District.
4. Authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Zoning Amendment Application for the proposed 11-storey building until such time as:
 - a. a Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or designate; and
 - b. the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate, to provide the facilities, services and/or matters as generally outlined below:
 - i. the provision of 1.5 m² per unit indoor recreational amenity area;
 - ii. the provision of a minimum of 0.1 bicycle parking spaces for each non grade-related unit, in a 19 m² indoor, at-grade common bicycle storage room conveniently accessible to the outside, or such other amount and configuration as may be determined by the Ontario Municipal Board through the disposition of appeals with respect to OPA 567, the proposed general amendment to the North York Centre Secondary Plan with respect to bicycle storage;
 - iii. the conveyance to the City, for North York Centre Service Road purposes, of the property municipally known as 44 Avondale Avenue, with an area of approximately 274 m², free and clear of any structures, tenancies and encumbrances, and with any necessary environmental certification to the satisfaction of the Director, Technical Services, no later than 90 days from the date of final approval of the site-specific zoning by-law for the project. The Owner is also required to sod the property and provide any appropriate fencing along the property boundaries in a manner acceptable to the Director of Transportation Services, and to provide a certified cheque in the amount of \$10,000.00 for the cost of property maintenance;
 - iv. a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 600 m². The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of final approval of the site-specific zoning by-law for the project. The amount of the monetary contribution shall be equal to the market value of density in the North York Centre as recommended by the Director of Real Estate Services; and

- v. the provision of one Toronto Transit Commission Metropass per unit for a period of one year at no cost to the purchaser.
5. Authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order with respect to the Site Plan Control Approval application, and that the implementing zoning by-law not come into full force and effect, until such time as the applicant has satisfied all of the site plan pre-approval conditions listed in Attachment 6 to the report (April 17, 2008) from the Director, Community Planning, North York District, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or designate.
6. Authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of the report (April 17, 2008) from the Director, Community Planning, North York District.
7. Require the applicant to notify all prospective purchasers that they should anticipate lengthy delays at intersections in the immediate vicinity during the morning and evening peak periods due to severe traffic congestion, as indicated in the applicant's traffic impact study and that the method of such disclosure be to the satisfaction of the City Solicitor.

Committee Decision Advice and Other Information

North York Community Council requested that a copy of the Traffic Impact Study be distributed to all Members of the North York Community Council.

Financial Impact

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

Summary

This development application was made prior to January 1, 2007 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes an 11-storey residential building at the northeast corner of Bales Avenue and Avondale Avenue. The site is located within the area east of Yonge Street, north of Highway 401 and south of Sheppard Avenue East.

The developer's solicitor has appealed the proposed Zoning Amendment and Site Plan Control Approval applications to the Ontario Municipal Board, as a Council decision has not been made within the allotted time frames.

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

Background Information (Committee)

Directions Report - Bales & Avondale
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12233.pdf>)

Communications (Committee)

(May 5, 2008) letter from Toula and Rafeek Hazineh (NY.New.NY15.42.1)

Speakers (Committee)

Adam Brown, Sherman Brown Dryer Karol, on behalf of the applicant
Chris Kakalettris

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| NY15.43 | Adopted | | | Ward: 25 |
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Demolition of a Structure Within the Blythwood Heritage Conservation District & Approval of a Replacement Structure - 112 Blythwood Road

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council approve the request to demolish the house at 112 Blythwood Road in the Blythwood Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. City Council approve the plans for the replacement buildings, as shown in the plans submitted by the applicant, Sam Spagnuolo, CS&P Architects, Inc. including; Landscape Plan 20F dated December 13, 2007, Plans 2 to 9 dated revised March 28, 2008, all date stamped received by Heritage Preservation Services March 28, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner:
 - a. prior to the issuance of any building permit for the replacement buildings located at 112 Blythwood Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.

Statutory - Ontario Heritage Act, RSO 1990

(March 27, 2008) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

North York Community Council recommends that City Council:

1. Approve the request to demolish the house at 112 Blythwood Road in the Blythwood Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. Approve the plans for the replacement buildings, as shown in the plans submitted by the applicant, Sam Spagnuolo, CS&P Architects, Inc. including; Landscape Plan 20F dated December 13, 2007, Plans 2 to 9 dated revised March 28, 2008, all date stamped received by Heritage Preservation Services March 28, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner:
 - a. prior to the issuance of any building permit for the replacement buildings located at 112 Blythwood Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.

Financial Impact

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

Summary

This report recommends that City Council approve the demolition of an un-rated house in the Blythwood Heritage Conservation District, (BHCD) and approve the design of the replacement structure, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services (HPS) for the final building permit plans.

The existing house does not contribute to the heritage character of the BHCD and the replacement house is in accordance with the BHCD Study Guidelines.

Background Information (Committee)

Demolition of a Structure Within the Blythwood Heritage Conservation District & Approval of a Replacement Structure - 112 Blythwood Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12277.pdf>)

Demolition - 112 Blythwood Road Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12278.pdf>)

Demolition - 112 Blythwood Road Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12279.pdf>)

Demolition - 112 Blythwood Road Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12280.pdf>)

Demolition - 112 Blythwood Road Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12281.pdf>)

Demolition - 112 Blythwood Road Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12282.pdf>)

Demolition - 112 Blythwood Road Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12283.pdf>)

Background Information (City Council)

(May 23, 2008) from the Toronto Preservation Board (NY15.43b)

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13271.pdf>

Speakers (Committee)

Edith Geduld, Chair, North York Community Preservation Panel
 Richard Coombs, Nexus Architects

43a Demolition of a Structure within the Blythwood Heritage Conservation District and Approval of a Replacement Structure - 112 Blythwood Road

(April 19, 2008) Letter from Toronto Preservation Board

Summary

The Toronto Preservation Board on April 18, 2008, considered the report (March 27, 2008) from the Director, Policy and Research, City Planning Division and took the following action:

1. deferred consideration of the report (March 27, 2008) from the Director, Policy and Research, Planning Division, to the May 22, 2008 meeting of the Board and requested that the Project Architects be present at that time to answer Member's questions;
2. requested that Heritage Preservation Services staff work with the Architect to revise the design of the portico and the dormer windows to a more appropriate scale; and
3. requested the North York Community Council to also defer consideration of the report to the June 10, 2008 meeting.

Background Information (Committee)

Toronto Preservation Board Decision

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12449.pdf>

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| NY15.47 | Adopted | | | Ward: 23 |
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Staff Representation at the Ontario Municipal Board - Committee of Adjustment Applications - 150 Avondale Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council authorize the City Solicitor and Planning staff to attend the Ontario

Municipal Board hearing to uphold the Committee's decisions.

(May 6, 2008) Member Motion from Councillor Filion

Committee Recommendations

North York Community Council recommends that City Council:

1. Authorize the City Solicitor and Planning Staff to attend the Ontario Municipal Board hearing to uphold the Committee's decisions.

Summary

The owner of 150 Avondale Avenue, made an application to the Committee of Adjustment, North York District for the division of a parcel of residential lands into two (2) parts for the creation of a new residential building lot.

Minor Variance Applications were also made for the construction of a new two storey dwelling on each of the proposed lots. Variances were requested with respect to lot frontage and width, lot area, lot coverage, east and west side yard setbacks and length.

The consent and minor variance applications were considered by the Committee of Adjustment on April 9th, 2008, where it was the decision of the Committee to refuse all three (3) of the applications.

Planning staff commented that the proposed lots do not reflect the existing physical character of the neighbourhood and recommended that the applications be refused.

The applicant appealed the applications to the Ontario Municipal Board.

The Ontario Municipal Board has not set a date for this hearing.

The Councillor is requesting that Legal Staff and Planning Staff attend the Ontario Municipal Board hearing in support of the Committee's decision.

Background Information (Committee)

Notice of Motion - Staff Representation at the Ontario Municipal Board - 150 Avondale Avenue

<http://www.toronto.ca/legdocs/mmis/2008/NY/bgrd/backgroundfile-12703.pdf>

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|---------|---------|--|--|---------|
| NY15.49 | Adopted | | | Ward: 8 |
|---------|---------|--|--|---------|

Public Art Contribution - 1100 Sheppard Avenue West

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council direct that, since the owner elects to contribute the balance of its public art funds for off-site public art, the funds, which are contributed from the Liberty Subdivision for off-site public art, be spent in consultation with the Ward Councillor for the purposes of public art in Ward 8.

(May 6, 2008) Member Motion from Councillor Perruzza

Committee Recommendations

North York Community Council recommends that City Council:

1. direct that since the owner elects to contribute the balance of its public art funds for off-site public art, that the funds, which are contributed from the Liberty Subdivision for off-site public art, be spent in consultation with the Ward Councillor for the purposes of public art in Ward 8.

Committee Decision Advice and Other Information

North York Community Council requested the Chief Planner and Executive Director, City Planning, to report directly to City Council, for its meeting on May 26 and 27, 2008, on the Committee Recommendation, moved by Councillor Perruzza.

Summary

The owner of the Liberty Subdivision at 1100 Sheppard Avenue West has agreed to provide public art in connection with subdivision approval of this site and is spending \$500,000.00 on-site and contributing the balance for off-site public art.

Background Information (City Council)

(May 22, 2008) report from the Chief Planner and Executive Director, City Planning (NY15.49a)

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13158.pdf>

Submitted Tuesday, May 6, 2008

Councillor Maria Augimeri, Chair, North York Community Council