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## North York Community Council

<b>Meeting No.</b> 24	<b>Contact</b> Francine Adamo, Committee Administrator
<b>Meeting Date</b> Thursday, March 26, 2009	<b>Phone</b> 416-395-7348
<b>Start Time</b> 9:30 AM	<b>E-mail</b> nycc@toronto.ca
<b>Location</b> Council Chamber, North York Civic Centre	<b>Chair</b> Councillor Maria Augimeri

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North York Community Council		
Councillor Maria Augimeri (Chair)	Councillor Mike Feldman	Councillor Howard Moscoe
Councillor John Parker (Vice-Chair)	Councillor John Filion	Councillor Anthony Perruzza
Councillor Shelley Carroll	Councillor Cliff Jenkins	Councillor David Shiner
	Councillor Denzil Minnan-Wong	Councillor Karen Stintz

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**Declarations of Interest under the *Municipal Conflict of Interest Act***

**Confirmation of Minutes - February 9, 2009**

**Schedule of Timed Items**

9:30 a.m.	-	NY24.1
9:45 a.m.	-	NY24.2 - NY24.3
10:00 a.m.	-	NY24.4 - NY24.5
10:15 a.m.	-	NY24.6 - NY24.7
10:30 a.m.	-	NY24.8 - NY24.9
10:45 a.m.	-	NY24.10 - NY24.12
11:00 a.m.	-	NY24.13 - NY24.14
1:30 p.m.	-	NY24.32
1:45 p.m.	-	NY24.33
2:15 p.m.	-	NY24.34
2:45 p.m.	-	NY24.35

NY24.1	Presentation	9:30 AM		Ward: All
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**City's Live Green Toronto Program****Summary**

Staff Presentation by the Manager, Toronto Environment Office, Implementation and Support, on the "City's Live Green Toronto Program".

NY24.2	ACTION	9:45 AM	Delegated	Ward: 15
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**Encroachment Agreement Request - 529 Westmount Avenue****Origin**

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

**Recommendations**

Municipal Licensing and Standards has received the necessary clearances to recommend that the Encroachment application be approved, subject to the following conditions:

1. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
3. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
4. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.

5. That the life of the Agreement be limited from the date of registration on title or to the date of removal of the encroachment.
6. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
7. The owner(s) pay all applicable fees.

### Summary

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

### Financial Impact

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

### Background Information

Staff Report - Encroachment Agreement - 529 Westmount Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19531.pdf>

NY24.3	ACTION	9:45 AM	Delegated	Ward: 15
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### Encroachment Agreement Request - 526 Oakwood Avenue

#### Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

#### Recommendations

Municipal Licensing and Standards has received the necessary clearances to recommend that the Encroachment application be approved, subject to the following conditions:

1. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
3. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
4. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.

5. That the life of the Agreement be limited from the date of registration on title or to the date of removal of the encroachment.
6. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
7. The owner(s) pay all applicable fees.

### Summary

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

### Financial Impact

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

### Background Information

Staff Report - Encroachment Agreement - 526 Oakwood Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19530.pdf>

NY24.4	ACTION	10:00 AM	Delegated	Ward: 23
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### Encroachment Agreement Request - 516 Eilerslie Avenue

#### Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

#### Recommendations

Municipal Licensing and Standards has received the necessary clearances to recommend that the Encroachment application be approved, subject to the following conditions:

1. That the owner(s) relocate the stairs so that they are 0.45 metres back from the sidewalk.
2. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
3. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
4. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
5. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such

liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.

6. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
7. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
8. The owner(s) pay all applicable fees.

### Summary

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

### Financial Impact

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

### Background Information

Staff Report - Encroachment Agreement - 516 Ellerslie Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19529.pdf>

NY24.5	ACTION	10:00 AM	Delegated	Ward: 15
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### Encroachment Agreement Request - 1 Clovelly Avenue

#### Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

#### Recommendations

Municipal Licensing and Standards has received the necessary clearances to recommend that the Encroachment application be approved, subject to the following conditions:

1. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
3. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.

4. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
5. That the life of the Agreement be limited from the date of registration on title or to the date of removal of the encroachment.
6. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
7. The owner(s) pay all applicable fees.

### Summary

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

### Financial Impact

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

### Background Information

Staff Report - Encroachment Agreement - 1 Clovelly Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19528.pdf>

**(Deferred from February 9, 2009 - NY23.2)**

NY24.6	ACTION	10:15 AM	Delegated	Ward: 16
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### Fence Exemption Request - 408 Glencairn Avenue

#### Origin

(January 6, 2009) 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.

### Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws. The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the rear yard which is in violation of the By-law.

## Financial Impact

There is no financial impact anticipated in this report.

## Background Information

Staff Report - Fence Exemption - 408 Glencairn Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18947.pdf>

## Communications

(February 6, 2009) submission from Alan Shields, on behalf of the applicant, submitting photographs respecting the application (NY.Main.NY24.6.1)

**(Deferred from July 7, 2008 - Item NY17.4, September 9, 2008 - NY18.7, October 7, 2008 - Item NY19.5 and January 13, 2009 - Item NY22.1)**

NY24.7	ACTION	10:15 AM	Delegated	Ward: 25
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## Fence Exemption Request - 27 Alderbrook Drive

### Origin

(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.

### 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.

### Financial Impact

There is no financial impact anticipated in this report.

### Background Information

Staff Report - Fence Exemption - 27 Alderbrook Drive  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19318.pdf>

**Communications**

(September 8, 2008) e-mail from Mark A. Marcello (NY.Main.NY24.7.1)

**7a Fence Exemption Request - 27 Alderbrook Drive****Origin**

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

**Recommendations**

Toronto Building North York Division and Municipal Licensing & Standards Division, North York District recommends:

1. That this staff report be received for information purposes.

**Summary**

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

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

**Financial Impact**

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

**Background Information**

Joint Staff Report - Fence Exemption Request - 27 Alderbrook Dr  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19591.pdf>

**(Deferred from February 9, 2009 - NY23.6)**

NY24.8	ACTION	10:30 AM	Delegated	Ward: 34
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**Fence Exemption Request - 62 Larabee Crescent****Origin**

(January 12, 2009) 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.



**Summary**

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws. The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the front yard which is in violation of the By-law.

**Financial Impact**

There is no financial impact anticipated in this report.

**Background Information**

Staff Report - Fence Exemption - 62 Larabee Crescent

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18948.pdf>)

NY24.9	ACTION	10:30 AM	Delegated	Ward: 23
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**Fence Exemption Request - 388 Drewry Avenue****Origin**

(March 9, 2009) 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.

**Summary**

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

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

**Financial Impact**

There is no financial impact anticipated in this report.

**Background Information**

Staff Report - Fence Exemption - 388 Drewry Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19532.pdf>)

**(Deferred from November 18, 2008 - Item NY20.16 and January 13, 2009 - Item NY22.2)**

<b>NY24.10</b>	ACTION	10:45 AM	Delegated	Ward: 23
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**Sign Variance - 10 Kingsdale Ave**

**Origin**

(October 1, 2008) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

**Recommendations**

The Toronto Building Division recommends that:

1. North York Community Council approve the request for variances to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southwest corner of the property with a newly designed two-sided illuminated ground sign at 10 Kingsdale Avenue.
2. North York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**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 reviews and makes recommendations on a request by Lorne Persiko on behalf of Toronto Parking Authority for approval of variances from By-law No. 30788 as amended, of the former City of North York Toronto Municipal Code to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southwest corner of the property with a newly designed two-sided illuminated ground sign at 10 Kingsdale Avenue.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

**Financial Impact**

The recommendations in this report have no financial impact.

**Background Information**

Staff Report & Attachments 1-3 - Sign Variance - 10 Kingsdale Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19313.pdf>)

**Communications**

- (November 12, 2008) letter from Gwyn Thomas, President, Toronto Parking Authority (NY.Main.NY24.10.1)
- (November 17, 2008) e-mail from Stephanie Abba (NY.Main.NY24.10.2)
- (November 17, 2008) e-mail from Sara Lipson (NY.Main.NY24.10.3)

(November 18, 2008) e-mail from Vanessa Henderson (NY.Main.NY24.10.4)

(January 8, 2009) e-mail from Stephanie Abba (NY.Main.NY24.10.5)

(February 23, 2009) letter from Gwyn Thomas, President, Toronto Parking Authority (NY.Main.NY24.10.6)

NY24.11	ACTION	10:45 AM	Delegated	Ward: 9
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### **Sign Variance Request for a Ground Identification Sign - 1394 Wilson Avenue**

#### **Origin**

(March 10, 2009) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

#### **Recommendations**

Toronto Building North York Division recommends that:

1. North York Community Council refuse the request to permit one four- sided ground sign located along Wilson Avenue for the reasons outlined in this report.

#### **Summary**

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

The purpose of this report is to review and make recommendations on a request by Danny Triodi of Toronto Smile Centre tenants at this property, for an approval of variances from the former City of North York Sign By-law No. 30788, as amended, to permit installation of one non illuminated, four- sided, first party ground identification sign on the north side of Wilson Avenue.

#### **Financial Impact**

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

#### **Background Information**

Staff Report & Attachments 1-8 - Sign Variance - 1394 Wilson Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19520.pdf>

NY24.12	ACTION	10:45 AM	Delegated	Ward: 25
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### **Sign Variance Request - 2365 Bayview Avenue**

#### **Origin**

(February 25, 2009) Report from Director of Building and Deputy Chief Building Official

#### **Recommendations**

Toronto Building, North York Division recommends that:

1. The request for the variances listed in the third column of the table included in page 3 of this report be approved; with a condition that the ground mounted signs illumination be on a timer to be turned off daily at 11:00 p.m.
2. The applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

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

The purpose of this report is to review and make recommendations on a request by Robert Stiff of CS&P Architects Inc., on behalf of Crescent School, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect two ground signs on the property at the above noted address.

### Financial Impact

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

### Background Information

Staff Report - Sign Variance - 2365 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19376.pdf>

NY24.13	ACTION	11:00 AM		Ward: 10
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### Payment In-Lieu of Parking - 370 Wilson Avenue

#### Origin

(March 5, 2009) Report from Director, Transportation Services, North York District

#### Recommendations

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eight (8) parking spaces, subject to payment in-lieu for four (4) parking spaces, and an on-site provision of four (4) parking spaces.
2. The applicant enter into an agreement with the City of Toronto for the payment in -lieu of four (4) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$10,000.00.

### Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eight (8) parking spaces to permit the existing commercial building to be used as a professional medical office, whereas four (4) parking spaces can be provided on-site.

### Financial Impact

Council's approval of this application will provide the City of Toronto with a \$10,000.00 payment in-lieu of parking, and a \$300.00 plus GST application processing fee.

### Background Information

Staff Report - Payment In-Lieu of Parking - 370 Wilson Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19475.pdf>  
 Attachment 1 - Location Map - 370 Wilson Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19476.pdf>

NY24.14	ACTION	11:00 AM		Ward: 23
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### Payment In-Lieu of Parking - 5315 Yonge Street

#### Origin

(February 2, 2009) Report from Director, Transportation Services, North York District

#### Recommendations

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 7 parking spaces, subject to payment-in-lieu for 2 parking spaces.
2. The applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 2 parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$5,000.00.

#### Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 7 parking spaces to permit a salon and spa on the ground floor and basement level and a professional office on the second floor, whereas zero(0) parking spaces can be provided on-site.

### Financial Impact

Council's approval of this application will provide the City of Toronto with a \$5,000.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

### Background Information

Staff Report - Payment In-Lieu of Parking - 5315 Yonge Street  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19512.pdf>  
 Attachment 1 - Location Map - 5315 Yonge Street  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19513.pdf>

NY24.15	ACTION			Ward: 8
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### **Parking Prohibitions - Keele Street**

#### **Origin**

(February 26, 2009) Report from Director, Transportation Services Division, North York District

#### **Recommendations**

Transportation Services Division, North York District recommends that:

1. No Parking Anytime prohibition be installed on both sides of Keele Street from the northerly limit of The Pond Road to the southerly limit of Canarctic Drive.

#### **Summary**

To obtain approval to prohibit parking on both sides of Keele Street from The Pond Road to Canarctic Drive.

The implementation of the proposed parking prohibitions will eliminate on-street parking activity on the east side of Keele Street, north of The Pond Road and improve motorist's safety.

#### **Financial Impact**

All costs associated with the installation of the parking regulations are included within the Transportation Services Division's 2009 Operating Budget estimates.

#### **Background Information**

Staff Report - Parking Prohibitions - Keele Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19477.pdf>

Attachment 1 - Location Map - Keele Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19478.pdf>

NY24.16	ACTION			Ward: 9
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### **50 km/h Speed Limit/Zone - Wilson Avenue, Dufferin Street to Wilson Heights Boulevard**

#### **Origin**

(February 27, 2009) Report from Director, Transportation Services Division, North York District

#### **Recommendations**

Transportation Services Division, North York District recommends that:

1. The 60 km/h speed limit on Wilson Avenue between Wilson Heights Boulevard and Dufferin Street be deleted.

## Summary

To obtain approval to reduce the existing 60 km/h speed limit to 50 km/h on Wilson Avenue, between Dufferin Street and Wilson Heights Boulevard.

The reduction of the existing speed limit between Dufferin Street and Wilson Heights Boulevard will result in a continuous speed limit of 50 km/h speed on Wilson Avenue and address the residents concerns with regard to the rate of speed of vehicles on this section of roadway.

## Financial Impact

All costs associated with the implementation of the 50 km/h speed zone are included within the Transportation Services Division, North York District's 2009 Operating Budget estimates.

## Background Information

Staff Report - Wilson Avenue, Dufferin Street to Wilson Heights Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19515.pdf>)

Attachment 1 - Map - Wilson Avenue, Dufferin Street to Wilson Heights Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19516.pdf>)

NY24.17	ACTION		Delegated	Ward: 15
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## Parking Prohibitions - Shermount Avenue

### Origin

(February 27, 2009) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday" prohibitions both sides of Shermount Avenue from the northerly limit of Viewmount Avenue to the southerly limit of Glen Park Avenue.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday" prohibitions on the east side of Shermount Avenue from Viewmount Avenue to Glen Park Avenue.
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Shermount Avenue from Hillmount Avenue to Glen Park Avenue.
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday" prohibitions on the west side of Shermount Avenue from Viewmount Avenue to Hillmount Avenue.

## Summary

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

To obtain approval to prohibit parking at anytime on the west side of Shermount Avenue, from Hillmount Avenue to Glen Park Avenue.

The implementation of the parking prohibitions will address the residents' concern regarding vehicles continually parked on the west side of Shermount Avenue, between Hillmount Avenue and Glen Park Avenue due to the recent expansion of the Glencairn Baptist Church located at 713 Glencairn Avenue.

## Financial Impact

All costs associated with the installation of the parking regulations are included within the Transportation Services Division's 2009 Operating Budget estimates.

## Background Information

Staff Report - Parking Prohibitions - Shermount Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19479.pdf>

Attachment 1 - Location Map - Shermount Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19480.pdf>

NY24.18	ACTION		Delegated	Ward: 16
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## Road Alteration - Falkirk Street at Melrose Avenue

### Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services Division, North York District recommends that:

1. The City's Legal Division be directed to introduce in North York Community Council the appropriate "Road Alterations By-Law" to permit the reconfiguration of the intersection as illustrated on Transportation Services, Plan NY-1722 (Attachment 2).

## 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 for a Road Alteration By-law, facilitating the reconfiguration of the intersection of Falkirk Street and Melrose Avenue.

The proposed intersection reconfiguration will improve pedestrian mobility and safety by reducing the crossing distance, provide greater positive guidance for motorists and provide a more standardized intersection configuration.



## Financial Impact

All costs associated with the reconfiguration of the intersection of Falkirk Street and Melrose Avenue, estimated at \$110,000.00, have been included as part of Transportation Services 2009 Capital Works Program, Safety and Operational Improvements Program.

## Background Information

Staff Report - Road Alterations - Falkirk Street at Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19481.pdf>)

Attachment 1 - Area Map - Falkirk Street at Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19482.pdf>)

Attachment 2 - Location Map - Falkirk Street at Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19483.pdf>)

NY24.19	ACTION		Delegated	Ward: 16
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## Short-Term Parking - Melrose Avenue

### Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Melrose Avenue, from a point 30 metres west of the westerly limit of Avenue Road to the easterly limit of Grey Road.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Melrose Avenue, from a point 30 metres west of Avenue Road to a point 55 metres west thereof.
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing 8:00 a.m. to 6:00 p.m., Monday to Friday prohibition, on the south side of Melrose Avenue, from a point 94 metres west of Avenue Road to Grey Road.
4. Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 10 minute permitted parking, from 8:00 a.m. to 6:00 p.m, restriction on the south side of Melrose Avenue from a point 55 metres west of Avenue Road to a point 39 metres west thereof.

### Summary

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

To obtain approval to amend the existing parking regulations on the south side of Melrose Avenue, between Avenue Road and Grey Road to install parking for maximum periods of 10

minutes during the day to accommodate the needs of the Melrose Community Church Nursery School facility located on the south side of Melrose Avenue.

The amendments to the parking regulations on Melrose Avenue will address concerns related to short-term pick-up and drop-off activities at the above-noted church and nursery school facility.

### Financial Impact

All costs associated with the amendments to the parking regulations on Melrose Avenue are included within the Transportation Services Division's 2009 Operating Budget estimate.

### Background Information

Staff Report - Short-term Parking - Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19485.pdf>)

Attachment 1 - Location Map - Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19486.pdf>)

NY24.20	ACTION			Ward: 25
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### Turn/Entry Prohibition - 912, 930 & 940 Mount Pleasant Road

#### Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

#### Recommendations

Transportation Services Division, North York District recommends that:

1. Eastbound left turns from the private driveway at the intersection of Mount Pleasant Road and Elvina Gardens be prohibited at anytime.
2. Eastbound through movements from the private driveway at the intersection of Mount Pleasant Road and Elvina Gardens be prohibited at anytime.
3. Entry be prohibited at anytime to the private driveway on the south side of Erskine Avenue located 20 metres west of Mount Pleasant Road.

#### Summary

To obtain approval to implement an eastbound "No Left Turn" and an eastbound "No Through" movement prohibition from the driveway of number 912, 930, and 940 Mount Pleasant Road opposite Elvina Gardens at Mount Pleasant Road and a "Do Not Enter" prohibition to the townhouse development's driveway access on the south side of Erskine Avenue 20 metres west of Mount Pleasant Road.

The implementation of the proposed turn and entry prohibitions would be in keeping with approved Site Plan Application No. 303063. The eastbound left-turn and through restrictions from the driveway at the intersection of Mount Pleasant Road and Elvina Gardens will minimize the impact on traffic on Mount Pleasant Road. The proposed Do Not Enter restrictions to the exit only driveway on the south side of Erskine Avenue, 20 metres west of Mount Pleasant Road, will prevent vehicles from entering the townhouse development at this location.

## Financial Impact

All costs associated with the installation of the required turn/entry prohibitions are the responsibility of the applicant, Plazacorp Investments Limited.

## Background Information

Staff Report - Turn/Entry Prohibition - 912, 930 & 940 Mount Pleasant Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19494.pdf>)

Attachment 1 - Map - 912, 930, & 940 Mount Pleasant Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19495.pdf>)

NY24.21	ACTION		Delegated	Ward: 26
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## Traffic Calming Measures - Glenvale Boulevard, Bayview Avenue to Laird Drive and Broadway Avenue, Bessborough Drive to Don Avon Drive

### Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

### Recommendations

Transportation Services Division, North York District recommends that:

1. The City Clerk be directed to undertake a poll of the residents of Glenvale Boulevard, from Bayview Avenue to Laird Drive regarding the installation of traffic calming measures (speed humps) as per Attachment 2 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
2. The City Clerk be directed to undertake a poll of the residents of Broadway Avenue, from Bessborough Drive to Don Avon Drive regarding the installation of traffic calming measures (speed humps) as per Attachment 3 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
3. Subject to a favourable poll:
  - a. a road alteration by-law be prepared for Glenvale Boulevard, from Bayview Avenue to Laird Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents;
  - b. a road alteration by-law be prepared for Broadway Avenue, from Bessborough Drive to Don Avon Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents;
  - c. the speed limit be reduced from 40 km/h to 30 km/h on Glenvale Boulevard, from Bayview Avenue to Laird Drive, coincident with the implementation of the speed humps; and

- d. the speed limit be reduced from 40 km/h to 30 km/h on Broadway Avenue, from Bessborough Drive to Don Avon Drive, coincident with the implementation of the speed humps.

### Summary

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

The purpose of this staff report is to obtain approval to request the City Clerk to poll the residents of Glenvale Boulevard, from Bayview Avenue to Laird Drive and Broadway Avenue, from Bessborough Drive to Don Avon Drive, regarding the installation of traffic calming measures (speed humps as per Attachments 2 and 3), in order to determine the feasibility of installing traffic calming measures (speed humps) on Glenvale Boulevard and Broadway Avenue.

The installation of traffic calming measures would result in reduction in vehicle speeds along the subject sections of Glenvale Boulevard and Broadway Avenue.

### Financial Impact

All costs associated with the installation of traffic calming measures (speed humps) are included within the Transportation Services Division's 2009 Capital Budget estimate for the installation of traffic calming measures in the City of Toronto. The installation of speed humps are subject to competing priorities and budget availability.

### Background Information

Staff Report - Traffic Calming Measures - Glenvale Boulevard, Bayview Avenue to Laird Drive and Broadway Avenue, Bessborough Drive to Don Avon Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19499.pdf>)

Attachment 1 - Traffic Management Plan - Glenvale Blvd., Broadway Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19500.pdf>)

Attachment 2 - Speed Hump Location Plan - Glenvale Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19501.pdf>)

Attachment 3 - Speed Hump Location Plan - Broadway Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19502.pdf>)

Attachment 4 - Traffic Calming Warrant Summary - Glenvale Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19503.pdf>)

Attachment 5 - Traffic Calming Warrant Summary - Broadway Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19504.pdf>)

NY24.22	ACTION		Delegated	Ward: 33
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### Speed Reduction - Pinto Drive

#### Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. By-law No. 31878, of the former City of North York, be amended to delete the existing 40 km/h speed limit on Pinto Drive from the easterly limit of Edmonton Drive/Chipwood Crescent (west leg) to the easterly limit of the east leg of Chipwood Crescent.
2. By-law No 31878, of the former City of North York, be amended to install a 40 km/h speed limit zone on Pinto Drive from Edmonton Drive/Chipwood Crescent (west leg) to Cherokee Boulevard.

## 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 approve a request to extend the limits of the existing 40 km/h speed limit zone on Pinto Drive between Chipwood Crescent (west leg) and Cherokee Boulevard.

The existing traffic and roadway conditions satisfy the established criteria for the extension of the 40 km/h speed limit zone on Pinto Drive.

## Financial Impact

All cost associated with installation of a 40 km/h speed limit on Pinto Drive are included in the Transportation Services Division, North York District's 2009 Operating Budget estimates.

## Background Information

Staff Report - Speed Reduction - Pinto Drive

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19487.pdf>

Attachment 1 - Location Map - Pinto Drive

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19488.pdf>

Attachment 2 - Warrant - Pinto Drive

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19489.pdf>

**(Deferred from February 9, 2009 - NY23.18)**

NY24.23	ACTION			Ward: 25
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## Designation of Fire Routes and amendment to Chapter 880 - Fire Routes - 1075-1095 Leslie Street

### Origin

(January 15, 2009) Report from Toronto Fire Services

## Recommendations

Toronto Fire Services recommends that:

1. 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 be designated as fire routes pursuant to Municipal Code Chapter 880 - Fire Routes - 1075-1095 Leslie Street.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

## 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.

## Financial Impact

There are no financial implications associated with this report.

## Background Information

Staff Report - Fire Routes - 1075-1095 Leslie Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18969.pdf>

Draft By-law - Fire Routes - 1075-1095 Leslie Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18970.pdf>

NY24.24	ACTION			Ward: 25
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## Designation of Fire Routes and amendment to Chapter 880 - Fire Routes - 939 Lawrence Ave. East (Part B)

### Origin

(February 25, 2009) Report from Toronto Fire Services

## Recommendations

Toronto Fire Services recommends that:

1. 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 address set out below be designated as a fire route pursuant to Municipal Code Chapter 880 - Fire Routes - 939 Lawrence Ave. E. (Part B).
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

## 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.

## Financial Impact

There are no financial implications associated with this report.

## Background Information

Staff Report - Fire Routes - 939 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19424.pdf>)

Draft By-law - Fire Routes - 939 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19425.pdf>)

NY24.25	ACTION		Delegated	Ward: 26
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## Renaming of Flemingdon Arena

### Origin

(February 26, 2009) Report from General Manager, Parks Forestry and Recreation

### Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. North York Community Council approve the renaming of the Flemingdon Arena located at 165 Grenoble Dr, near Don Mills and Eglinton Ave. W., to the Angela James Arena in Flemingdon Park in accordance with the criteria outlined in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy.

### Summary

The purpose of this report is to seek North York Community Council approval to rename the Flemingdon Arena to the Angela James Arena in Flemingdon Park, in recognition of Ms. James' accomplishments in the sports world, as well as her inspiration to local residents as a product of the Flemingdon Park community.

Parks, Forestry and Recreation has exercised due diligence in ensuring that all criteria in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy has been met and recommends the renaming of this arena. The Ward Councillor has also expressed his support in renaming this arena in honour of Angela James.

### Financial Impact

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

## Background Information

Staff Report - Renaming of Flemingdon Arena

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19404.pdf>)

Member Motion - Renaming of Flemingdon Arena

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19406.pdf>)

NY24.26	ACTION			Ward: 33
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## Request for Extension of Existing Liquor Licence for Community Event - Armenian Community Centre Annual Summer Festival

### Origin

(February 11, 2009) Fax from Harmik Ghalustians, Manager, Armenian Community Centre

### Summary

Request by the Manager, Armenian Community Centre for an extension of the existing Liquor Licence for the 13th Annual ACC (Armenian Community Centre) Summerfest on Friday, July 10, 2009 from 5:00 p.m. to 2:00 a.m.; Saturday, July 11, 2009, from 4:00 p.m. to 2:00 a.m.; and Sunday, July 12, from 5:00 p.m. to 1:00 a.m.

NY24.27	ACTION			Ward: 33
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## Assumption of Services - Subdivision owned by Metrodome Properties Inc., Plan 66M-2382, Subdivision File S-1243 - Green Meadow Circle (5365 Leslie Street)

### Origin

(February 19, 2009) Report from Acting Director, Development Engineering

### Recommendations

Development Engineering recommends that:

1. An assumption by-law be passed to assume the municipal services in Subdivision Plan 66M-2382.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

### Summary

This report recommends that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2382, between Metrodome Properties Inc. and the City of Toronto are in the required condition to be assumed by the City.

### Financial Impact

There are no financial implications from this assumption of services other than those considered when the subdivision was approved in 2002.



## Background Information

Staff Report - Assumption of Services - Green Meadow Circle (5365 Leslie Street)  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19306.pdf>

(Deferred from February 9, 2009 - NY23.28)

NY24.28	ACTION			Ward: 24
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## Review of Site Plan Approval - 12 Rean Drive- Shared Loading and Waste Collection Area

**Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board**

### Origin

(January 21, 2009) Report from City Solicitor

### Recommendations

1. That the confidential information in Attachment 1 remain confidential.

### Summary

Item No. NY22.41, adopted by North York Community Council at its meeting on January 13, 2009, requests the City Solicitor to report to NYCC on February 9, 2009, on the site plan approval process undertaken for the property at 12 Rean Drive and any potential liability to the City for approving the site plan application. As a condition of their site plan approval, the owner of 12 Rean Drive was required to enter into an easement agreement for a shared loading and waste collection area located on the property at 8 Rean Drive. An easement right for access to the proposed shared area was registered on title; however an easement agreement containing provisions regarding maintenance and cost sharing was not entered into.

The obligation to enter into an easement agreement for shared loading and waste collection was satisfied by the applicant. Technical Services only required access rights to the shared loading and waste collection, and did not require proof of a formal maintenance and cost sharing arrangement between the two private property owners. The confidential attachment to this report comments on whether the City may be subject to any liability for approving the site plan application for 12 Rean Drive without requiring a maintenance or cost sharing agreement.

### Financial Impact

The Recommendation has no financial impact beyond what has already been approved in the current year's budget.

### Background Information

Staff Report - Review of Site Plan Approval - 12 Rean Drive  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18972.pdf>

Communication from John Craig on behalf of TSCC #1498, submitted by Councillor Shiner  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18973.pdf>

## **28a Response to TSCC #1498 Questions - Shared Loading and Waste Collection Area - 12 Rean Drive**

### **Origin**

(March 9, 2009) Report from City Solicitor

### **Summary**

Item No. NY23.28, adopted by North York Community Council at its meeting on February 9, 2009, requests the City Solicitor to report to NYCC on March 26, 2009, to respond to questions/issues raised by John Craig on behalf of TSCC #1498 that stem from a report from the City Solicitor to NYCC dated January 21, 2009 (the “City Solicitor Report”). The purpose of the City Solicitor Report was to review the site plan approval process undertaken for the property at 12 Rean Drive , and comment on any potential liability to the City for approving the site plan application. The current report responds to the six specific questions/issues posed by Mr. Craig in his communication entitled Rean Drive-Shared Loading and Waste Collection Area - Additional Issues to be addressed by City Solicitor, dated February 4, 2009 (the “ TSCC #1498 Memo”).

### **Financial Impact**

This report has no financial impact beyond what has already been approved in the current year’s budget.

### **Background Information**

Staff Report - Response to TSCC #1498 Questions - 12 Rean Drive  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19467.pdf>)

**(Deferred from February 9, 2009 - NY23.21)**

<b>NY24.29</b>	ACTION			Ward: 23
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## **Preliminary Report - Rezoning, Site Plan Applications - 51 Finch Avenue West**

### **Origin**

(January 7, 2009) 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 landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

## Summary

This application was made on December 15, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the Zoning By-law in order to permit the existing single detached house to be used as a medical office at 51 Finch Ave W.

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.

The applicant is required to make further submissions in order for their application to be complete. Furthermore, a community consultation should be scheduled as soon as possible to assess any issues the public may have with this application. This application is targeted for completion by the third quarter of 2009; the target date assumes that applicant will provide all required information in a timely manner.

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

Staff Report & Attachments 1-4 - Rezoning - 51 Finch Avenue West  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18971.pdf>

NY24.30	ACTION			Ward: 15
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## Preliminary Report - Rezoning Application - Northwest Corner of Dufferin Street and McAdam Avenue (0 Dufferin Street)

### Origin

(March 6, 2009) 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 landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

## Summary

This application was made on November 24, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend Zoning By-law 7625 of the former City of North York to permit the construction of an 11 storey apartment building including grade related retail uses along Dufferin Street and five townhouse units to the rear of the proposed apartment building on the western portion of the site.

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

Should the applicant provide any additional required information in a timely manner, it is anticipated that a final report will be completed in the third quarter of 2009.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

Staff Report & Attachments 1-6 - Rezoning - Dufferin Street at McAdam Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19521.pdf>)

NY24.31	ACTION			
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### **378 Steeles Avenue East in the Town of Markham**

#### **Origin**

(March 9, 2009) Report from Director, Community Planning, North York District

#### **Recommendations**

The City Planning Division recommends that:

1. This report be received for information.

#### **Summary**

This report provides information on an application in the Town of Markham for zoning amendment and site plan approval to permit a place of worship in an existing house as well as build an addition to the dwelling. The Town of Markham has circulated the application to the City of Toronto for comments as the site abuts the municipal boundary (Steeles Avenue East).

#### **Financial Impact**

There are no financial implications.

#### **Background Information**

Staff Report & Attachments 1-2 - Rezoning - 378 Steeles Avenue East, Markham  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19524.pdf>)

NY24.32	ACTION	1:30 PM		Ward: 23
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**Final Report - Common Elements Condominium Application and Part Lot Control Exemption Applications - 65 and 67 Finch Avenue West**

*Statutory - Planning Act, RSO 1990*

**Origin**

(March 2, 2009) 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 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 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 two 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 provides proof of payment to the satisfaction of the City Solicitor of all tax arrears and current property taxes for the subject site; 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 transfer 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.

## Summary

These applications were made on February 4, 2009 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 require that a public meeting be held.

The application for a common elements condominium proposes a common driveway on lands known municipally as 65 and 67 Finch Avenue West, located at the southeast corner of the intersection with Madeline Road. The common elements condominium is required to provide legal vehicular access to seven, 4-storey residential townhouse units and to ensure shared ownership and maintenance of the driveway 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 the seven, 4-storey residential townhouses along Finch Avenue West and two 3-storey single family dwellings along Madeline Road.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application for Part Lot Control exemption. In addition, this report recommends 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.

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

Staff Report & Attachments 1-3 - 65 & 67 Finch Avenue West  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19439.pdf>

NY24.33	ACTION	1:45 PM		Ward: 23
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## Request for Direction Report - Site Plan Applications - 182-184 Norton Avenue

### Origin

(March 10, 2009) Report from Director, Community Planning, North York District

### Recommendations

The City Planning Division recommends that:

1. City Council direct Staff to appear at the Ontario Municipal Board in support of the Site Plan Applications substantially in accordance with the Site Plan Drawings and Elevation Drawings shown in Attachments 2, 3, 4 and 5 and subject to the conditions listed in Attachments 6, 7 and 8.
2. Should City Council choose not to support the Site Plan Applications that they direct the City Solicitor to appear in opposition of the applications and hire an outside planning consulting to provide expert evidence.

## Summary

These applications were made on August 28, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to create three new lots fronting onto Longmore Street from the 2 lots at 182-184 Norton Avenue. The applicant has applied for consent and for minor variances to the Zoning By-law in order to facilitate the development. The consents and variances were approved by the Committee of Adjustment at its hearing of December 3, 2008, but appealed to the Ontario Municipal Board by the neighbouring property owner. This report deals with the Site Plan for the proposed three Single Detached Dwellings. The Site Plan Control applications have also been appealed to the Ontario Municipal Board for Council's failure to grant its approval within the required time limits.

This report recommends approval of the Site Plan Applications subject to the conditions listed in Attachments 6, 7 and 8.

## Financial Impact

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

## Background Information

Staff Report & Attachments 1-8 - 182-184 Norton Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19534.pdf>)

NY24.34	ACTION	2:15 PM	Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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## Zoning Amendments to Repeal Bylaws That Regulate Reverse Slope Driveways in the North York Community Council District Boundary

*Statutory - Planning Act, RSO 1990*

## Origin

(March 10, 2009) Report from Director, Community Planning, North York District

## Recommendations

The City Planning Division recommends that City Council:

1. Enact the Zoning By-law Amendment for the repeal of the bylaws regulating reverse slope driveways in the zoning by-laws of the former cities of Toronto, North York, York, East York (Township and Leaside by-laws) as they may apply to the district boundary of the North York Community Council substantially in accordance with the draft zoning by-law identified as Attachment No. 1.
2. Authorize the City Solicitor to make such stylistic and technical changes to the text draft zoning by-law amendment as may be required.

## Summary

The flooding of basements in grade-related houses has been a growing problem. A contributing factor to some basement flooding is when driveways lead downward into garages located in the lower level of houses, which is currently permitted in the zoning by-laws applying to the North York Community Council jurisdictional area. On January 27 and 28, 2009, City Council enacted five zoning by-law amendments, Nos. 98-2009, 99-2009, 100-2009, 101-2009 and 102-2009, corresponding to the boundaries of the North York Community Council that restrict the as-of-right permission to develop reverse slope driveways.

On February 23, 24 and 25, 2009, City Council requested a report regarding bylaws to repeal these bylaws. This report recommends passing the attached zoning amendment which will repeal the provisions previously adopted restricting reverse slope driveways. An accompanying report recommends bylaws to re-establish the restrictions on Reverse Slope Driveways to be passed by City Council at a later date.

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

Staff Report & Draft By-law Attachment - Repeal of By-laws - Reverse Slope Driveways

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19574.pdf>)

Proposal to Repeal - Public Hearing Notice - March 26, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19575.pdf>)

Reverse Slope Driveways - Letter from City Clerk - MM31.8

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19576.pdf>)

Reverse Slope Driveways - City Council Decision - NY22.34

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19577.pdf>)

Reverse Slope Driveways - Public Hearing Notice - January 13, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19578.pdf>)

Reverse Slope Driveways - Staff Report & Attachments 1-5 - NY22.34

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19579.pdf>)

Local Measures to Reduce Basement Flooding - Letter from City Clerk - NY20.47

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19580.pdf>)

Reverse Slope Driveways - City Council Decision on PG20.5

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19581.pdf>)

Local Measures to Reduce Basement Flooding - Letter from City Clerk To City Council

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19582.pdf>)

Reverse Slope Driveways - Letter from City Clerk - PG20.5

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19583.pdf>)

Reverse Slope Driveways - Staff Report to Planning & Growth Management Committee

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19584.pdf>)

Local Measures to Reduce Basement Flooding - Letter from City Clerk - NY18.53

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19585.pdf>)

Local Measures to Reduce Basement Flooding - City Council Decision - NY18.53

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19586.pdf>)

Local Measures to Reduce Basement Flooding - Member Motion - NY18.53

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19587.pdf>)



## Communications

(December 30, 2008) fax from Donald W. Kerr, LL.B (NY.Main.NY24.34.1)

(January 11, 2009) e-mail from A.A. (Sandy) Robertson, President, Bayview Cummer Neighbourhood Association (NY.Main.NY24.34.2)

(January 13, 2009) fax from Adam J. Brown, Sherman, Brown, Dryer & Karol Barristers & Solicitors (NY.Main.NY24.34.3)

NY24.35	ACTION	2:45 PM	Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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## Zoning Amendments to Regulate Reverse Slope Driveways in the North York Community Council District Boundary

*Statutory - Planning Act, RSO 1990*

### Origin

(March 10, 2009) Report from Director, Community Planning, North York District

### Recommendations

The City Planning Division recommends that:

1. City Council enact the Zoning By-law Amendments for regulating reverse slope driveways in the zoning by-laws of the former cities of Toronto, North York, York, East York (Township and Leaside by-laws) as they may apply to the district boundary of the North York Community Council substantially in accordance with the draft zoning by-laws identified as Attachment No. 1, 2, 3, 4 and 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the text draft zoning by-law amendment as may be required.
3. North York Community Council recommend to City Council the date upon which Attachment Nos. 1, 2, 3, 4 and 5 should be enacted by Council.

### Summary

The flooding of basements in grade-related houses has been a growing problem. A contributing factor to some basement flooding is when driveways lead downward into garages located in the lower level of houses, which is currently permitted in the zoning by-laws applying to the North York Community Council jurisdictional area. On January 27 and 28, 2009, City Council enacted five zoning by-law amendments corresponding to the boundaries of the North York Community Council that restrict the as-of-right permission to develop reverse slope driveways.

On February 23, 24 and 25, 2009, City Council requested a report regarding bylaws to repeal these bylaws, which is the subject of an accompanying report, and a report on bylaws to re-establish the restrictions on Reverse Slope Driveways. This report responds to the latter request by recommending that the attached draft zoning bylaw amendments be passed by City Council at a later date.

**Financial Impact**

The recommendations in this report have no financial impact.

**Background Information**

Staff Report & Attachments 1-5 - Request to Amend By-laws - Reverse Slope Driveways

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19588.pdf>)

Reverse Slope Driveways - Public Hearing Notice - March 26, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19589.pdf>)

Reverse Slope Driveways - Letter from City Clerk - MM31.8

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19590.pdf>)

NY24.Bills	ACTION		Delegated	
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**General Bills****Confirmatory Bills**