
North York Community Council

Meeting No. 25	Contact Francine Adamo, Committee Administrator
Meeting Date Tuesday, April 21, 2009	Phone 416-395-7348
Start Time 9:30 AM	E-mail nycc@toronto.ca
Location Council Chamber, North York Civic Centre	Chair Councillor Maria Augimeri

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 - March 26, 2009

Schedule of Timed Items

9:30 a.m.	-	NY25.1
10:00 a.m.	-	NY25.2
10:30 a.m.	-	NY25.3 – NY25.5
10:45 a.m.	-	NY25.6 – NY25.7
11:00 a.m.	-	NY25.8 – NY25.9
11:15 a.m.	-	NY25.10 – NY25.12
11:30 a.m.	-	NY25.13 – NY25.14
11:45 a.m.	-	NY25.19
1:30 p.m.	-	NY25.26

NY25.1	ACTION	9:30 AM		Ward: 23
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Draft By-law - To authorize the naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

Statutory - City of Toronto Act, 2006

Origin

(April 1, 2009) Draft By-law from City Solicitor

Recommendations

The North York Community Council recommends that:

1. City Council enact the Draft By-law.

Summary

To enact By-law to authorize the naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

Background Information

Draft By-law - Naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20103.pdf>

Draft By-law - Attachment 1 - Naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20104.pdf>

Public Notice - Naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20105.pdf>

Communications

(March 9, 2009) letter from Stephen Maizels, Hallstone Developments, submitting a letter from Charlene Shafer & Alan Fazeli and a petition with 14 signatures. (NY.Main.NY25.1.1)

NY25.2	Presentation	10:00 AM		Ward: All
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City Planning Division Environmental Initiatives

Summary

Presentation by Chief Planner and Executive Director, City Planning on the Division's Environmental Initiatives.

(Deferred from March 26, 2009 - NY24.4)

NY25.3	ACTION	10:30 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-20045.pdf>

NY25.4	ACTION	10:30 AM	Delegated	Ward: 15
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Encroachment Agreement Request - 734 Vaughan Road

Origin

(March 31, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards has not received the necessary clearances to recommend that the Encroachment application be approved.

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 - 734 Vaughan Rd.
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20132.pdf>

NY25.5	ACTION	10:30 AM	Delegated	Ward: 16
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Encroachment Agreement Request - 89 Grey Road

Origin

(March 31, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards has not received the necessary clearances to recommend that the Encroachment application be approved.

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 Request - 89 Grey Rd
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20131.pdf>

NY25.6	ACTION	10:45 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 34 Beechwood Avenue

Origin

(March 31, 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 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.
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 Request - 34 Beechwood Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20127.pdf>

NY25.7	ACTION	10:45 AM	Delegated	Ward: 25
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Fence Exemption Request - 2720 Bayview Avenue

Origin

(March 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 - 2720 Bayview Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20128.pdf>)

NY25.8	ACTION	11:00 AM	Delegated	Ward: 16
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Fence Exemption Request - 20 Westgrove Crescent

Origin

(March 31, 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 - 20 Westgrove Crescent

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20129.pdf>)

NY25.9	ACTION	11:00 AM	Delegated	Ward: 23
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Boulevard Cafe Request - 126 Willowdale Avenue

Origin

(March 31, 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 Boulevard Cafe application be approved, subject to the following conditions:

1. That the area of the boulevard café on the City of Toronto right-of-way be no greater than 2.44 metres by 7.77 metres, for a total area of 18.96 square metres.
2. That the boulevard café license be renewable on an annual basis with the appropriate insurance in place and the required fee being paid.
3. That a street allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof.
4. That no claims will be made against the City by the owner(s) for damages occurring to the patio, equipment, enclosure or its elements during snow removal.
5. That the occupancy permitted by the license is to be removed by the owner, at the expense of the licensee, within 30 days of receiving written notice from the Executive Director of Municipal Licensing and Standards or designate.
6. The licensee agrees that the City, or any gas, telephone, telegraph, electric light or other public utility company, shall have the right at all times to enter upon the permitted encroachment for the purpose of constructing, repairing, maintaining, replacing or removing any sewer, mains, culverts, drains, water pipes, pole wires or other underground services and installations. The licensee shall not be entitled to any damages or compensation by reason of the exercise of the City and utility company's rights; and the licensee, at his own expense, shall carry out such alterations or removal of the encroachment as may be directed by the City.
7. In default of the removal not occurring as directed, the City may carry out the removal, at the expense of the licensee, and may recover the costs incurred by legal action or in a like manner as municipal taxes.
8. The indemnification of the City by the owner(s) of the encroachments 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 not less than \$2,000,000 or such greater amount as the City Solicitor may require.
9. The licensee will, at his expense and to the satisfaction of the Executive Director of Municipal Licensing and Standards, keep and maintain the boulevard café enclosure and all or any of its components in a good and proper state of repair and safety, and will not make any additions or modifications beyond what is allowed pursuant to the terms of the License permit.
10. The licensee pay the appropriate annual leasing rate, established by the City of Toronto, Corporate Services, Facilities and Real Estate Division.

11. The licensee will secure an endorsement on their business license for a patio from Municipal Licensing & Standards.
12. The patio is for temporary seasonal use only during the period between May 1st and October 31st.

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 a boulevard cafe.

Financial Impact

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

Background Information

Staff Report - Boulevard Cafe - 126 Willowdale Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20125.pdf>

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

NY25.10	ACTION	11:15 AM	Delegated	Ward: 8
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Sign Variance Request for a Ground Identification Sign - 100 York Gate Boulevard

Origin

(January 20, 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 approve the request to permit one ground sign located along Jane Street.
2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit 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.

The purpose of this report is to review and make recommendations on a request by Dominic Rotundo of Pattison Sign Group, on behalf of the property owners McArthur Capital Inc., for an approval of variances from the former City of North York Sign By-law No. 30788, as amended, to permit installation of one illuminated, double faced first party ground sign on the west side of Jane Street north of York Gate Boulevard.

Financial Impact

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

Background Information

Staff Report - Sign Variance - 100 York Gate Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18949.pdf>)

Attachments 1-5 - 100 York Gate Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18950.pdf>)

NY25.11	ACTION	11:15 AM	Delegated	Ward: 15
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Sign Variance Request - 406 Oakwood Avenue

Origin

(March 25, 2009) 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 406 Oakwood 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. 1-83 and By-law 3369-79, of the former Municipality of York to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the northwest corner of the property with a newly designed two-sided illuminated ground sign at 406 Oakwood 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 1-4 - Sign Variance - 406 Oakwood Ave.
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19979.pdf>

NY25.12	ACTION	11:15 AM	Delegated	Ward: 15
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Sign Variance Request - 1607 Eglinton Avenue West

Origin

(March 25, 2009) 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 1607 Eglinton Avenue West.
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. 1-83 and By-law 3369-79, of the former Municipality of York to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the northwest corner of the property with a newly designed two-sided illuminated ground sign at 1607 Eglinton Avenue West.

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 1-4 - Sign Variance - 1607 Eglinton Ave. W
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19986.pdf>

NY25.13	ACTION	11:30 AM	Delegated	Ward: 16
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Sign Variance Request - 1552 Avenue Road**Origin**

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

Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit, replacement of an existing 3rd party off premise roof sign with a new 3rd party off premise trivision roof sign with an electronic message display copy.
2. The applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

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 review and make recommendations on a request by Kelly Adam of Kramer Design Associates, acting for Astral Media Outdoor, for an approval of variances from former City of North York Sign By-law No. 30788, as amended, to permit the erection of one 3rd party illuminated trivision roof sign, at 1552 Avenue Road.

Financial Impact

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

Background Information

Staff Report & Attachments 1-8 - Sign Variance - 1552 Avenue Road
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19998.pdf>

NY25.14	ACTION	11:30 AM	Delegated	Ward: 23
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Sign Variance Request - 5040 Yonge Street

Origin

(March 30, 2009) Report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto Building Division recommends that:

1. North York Community Council approve the request to permit one additional third party sign face on the existing off premise ground sign; and two illuminated first party wall signs.
2. The applicant be advised, upon approval of the variance of the requirement to obtain the necessary sign permit 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-law.

The purpose of this report is to review and make recommendations on a request by Adam Kelly of Kramer Design Associates, on behalf of the Toronto Centre for the Arts located at 5040 Yonge Street, for approval of variances from the former City of North York Sign By-law No. 30788, as amended, to add a third sign face for the purpose of third party advertising for the Toronto Centre for the Arts on the west face of an existing ground sign located on the northwest corner of North York Boulevard and Yonge Street; and to erect two illuminated first party wall signs on the east wall of the Toronto Centre for the Arts.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-6 - Sign Variance - 5040 Yonge Street
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20078.pdf>

NY25.15	ACTION		Delegated	Ward: 23
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40 km/hr Speed Zones - West Lansing Community

Origin

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

Recommendations

Transportation Services Division, North York District recommends that:

1. By-law 31878, of the former City of North York, be amended by designating Bassano Road from Cameron Avenue to Botham Road as a 40 km/h speed limit zone.
2. By-law 31878, of the former City of North York, be amended by designating Beaman Road from Sheppard Avenue West to Poyntz Avenue as a 40 km/h speed limit zone.
3. By-law 31878, of the former City of North York, be amended by designating Bogert Avenue from Frizzell Road to the west limit of Bogert Avenue as a 40 km/h speed limit zone.
4. By-law 31878, of the former City of North York, be amended by designating Botham Road from Poyntz Avenue to Stuart Crescent (south leg) as a 40 km/h speed limit zone.
5. By-law 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit zone on Cameron Avenue from the north easterly limit of Gwendolen Crescent to the westerly limit of Radine Road.
6. By-law 31878, of the former City of North York, be amended by designating Cameron Avenue from Gwendolen Crescent to Yonge Street as a 40 km/h speed limit zone.
7. By-law 31878, of the former City of North York, be amended by designating Easton Road from Sheppard Avenue West to Gwendolen Crescent as a 40 km/h speed limit zone.
8. By-law 31878, of the former City of North York, be amended by designating Evan Road from Johnston Avenue to Gwendolen Crescent as a 40 km/h speed limit zone.
9. By-law 31878, of the former City of North York, be amended by designating Franklin Avenue from Gwendolen Crescent to Yonge Street as a 40 km/h speed limit zone.
10. By-law 31878, of the former City of North York, be amended by designating Fennell Street from Sheppard Avenue West to Poyntz Avenue as a 40 km/h speed limit zone.
11. By-law 31878, of the former City of North York, be amended by designating Frizzell Road from Bogert Avenue to Poyntz Avenue as a 40 km/h speed limit zone.
12. By-law 31878, of the former City of North York, be amended by designating Florence Avenue from Easton Road to Yonge Street as a 40 km/h speed limit zone.
13. By-law 31878, of the former City of North York, be amended by designating Gwendolen Avenue from Gwendolen Crescent to Walker Road as a 40 km/h speed limit zone.
14. By-law 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit zone on Gwendolen Crescent from the northerly limit of Gwendolen

Avenue to the easterly limit of Evan Road.

15. By-law 31878, of the former City of North York, be amended by designating Gwendolen Crescent from the south limit of Gwendolen Crescent to Johnston Avenue as a 40 km/h speed limit zone.
16. By-law 31878, of the former City of North York, be amended by designating Johnston Avenue from Gwendolen Crescent to Yonge Street as a 40 km/h speed limit zone.
17. By-law 31878, of the former City of North York, be amended by designating Linelle Street from Franklin Avenue to the south limit of Linelle Street as a 40 km/h speed limit zone.
18. By-law 31878, of the former City of North York, be amended by designating Pewter Road from Sheppard Avenue West to Cameron Avenue as a 40 km/h speed limit zone.
19. By-law 31878, of the former City of North York, be amended by designating Poyntz Avenue from Beecroft Road to the west limit of Poyntz Avenue as a 40 km/h speed limit zone.
20. By-law 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit zone on Radine Road from the northerly limit of Gwendolen Avenue to the southerly limit of Johnston Avenue.
21. By-law 31878, of the former City of North York, be amended by designating Radine Road from Poyntz Avenue to the south limit of Radine Road as a 40 km/h speed limit zone.
22. By-law 31878, of the former City of North York, be amended by designating Senlac Road from Sheppard Avenue West to Poyntz Avenue as a 40 km/h speed limit zone.
23. By-law 31878, of the former City of North York, be amended by designating Stuart Avenue from Gwendolen Crescent to Walker Road as a 40 km/h speed limit zone.
24. By-law 31878, of the former City of North York, be amended by designating Stuart Crescent from Botham Road to Botham Road as a 40 km/h speed limit zone.
25. By-law 31878, of the former City of North York, be amended by designating Walker Road from Cameron Avenue to the south limit of Walker Road as a 40 km/h speed limit zone.

Summary

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

To obtain approval to amend the speed limit to 40 km/h on streets within the West Lansing Community including portions of Bassano Road, Beaman Road, Bogert Avenue, Botham Road, Cameron Avenue, Easton Road, Evan Road, Fennell Street, Florence Avenue, Franklin

Avenue, Frizzell Road, Gwendolen Avenue, Gwendolen Crescent, Johnston Avenue, Linelle Street, Pewter Road, Poyntz Avenue, Radine Road, Senlac Road, Stuart Avenue, Stuart Crescent, and Walker Road.

Financial Impact

All costs associated with the implementation of 40 km/h speed limit zones are included within the Transportation Services Division, North York District's 2009 Operating Budget estimate.

Background Information

Staff Report - 40 km/hr Speed Zones - West Lansing Community

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20079.pdf>)

Attachment 1 - Map - 40 km/hr Speed Zones - West Lansing Community

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20080.pdf>)

NY25.16	ACTION			Ward: 16, 25
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Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

Origin

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

Recommendations

Transportation Services Division, North York District recommends that:

1. Pedestrian crossings be prohibited on Yonge Street, between the north curb line of Lytton Boulevard and a point 30.5 metres south of the south curb line of Lytton Boulevard.
2. Northbound right turns on a red signal be prohibited at all times from Yonge Street to Blythwood Road.
3. Southbound right turns on a red signal are prohibited at all times from Yonge Street to Lytton Boulevard.

Summary

To obtain approval to prohibit pedestrian crossings on the south side of the intersection at Yonge Street at Lytton Boulevard, as well as to prohibit northbound and southbound right-turns during the red traffic signal indication.

The implementation of the pedestrian crossing prohibition along with northbound and southbound right-turn on red prohibitions will improve both pedestrian and vehicular safety.

Financial Impact

All costs associated with these changes on Yonge Street at Blythwood Road and Lytton

Boulevard are included within the Transportation Services Division's 2009 Operating Budget estimates.

Background Information

Staff Report - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20081.pdf>)

Attachment 1 - Map - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20082.pdf>)

Attachment 2 - Intersection Plan - Yonge Street at Blythwood Road - Lytton Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20083.pdf>)

Attachment 3 - Far-right and Near-right Offset Intersections - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20084.pdf>)

Attachment 4 - Conflicts Associated with Fully Signalized Far-right Offset intersections - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20085.pdf>)

NY25.17	Information			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Snow Removal - North York District

Origin

(March 31, 2009) Report from Director, Transportation Services Division, North York District

Summary

The purpose of this report is to respond to a request on the number of complaints received regarding removal of snow during the 2008 and 2009 winter season.

Financial Impact

There is no financial impact associated with this report.

Background Information

Staff Report - Snow Removal - North York District

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20133.pdf>)

NY25.18	ACTION			Ward: 34
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Assumption of Services - Subdivision owned by English Lane Homes Inc., Plan 66M-2365, Subdivision File UDSB 1218 - 39 Green Belt Dr.

Origin

(March 2, 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-2365.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Summary

This report advises that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2365, dated June 6, 2001, between English Lane Homes Inc. and the City of Toronto are in the required condition and recommends assumption 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 2001.

Background Information

Staff Report - Assumption of Services - 39 Green Belt Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19565.pdf>)

Attachment 1 - Map - 39 Green Belt Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19566.pdf>)

(Deferred from January 15, 2008 – NY12.24)

NY25.19	ACTION	11:45 AM		Ward: 9
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Assumption of Services - Downsview Lands Secondary Plan owned by Costco Canada Inc., Block H, Plan 64R-16745 - Billy Bishop Way

Origin

(November 14, 2007) Report from Acting Director, Development Engineering

Recommendations

Development Engineering recommends that:

1. An assumption by-law be passed to assume the public highways and municipal services in Billy Bishop Way road allowance within Registered Plan 64R-16745.
2. The City Solicitor be authorized and directed to make any payment of costs necessary to register the assumption by-law in the Land Registry Office.

Summary

This report recommends that the municipal services installed under the terms of the Section 37 Agreement for Downsview Lands Secondary Plan - Block H, dated August 28, 2000, between Costco Canada 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 plan was approved in 2000.

Background Information

Staff Report & Attachment 1 - Assumption of Services - Billy Bishop Way
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19538.pdf>)

19a Assumption of Services - Downsview Lands Secondary Plan owned by Costco Canada Inc., Block H, Plan 64R-16745 - Billy Bishop Way**Origin**

(March 23, 2009) Report from Acting Director, Development Engineering

Recommendations

Development Engineering recommends that:

1. An assumption by-law be passed to assume the public highways and municipal services in the Billy Bishop Way road allowance within Registered Plan 64R-16745.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Summary

This report advises that the municipal services installed under the terms of the Section 37 Agreement for Downsview Lands Secondary Plan - Block H, dated August 28, 2000, between Costco Canada Inc. and the City of Toronto are in the required condition and recommends assumption by the City.

Financial Impact

There are no financial implications from this assumption of services other than those considered when the plan was approved in 2000.

Background Information

Staff Report - Assumption of Services - Downsview Lands Secondary Plan - Billy Bishop Way
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20170.pdf>)

NY25.20	ACTION		Delegated	Ward: 16, 25
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Business Improvement Area (BIA) Boards of Management – Various Additions and Deletions

Origin

(March 17, 2009) Report from Director, Business Services

Recommendations

The Director of Business Services recommends that:

1. North York Community Council approve the deletion of two Yonge Lawrence Village BIA Board of Management members as set out in Attachment No.1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the change to the BIA Board of Management.

Summary

The purpose of this report is to recommend that the North York Community Council approve the deletion of two members from the Yonge Lawrence Village BIA Board of Management. The North York Community Council has the delegated authority to make final decisions regarding BIA appointments.

Financial Impact

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

Background Information

Starr Report & Attachment 1 - BIA Board of Management Additions & Deletions
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20095.pdf>

NY25.21	ACTION			Ward: 23
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Preliminary Report - Rezoning and Site Plan Control Applications - 54 Finch Avenue West

Origin

(March 23, 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 of the Planning Act.

Summary

This application was made on February 13, 2009 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to legalize an existing professional medical office use at 54 Finch Avenue West. 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.

Should the applicant provide any additional required information in a timely manner, it is anticipated the 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 1-4 - Rezoning & Site Plan - 54 Finch Ave. W.
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20000.pdf>

NY25.22	ACTION			Ward: 24
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Standard Condominium Application - 3670 Victoria Park Avenue

Recommendations

The City Planning Division recommends that:

1. This report be received for information.

Summary

This report has been prepared in response to a request for a report on an application for a standard plan of condominium at 3670 Victoria Park Avenue. The draft plan of condominium provides for the creation of 10 separate industrial units in an existing warehouse. Proposed changes to the site, including minor exterior alterations and changes to parking and landscaping were reviewed through a site plan control application approved on November 17, 2008.

At its meeting on February 24, 2009 City Council directed that staff report to the April 21, 2009 meeting of North York Community Council (and prior to approving the condominium application) on the following matters:

- a. the history of the application;

- b. whether the previous approval takes into account the impacts of this building being converted to condominium ownership; and
- c. ways that North York Community Council may review similar condominium applications.

These issues are addressed below.

Financial Impact

There are no financial implications.

Background Information

Staff Report & Attachment 1 - Condo Application - 3670 Victoria Park Ave.
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20070.pdf>

NY25.23	ACTION			Ward: 24
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Request for Report - Parking Facilities along Finch Avenue East - North York District

Origin

(March 24, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council request the City of Toronto Parking Authority to undertake an area parking review along the Finch Avenue East corridor between Yonge Street and Bayview Avenue, with emphasis on reviewing the parking needs of the Carefree Lodge Long-Term Care Facility.

Summary

North York Community Council requested the Director, Community Planning, North York District, in consultation with the Toronto Parking Authority, to report to the North York Community Council meeting on April 21, 2009, with recommendations on ways to provide Green P (city owned/operated) parking facilities along Finch Avenue East in Ward 24 to meet the growing need for additional parking in the area.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachment 1 - Report Request - Parking Facilities along Finch Ave. E.
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20017.pdf>

NY25.24	ACTION			
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Northwest Corner of Steeles Avenue West and Tandem Road, East of Keele Street, City of Vaughan

Origin

(March 26, 2009) Report from Director, Community Planning, North York District

Recommendations

That this report be received for information.

Summary

A 1974 Agreement with York Region grants the City of Toronto limited planning authority over lands within York Region that are located within 45 metres of Steeles Avenue. The agreement originated with Metro Toronto when it took over sole responsibility for Steeles Avenue and is intended to provide Metro Toronto (now the City) with the ability to control access and influence adjacent development in so far as it has transportation implications for Steeles Avenue. This authority can only be exercised in compliance with the relevant Official Plans and requires the City to notify and seek agreement from York Region Council before zoning lands north of Steeles Avenue or controlling access to Steeles Avenue. The Agreement also sets out a process for the City and York Region to circulate Official Plan amendments, zoning by-law amendments and subdivision approval applications on lands adjacent to Steeles Avenue for review and comment.

This report reviews a zoning amendment to permit a veterinary clinic in two units of an existing industrial condominium. The subject lands are currently occupied by a 24 unit industrial condominium building with a variety of uses including retail, used car sales and a regulated health professional. The lands are designated as Prestige Area by OPA #450 (Employment Area Plan) in the City of Vaughan's Official Plan and are zoned EM1 Prestige Employment Area Zone in Vaughan's Zoning By-law.

Financial Impact

There are no financial implications.

Background Information

Staff Report and Attachments 1 and 2 - Northwest Corner of Steeles Avenue West and Tandem Road, East of Keele Street, City of Vaughan

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20086.pdf>)

NY25.25	ACTION			Ward: 23
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Status Report - 4759-4789 Yonge Street - Willowdale Plaza – OMB Hearing

Origin

(March 31, 2009) Report from City Solicitor

Recommendations

The City Solicitor recommends:

1. That the Director, Community Planning, North York District bring forward a proposed general Official Plan Amendment to the Secondary Plan based on an offer to settle (“Offer”) submitted by Hullmark Centre Inc. (“Hullmark”), to the next possible North York Community Council meeting, for public consultation via a statutory Public Meeting pursuant to the Planning Act.
2. That the Director, Community Planning, North York District bring forward a proposed site-specific Official Plan Amendment to the Secondary Plan based on the Offer submitted by Hullmark to the next possible North York Community Council meeting for public consultation via a statutory Public Meeting pursuant to the Planning Act.
3. That the Director, Community Planning, North York District bring forward to the next possible North York Community Council meeting a Planning Report regarding the Offer to be considered concurrently with the Public Meeting to consider the proposed Official Plan Amendments.
4. That notice for the Public Meeting(s) under the Planning Act be given according to the Regulations of the Planning Act.

Summary

Official Plan Amendment and Zoning By-law Amendment applications have been submitted by Hullmark Centre Inc. (“Hullmark”) to permit a high density mixed use development, including a major office component, on the Willowdale Plaza lands located at the southeast corner of Yonge Street and Sheppard Avenue. After extensive negotiations between Hullmark and its team and City staff, which have resulted in a number of important improvements and refinements to the proposed project, Hullmark submitted an offer to settle (“Offer”) on March 27, 2009.

Staff is making Community Council aware of the Offer and requests direction with respect to the processing of this matter. It is contemplated that if the Official Plan Amendments being proposed are satisfactory to City Council, then it is expected that a detailed site-specific zoning by-law will follow.

Financial Impact

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

Background Information

Staff Report - Status Report - 4759-4789 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20122.pdf>)

Attachment 1 - Settlement Officer - 4759-4789 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20123.pdf>)

NY25.26	ACTION	1:30 PM		Ward: 25
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Final Report - Rezoning Application - 1075, 1077, 1083, 1087, 1091 & 1095 Leslie Street (formerly 1100 Eglinton Avenue East)

Statutory - City of Toronto Act, 2006

Origin

(March 27, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, Notice of Site Plan Approval Conditions shall be issued by the Director, Community Planning, North York District.

Summary

This application was submitted on January 12, 2006 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the conversion of an existing 23-storey hotel tower, located on former Inn on The Park site, into a 128-unit retirement residence.

The proposal is in conformity with the City's Official Plan and is consistent with the Provincial Policy Statement. The proposal is appropriate for the site and compatible with the nearby residential context.

This report reviews and recommends approval of the application to amend the Zoning By-law.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-7 - Rezoning - 1075-1077, 1083, 1091 & 1095 Leslie St
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20056.pdf>)

NY25.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills