
North York Community Council

Meeting No.	29	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, November 10, 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	Councillor John Filion	Councillor Anthony Perruzza
Vice-Chair)	Councillor Cliff Jenkins	Councillor David Shiner
Councillor Shelley Carroll	Councillor Denzil Minnan-Wong	Councillor Karen Stintz

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Declarations of Interest under the *Municipal Conflict of Interest Act***Confirmation of Minutes - October 13, 2009****Schedule of Timed Items**

9:30 a.m.	-	NY29.1
10:15 a.m.	-	NY29.2 - NY29.5
10:30 a.m.	-	NY29.6 - NY29.9
10:45 a.m.	-	NY29.11 - NY29.14
11:00 a.m.	-	NY29.27
11:45 a.m.	-	NY29.32
12:00 p.m.	-	NY29.33
1:30 p.m.	-	NY29.34
1:45 p.m.	-	NY29.35
2:00 p.m.	-	NY29.36
2:15 p.m.	-	NY29.37
2:30 p.m.	-	NY29.38

NY29.1	Presentation	9:30 AM		
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The Role of the Ombudsman at the City of Toronto**Summary**

Presentation by the Ombudsman, City of Toronto.

NY29.2	ACTION	10:15 AM	Delegated	Ward: 15
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Encroachment Agreement Request - 40 Holland Park Avenue**Origin**

(October 22, 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:

1. The North York Community Council approve the encroachment agreement for 40 Holland Park Avenue, subject to the following conditions:
 - a. That the drainpipes beside the sidewalk be capped;
 - b. That the owner(s) apply and pay for the costs for a curb adjustment;
 - c. 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;

- d. That the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- e. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
- f. 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;
- g. That the agreement be for life;
- h. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
- i. 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 Request - 40 Holland Park Ave
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24599.pdf>

NY29.3	ACTION	10:15 AM	Delegated	Ward: 16
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Encroachment Agreement Request - 227 Joicey Boulevard**Origin**

(October 22, 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:

1. The North York Community Council approve the encroachment agreement for 227 Joicey Boulevard, subject to the following conditions:
 - a. That the drainpipe under the rear yard fence be removed;
 - b. That the trees/shrubs on Kelso Avenue beside the rear yard fence are maintained so that they do not obscure the speed limit sign;
 - c. That the stones on the west side of the driveway be secured;
 - d. 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;
 - e. That the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - f. 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;
 - g. 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;
 - h. 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;
 - i. 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;
 - j. 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 Request - 227 Joicey Blvd
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24609.pdf>

NY29.4	ACTION	10:15 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 62 Highland Crescent

Origin

(October 22, 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:

1. The North York Community Council approve the encroachment agreement for 62 Highland Crescent, subject to the following conditions:
 - a. 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;
 - b. That the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. 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;
 - e. 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;
 - f. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
 - g. 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 Request - 62 Highland Crescent
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24614.pdf>

(Deferred from April 21, 2009 - NY25.8 and September 15, 2009 - NY27.9)

NY29.5	ACTION	10:15 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-24060.pdf>

Communications

(September 14, 2009) E-mail from Toby Belman (NY.Main.NY29.5.1)

(Deferred from February 9, 2009 - NY23.6, March 26, 2009 - NY24.8, September 15, 2009 - NY27.8 and October 13, 2009 - 2009.NY28.3)

NY29.6	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-24336.pdf>

Communications

(September 13, 2009) Petition from Romina Luga containing sixteen (16) signatures of area residents on Larabee Crescent (NY.Main.NY29.6.1)

(September 14, 2009) E-mail from Romina Luga, submitting clearance documents from Bell, Enbridge, Rogers and Toronto-Hydro Electric System (NY.Main.NY29.6.2)

NY29.7	ACTION	10:30 AM	Delegated	Ward: 16
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Fence Exemption Request - 120 Castlewood Road

Origin

(October 23, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends exemption from Chapter 447 – Fences, for the property at 120 Castlewood Road be refused.

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 vary from the provisions governing enclosures for swimming pools.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report Request - 120 Castlewood Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24623.pdf>)

NY29.8	ACTION	10:30 AM	Delegated	Ward: 16
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Boulevard Café Request - 1980 Avenue Road

Origin

(October 22, 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:

1. The North York Community Council approve the Boulevard Cafe application for 1980 Avenue Road, subject to the following conditions:
 - a. That no noise be permitted to cross any adjacent property lines or enter over the right-of-way that is the result of any emission of any electronic device or a group of electronic devices incorporating one or more loudspeakers or other electro mechanical transducers at any time;
 - b. That the hours of operation of the patio be restricted to 11:30 am to 11:00 p.m.;
 - c. That the area of the boulevard café on the City of Toronto right-of-way be no greater than 3.65 metres by 14.74 metres, for a total area of 53.9 square metres;
 - d. That the boulevard café license be renewable on an annual basis with the

appropriate insurance in place and the required fee being paid;

- e. That a street allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof;
- f. 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;
- g. 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;
- h. 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;
- i. 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;
- j. 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;
- k. 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;
- l. The licensee pay the appropriate annual leasing rate, established by the City of Toronto, Corporate Services, Facilities and Real Estate Division;
- m. The licensee will secure an endorsement on their business license for a patio from Municipal Licensing & Standards;
- n. 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 Request - 1980 Avenue Road
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24594.pdf>

(Deferred from October 13, 2009 - NY28.9)

NY29.9	ACTION	10:30 AM	Delegated	Ward: 23
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Boulevard Marketing Request - 184 Parkview Avenue

Origin

(September 23, 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:

1. The North York Community Council approve the Boulevard Marketing application for 184 Parkview Avenue, subject to the following conditions:
 - a. That the area of the boulevard marketing be no greater than 16.34 square metres;
 - b. That the current structures over the marketing areas be removed and that no structure or canopy of any kind be erected over the marketing area without approval;
 - c. That no marketing or any other activity or storage of materials take place anywhere else on the property or on the adjacent right-of-way so as to obstruct pedestrian or vehicular sight lines;
 - d. That the boulevard leasing license be renewable on an annual basis with the appropriate insurance in place and the required fee being paid;
 - e. That a street allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof;
 - f. That no claims will be made against the City by the owner(s) for damages occurring to the boulevard marketing area or its elements during snow removal;

- g. 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;
- h. 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;
- i. 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;
- j. 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;
- k. The licensee will, at his expense and to the satisfaction of the Executive Director of Municipal Licensing and Standards, keep and maintain the boulevard marketing area 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;
- l. The licensee pay the appropriate annual leasing rate, established by the City of Toronto, Corporate Services, Facilities and Real Estate Division;
- m. The licensee will secure an endorsement on their business license for boulevard marketing from Municipal Licensing & Standards;
- n. The boulevard marketing area is in effect and renewable on a yearly basis.

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 boulevard marketing.

Financial Impact

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

Background Information

Staff Report - Boulevard Marketing Request - 184 Parkview Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24337.pdf>

NY29.10	Information			
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Mobile Sign Enforcement – North Side of Steeles Avenue**Origin**

(October 20, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

Summary

Municipal Licensing and Standards has been enforcing the temporary sign legislation as it relates to Mobile Signs across the City. Seized signs in the North District total 111. Joint enforcement activity with the City of Vaughan is scheduled over the next six weeks.

Financial Impact

There is no financial implication or impact resulting from this report.

Background Information

Staff Report - Mobile Sign Enforcement - North Side of Steeles Ave
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24591.pdf>

NY29.11	ACTION	10:45 AM	Delegated	Ward: 15
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Sign Variance - 1350 Castlefield Avenue**Origin**

(October 20, 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 sign variances at 1350 Castlefield 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 to that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Beth Johnson of UD&D Inc. for variance from the York Sign By-law No. 3369-79 as amended, to permit 26 non illuminated wall signs and 6 ground signs, 4 of which are illuminated at the retail

development located at 1350 Castlefield Avenue.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report and Attachments 1-4 - Sign Variance - 1350 Castlefield Ave
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24590.pdf>

NY29.12	ACTION	10:45 AM	Delegated	Ward: 16
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Sign Variance Request - 3442 Yonge Street

Origin

(October 19, 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 3rd column of the table included in page 2 of this report be refused.

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 to that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Daniel Bordonali of Sutherland and Associates on behalf of Wendy Shane, General Manager for Share Practice Management Ltd. for a variance from the City of Toronto Sign By-law No. 297 as amended to permit the erection of two third party illuminated roof signs at the above noted address.

Financial Impact

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

Background Information

Staff Report & Attachments 1-7 - Sign Variance Request - 3442 Yonge Street
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24378.pdf>

NY29.13	ACTION	10:45 AM	Delegated	Ward: 24
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Sign Variance Request - 1760 Finch Avenue East

Origin

(October 7, 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 3rd column of the table included in page 3 of this report be approved.
2. If North York Community Council approves the application for the sign variance, the applicant should be advised of the requirement to obtain the necessary sign permits from the Chief Building Official; and
3. The applicant should also be notified of the requirement to obtain clearance from the Ontario Ministry of Transportation (MTO) due to the proximity of the proposed signage to highway # 404.

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 to that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Jayson Purdie of Atec Signs on behalf of Jim Hutton of Seneca College for a variance from the City of North York Sign By-Law 30788, as amended, to permit the replacement of two identification wall signs on the Seneca Student Residence at the above noted address.

Financial Impact

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

Background Information

Staff Report & Attachments 1-8 - Sign Variance Report - 1760 Finch Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24381.pdf>)

NY29.14	ACTION	10:45 AM	Delegated	Ward: 23
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Sign Variance (New Application & Report) - 515 Drewry Avenue**Origin**

(October 19, 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 for sign variance at 515 Drewry 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 to that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Todd Trudelle of The Goldberg Group, on behalf of Imperial Oil Ltd., owners of the property at 515 Drewry Avenue for approval of a variance from the former North York Sign By-law 30788, as amended, to permit the installation of three (3) business identification ground signs in conjunction with a Carwash and a Tim Hortons Pick-Up and Drive-Through facility at this location.

Financial Impact

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

Background Information

Staff Report & Attachments 1-4 - Sign Variance (New Application & Report) - 515 Drewry Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24377.pdf>)

NY29.15	Information			Ward: 9
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Report on Construction Activities at 145 Spalding Road - Toronto Building Response to request from October 13, 2009 North York Community Council meeting

Origin

(October 23, 2009) Report from Director and Deputy Chief Building Official, North York District

Summary

This report responds to the Request for Information NY28.29 adopted at the North York Community Council meeting of October 13, 2009 regarding the permit history and construction activities at 145 Spalding Road.

Building Permit 08 144062 was issued on April 7, 2008 for the construction of a detached garage in the rear yard of 145 Spalding Road.

Building Permit 08 160219 was issued on June 10, 2008 for the construction of a two storey dwelling.

Mandatory inspections required by the Ontario Building Code were undertaken by the assigned Part 9 Generalist Inspector and the Senior Inspector for both permits. Revisions were required for both permits.

During construction a number of concerns were raised by neighbours to the south of the

construction site. A vigorous inspection process was undertaken to ensure the project complied with the Ontario Building Code, North York Zoning By-law 7625 as amended and other applicable law.

Financial Impact

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

Background Information

Staff Report - Construction Activities at 145 Spalding Road
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24618.pdf>)

NY29.16	ACTION		Delegated	Ward: 15
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All-Way Stop Control - Dalemount Avenue and Dell Park Avenue

Origin

(October 8, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division recommends that North York Community Council:

1. Amend Schedule XVIII of By-law 31001, of the former City of North York, by deleting Dalemount Avenue as a through street, from the southerly limit of Fairholme Avenue to the northerly limit of Madoc Drive; and
2. Amend Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on all approaches to the intersection of Dalemount Avenue and Dell Park 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 City policy or by-laws.

To obtain approval to introduce an all-way stop control at the intersection of Dalemount Avenue and Dell Park Avenue.

The installation of an all-way stop control at the intersection of Dalemount Avenue and Dell Park Avenue will address the existing right-of-way conflicts for motorists and pedestrians.

Financial Impact

All costs associated with the installation of an all-way stop control are included within the Transportation Services Division, North York District's 2009 Operating Budget estimates.

Background Information

Staff Report - All-way Stop Control - Dalemount Ave & Dell Park Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24394.pdf>)

Location Map - All-way Stop Control - Dalemount Ave & Dell Park Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24395.pdf>)

NY29.17	ACTION		Delegated	Ward: 15
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Stopping Prohibitions - Covington Road

Origin

(October 15, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division recommends that North York Community Council:

1. Amend Schedule IX of By-law No. 31001, of the former City of North York to prohibit stopping at anytime on the north side of Covington Road from Bathurst Street to a point 65 metres westerly thereof;
2. Amend Schedule VIII of By-law No. 31001, of the former City of North York to delete parking at anytime on the north side of Covington Road from the westerly limit of Bathurst Street to a point 65 metres westerly 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 remove the existing no parking at anytime restrictions on the north side of Covington Road from the westerly limit of Bathurst Street to a point 65 metres westerly thereof and prohibit stopping at anytime on the north side of Covington Road from Bathurst Street to a point 65 metres westerly thereof.

Financial Impact

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

Background Information

Staff Report Stopping Prohibitions - Covington Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24396.pdf>)

Location Map - Stopping Prohibitions - Covington Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24397.pdf>)

NY29.18	ACTION		Delegated	Ward: 15
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Installation of an On-Street Parking Space for Persons' with Disabilities - Amherst Avenue

Origin

(October 13, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services recommends that North York Community Council:

1. Approve the installation of one on-street parking space for persons' with disabilities on the south side of Amherst Avenue, between a point 116.5 metres east of Glenholme Avenue and a point 5.5 metres further east 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 City policy or by-laws.

To obtain approval to install a disabled persons' parking space adjacent to 27 Amherst Avenue.

The installation of the disabled persons' parking space will address the needs of the resident of 27 Amherst Avenue, while only reducing the available on street parking by one space.

Financial Impact

All costs associated with the installation of a disabled persons' parking space adjacent to 27 Amherst Avenue is included in the Transportation Services Division 2009 Operating Budget.

Background Information

Staff Report - Installation of an On Street Parking Space for Persons' with Disabilities - Amherst Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24408.pdf>

Location Map – Disabled Parking Space - Amherst Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24409.pdf>

NY29.19	ACTION		Delegated	Ward: 16
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Installation of an On-Street Parking Space for Persons' with Disabilities - Bedford Park Avenue

Origin

(October 13, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services recommends that North York Community Council:

1. Approve the installation of one on-street parking space for persons with disabilities on the north side of Bedford Park Avenue, between a point 49.6 metres west of Greer Road and a point 5.5 metres further 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 City policy or by-laws.

To obtain approval to install a disabled persons' parking space adjacent to 168 Bedford Park Avenue.

The installation of the disabled persons' parking space will address the needs of the residents of 168 Bedford Park Avenue, while only reducing the available on-street parking by one space.

Financial Impact

All costs associated with the installation of a disabled persons' parking space adjacent to 168 Bedford Park Avenue is included in the Transportation Services Division 2009 Operating Budget.

Background Information

Staff Report - Installation of an On Street Parking Space for Persons' with Disabilities - Bedford Park Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24406.pdf>

Location Map - Disabled Parking Space - Bedford Park Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24407.pdf>

NY29.20	ACTION		Delegated	Ward: 16
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Installation of an On Street Parking Space for Persons' with Disabilities - Brookdale Avenue

Origin

(October 13, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services recommends that North York Community Council:

1. Approve the installation of one on street parking space for persons with disabilities on the south side of Brookdale Avenue, between a point 51.5 metres east of Greer Road and a point 5.5 metres further east 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 City policy or by-laws.

To obtain approval to install a disabled persons' parking space adjacent to 207 Brookdale Avenue.

The installation of the disabled persons' parking space will address the needs of the residents of 207 Brookdale Avenue, while only reducing the available on-street parking by one space.

Financial Impact

All costs associated with the installation of a disabled persons' parking space adjacent to 207 Brookdale Avenue is included in the Transportation Services Division 2009 Operating Budget.

Background Information

Staff Report - Installation of an On Street Parking Space for Persons' with Disabilities - Brookdale Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24404.pdf>

Location Map - Disabled Parking Space - Brookdale Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24405.pdf>

NY29.21	ACTION		Delegated	Ward: 24
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Parking Prohibitions - Rondeau Drive

Origin

(October 7, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division recommends that North York Community Council:

1. Amend Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the existing prohibited parking on the west side of Rondeau Drive, between Sirocco Drive and Francine Drive, from 8:00 a.m. to 4:00 p.m. Monday to Friday; and
2. Amend Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking on both sides of Rondeau Drive, between Sirocco Drive and Francine Drive, between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday.

Summary

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

To obtain approval to prohibit parking on the east side of Rondeau Drive, between Sirocco

Drive and Francine Drive, from 8:00 a.m. to 4:00 p.m., Monday to Friday.

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

Financial Impact

All costs associated with the parking prohibitions are included within the Transportation Services Division's 2009 Operating Budget.

Background Information

Staff Report - Parking Prohibitions - Rondeau Dr.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24399.pdf>)

Location Map - Parking Prohibitions - Rondeau Dr.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24400.pdf>)

NY29.22	ACTION			Ward: 26
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Installation of Traffic Control Signals - Laird Drive at Commercial Road

Origin

(October 14, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division recommends that City Council:

1. Approve the installation of traffic control signals at the intersection of Laird Drive and Commercial Road.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Laird Drive and Commercial Road.

The installation of traffic control signals at this location will satisfy conditions of approval of the development at 147 Laird Drive and 22 Commercial Road while providing a safe environment for both vehicular and pedestrian traffic.

Since the Toronto Transit Commission (TTC) operates a transit service on Laird Drive, City Council approval of this report is required. TTC staff has been consulted on the proposed signal installation and have not objected to the proposal.

Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Laird Drive and Commercial Road, estimated at \$150,000.00, are to be borne by the developer, Goodmans LLP on behalf of Smart Centres.

Background Information

Staff Report - Installation of Traffic Control Signals - Laird Drive at Commercial Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24401.pdf>)

Location Map - Installation of Traffic Control Signals - Laird Drive at Commercial Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24402.pdf>)

**(Deferred from May 14, 2009 - NY26.17, September 15, 2009 - NY27.6 and
October 13, 2009 - NY28.13)**

NY29.23	ACTION		Delegated	Ward: 26
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Request for an exemption from the former Borough of East York Municipal Code to permit an encroaching landscape wall at 182 Hanna Road

Origin

(April 23, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The appeal to maintain the encroaching landscape wall fronting 182 Hanna Road be denied as the required 0.3 metre setback from the municipal sidewalk cannot be provided as it would result in damage to the existing mature City owned tree.

Summary

This staff report is about a matter that Community Council has delegated authority to make a final decision.

To report on a request for an exemption from the former Borough of East York Municipal Code to permit the maintenance of an encroaching landscape wall fronting 182 Hanna Road which does not meet the required 0.3 metre setback from the municipal sidewalk. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Financial Impact

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

Background Information

Staff Report - Request for Exemption - Encroaching Landscape Wall - 182 Hanna Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24338.pdf>)

Attachment 1 - Request for Exemption - Encroaching Landscape Wall - 182 Hanna Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24339.pdf>)

NY29.24	ACTION			Ward: 26
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Road Alteration - Moore Avenue

Origin

(October 7, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division recommends that City Council:

1. Direct the City's Legal Division to introduce the appropriate "Road Alterations By-law" to permit the reconstruction of Moore Avenue as illustrated in Attachment 2;
2. Delete Permit Parking on the south side of Moore Avenue from a point 33 metres west of Bayview Avenue to a point 104.5 metres west thereof;
3. Add Permit Parking on the south side of Moore Avenue from a point 94 metres west of Bayview Avenue to a point 89 metres west thereof;
4. Add No Stopping Anytime on the north side of Moore Avenue from Bayview Avenue to Welland Avenue;
5. Delete No Parking Anytime on the south side of Moore Avenue from Bayview Avenue to a point 122.0 metres west of Brendan Avenue;
6. Add No Stopping Anytime on the south side of Moore Avenue from Bayview Avenue to a point 94 metres west thereof;
7. Add No Stopping Anytime on the south side of Moore Avenue from a point 15 metres east of Orchard Green to a point 30 metres west of Orchard Green;
8. Add No Stopping Anytime on the south side of Moore Avenue from a point 19 metres east of Lumley Avenue to a point 19 metres west of Lumley Avenue;
9. Add No Stopping Anytime on the south side of Moore Avenue from a point 19 metres east of Brendan Avenue to Welland Avenue;
10. Designate the northerly westbound lane on Moore Avenue from Bayview Avenue to a point 35 metres east thereof for westbound right-turns; and
11. Designate the southerly eastbound lane on Moore Avenue from Bayview Avenue to a point 35 metres west thereof for eastbound right-turns.

Summary

To obtain approval for a Road Alteration By-law to facilitate the reconstruction of Moore Avenue between Bayview Avenue and Welland Avenue including amendments to parking and stopping regulations and designation of right-turn only traffic lanes.

The proposed road reconstruction will include installation of barrier curb and gutter, sidewalks and a centre median. One lane of traffic will be provided in each direction of travel in addition to bicycle lanes. Parking bays will also be provided on the south side of Moore Avenue. At Bayview Avenue and Moore Avenue dedicated eastbound and westbound right-turn only lanes will also be provided. To address parking activity, no stopping at any time prohibitions are required in areas outside of the parking bays.

Since the Toronto Transit Commission (TTC) operates a transit service on Moore Avenue, City Council approval of this report is required. TTC staff has been consulted on the proposed roadway improvements.

Financial Impact

All costs associated with the reconstruction of Moore Avenue will be included as part of Transportation Services 2009 Capital Works Program.

Background Information

Staff Report - Road Alteration - Moore Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24410.pdf>)

Location Map 1 - Road Alteration - Moore Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24411.pdf>)

Location Map 2 - Road Alteration - Moore Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24412.pdf>)

NY29.25	ACTION		Delegated	Ward: 10
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Curb Cut for Driveway Widening at 226 Armour Boulevard

Origin

(October 22, 2009) Member Motion from Councillor Feldman

Recommendations

Councillor Feldman recommends that:

1. Variance from the North York Driveway and Entrance Policy be approved authorizing a 1.80 metre extension of the driveway opening at 226 Armour Boulevard.

Summary

The resident of 226 Armour Boulevard has applied for permission to widen their existing driveway and curb cut which according to the North York Driveway and Entrance Policy was installed so as to match the existing garage door opening. The resident would like to widen the curb cut and the driveway approximately 1.50 metres (approx.. 5 feet) over the allowed driveway ramp opening of 3.05 metres (approx. 10 feet), which matches the existing garage door opening.

Background Information

Member Motion - Curb Cut for Driveway Widening - 226 Armour Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24552.pdf>)

NY29.26	Information			Ward: 25, 26, 34
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Update on Identifying Land for a new Multi-pad Ice Arena in Wards 25, 26, or 34

Origin

(October 22, 2009) Report from General Manager, Parks, Forestry and Recreation

Summary

This report provides a status update on the search for a suitable site to locate a new multi- pad ice arena within Wards 25, 26 and 34.

Financial Impact

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

Background Information

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

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24523.pdf>)

NY29.27	ACTION	11:00 AM		Ward: 8
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4700 Keele Street - Inclusion on Heritage Inventory and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Origin

(October 1, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the following 14 buildings or building complexes on York University's Keele Campus at 4700 Keele Street on the City of Toronto Inventory of Heritage Properties:
 - a. Atkinson College, Phases I and II
 - b. Behavioural Science Building
 - c. Farquharson Life Sciences Building
 - d. Founders College and Residence
 - e. McLaughlin College and Tatham Hall

- f. Osgoode Hall Law School
 - g. Petrie Science and Engineering Building
 - h. Ross Building
 - i. Scott Library
 - j. Steacie Science and Engineering Building
 - k. Stedman Lecture Halls
 - l. Tait McKenzie Centre, Phase I
 - m. Vanier College and Residence
 - n. Winters College and Residence
2. City Council state its intention to designate the property at 4700 Keele Street, specifically the portion of the site containing the Abraham Hoover House, under Part IV, Section 29 of the Ontario Heritage Act.
 3. City Council state its intention to designate the property at 4700 Keele Street, specifically the portion of the site containing the Jacob Stong House and Barn, under Part IV, Section 29 of the Ontario Heritage Act.
 4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
 5. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations to the Conservation Review Board.

Summary

This report recommends that City Council include on the City of Toronto Inventory of Heritage Properties the 14 buildings or building complexes on York University's Keele Campus at 4700 Keele Street that are listed in Recommendation No. 1 below. This report also recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act three of the historic structures located on the property at 4700 Keele Street and identified in Recommendation Nos. 2 and 3 below, which are currently listed on the City's heritage inventory.

Staff have been consulting with the York University Development Corporation about the proposed listings and designations as part of the ongoing discussions concerning the updates to the York University Secondary Plan. The proposed listings and designations of buildings on the Keele Campus of York University will enable Council to protect the site's heritage attributes and values while allowing the university to move forward with its future planning objectives.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Background Information

Staff Report and Attachments - Inclusion on Heritage Inventory and Intention to Designate - 4700 Keele Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24344.pdf>)

27a 4700 Keele Street – Inclusion on Heritage Inventory and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Origin

(October 22, 2009) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the North York Community Council that:

1. City Council include the following 14 buildings or building complexes on York University's Keele Campus at 4700 Keele Street on the City of Toronto Inventory of Heritage Properties:
 - Atkinson College, Phases I and II
 - Behavioural Science Building
 - Farquharson Life Sciences Building
 - Founders College and Residence
 - McLaughlin College and Tatham Hall
 - Osgoode Hall Law School
 - Petrie Science and Engineering Building
 - Ross Building
 - Scott Library
 - Steacie Science and Engineering Building
 - Stedman Lecture Halls
 - Tait McKenzie Centre, Phase I
 - Vanier College and Residence
 - Winters College and Residence
2. City Council state its intention to designate the property at 4700 Keele Street, specifically the portion of the site containing the Abraham Hoover House, under Part IV, Section 29 of the Ontario Heritage Act.
3. City Council state its intention to designate the property at 4700 Keele Street, specifically the portion of the site containing the Jacob Stong House and Barn, under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
5. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the

Clerk be directed to refer the proposed designations to the Conservation Review Board.

Summary

The Toronto Preservation Board on October 22, 2009, considered the report (October 1, 2009), from the Director, Policy and Research, City Planning Division, respecting 4700 Keele Street – Inclusion on Heritage Inventory and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act.

Background Information

Letter from Toronto Preservation Board - 4700 Keele Street
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24589.pdf>

NY29.28	ACTION			Ward: 16
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Preliminary Report - Rezoning Application - 36-44 Eglinton Avenue West

Origin

(October 19, 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 June 10, 2009 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 438-86 of the former City of Toronto to permit the construction of a 53 storey apartment building with ground floor retail uses at 36-44 Eglinton Avenue West.

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

It is intended that a community consultation meeting be scheduled by staff in consultation with

the Ward Councillor.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Preliminary Report & Attachments 1-6 - Rezoning Application - 36-44 Eglinton Ave W
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24348.pdf>

NY29.29	ACTION			Ward: 23
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Preliminary Report - OPA & Rezoning Application - 5220 to 5254 Yonge Street

Origin

(October 19, 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 September 3, 2009 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes to amend the North York Centre Secondary Plan and North York Zoning By-law 7625 to permit a mixed-use development at the southwest corner of Yonge Street and Eglinton Avenue. The proposed mixed-use development (Centrium at North York) would consist of a 15-storey, 156 suite hotel and a 29-storey, 243 unit residential tower on a four level base building/podium. The proposal involves the demolition of residential rental dwelling units, with no replacement rental housing to be provided.

A Rental Housing Demolition and Conversion application (File 09 165759 NNY 00 RH) has been submitted with the subject application to demolish the 7 existing residential rental units located at 5250-5254 Yonge Street. An application for amendment to the Official Plan has also been submitted to seek relief from the requirement to replace the rental units.

There are two parcels within the proposed development block that are currently owned by the City. This includes the former Eva's Place – satellite office (homeless shelter for youth) building located at 5248 Yonge Street and a parcel on the north side of the former Speedy Muffler building located at 5220 Yonge Street which is presently a drainage ditch.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the Planning Act to consider the applications is targeted for the second quarter of 2010, provided that any required information is submitted in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Preliminary Report & Attachments 1-11 - OPA & Rezoning Application - 5220 to 5254 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24347.pdf>

NY29.30	ACTION			Ward: 26
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Preliminary Report - Rezoning Application - 85 Laird Drive and 115 Laird Drive

Origin

(October 22, 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 after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to amend the Zoning By-law to permit retail and office uses on the former industrial lands at the western edge of the Leaside Business Park. 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.

A community consultation meeting should be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a final staff report should be presented and Public Meeting held in the Fall of 2010.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report and Attachments 1-4 - Preliminary Report - Rezoning Application - 85 Laird Drive and 115 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24501.pdf>)

NY29.31	ACTION			Ward: 34
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Preliminary Report - Rezoning Application - 850-858 York Mills Road

Origin

(October 22, 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, after the applicant has submitted information clarifying the hotel use as set out in this report.
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 September 3, 2009 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes to rezone the lands at 850-858 York Mills Road to permit a 15 storey 438 unit all-suites hotel with accessory retail, service commercial, restaurant and professional/medical office uses.

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.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A final report and a Public Meeting under the Planning Act will be scheduled when appropriate.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report and Attachments 1-4 - Preliminary Report - Rezoning Application - 850-858 York Mills Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24516.pdf>)

NY29.32	ACTION	11:45 AM		Ward: 25
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Request for Direction Report - OPA, Rezoning and Site Plan Control Applications - 2500 Bayview Ave

Statutory - Planning Act, RSO 1990

Origin

(October 23, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications for the reasons outlined in this report;
2. Should the Site Plan Control application be appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Board in opposition to the Site Plan Control application.
3. City Staff be authorized to appear before the Ontario Municipal Board Hearing in support of the recommendation above and the City Solicitor and any other appropriate City Staff be authorized to take such actions as necessary to give effect to the recommendations of this report.

Summary

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

The application proposes to amend the Official Plan and Zoning By-law No. 7625 to permit the construction of eight 3-storey townhouses at 2500 Bayview Avenue.

The applicant has appealed the proposed Official Plan and Zoning By-law Amendments to the Ontario Municipal Board, citing Council's failure to render a decision within the allotted time frames. The applicant has also recently submitted a separate application for site plan control, with the intention of consolidating all matters at the Ontario Municipal Board.

The purpose of this report is to seek Council's direction for Staff to attend the Ontario Municipal Board in opposition to the Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications. A three day hearing has been scheduled for February 3, 2010.

Financial Impact

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

Background Information

Request for Direction Report and Attachments 1-7 - OPA, Rezoning & Site Plan Control Applications - 2500 Bayview Ave
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24558.pdf>

NY29.33	ACTION	12:00 PM		Ward: 15
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Status Report - Zoning By-law Amendment and Subdivision Applications - 3083-3101 Dufferin Street and 770 Lawrence Avenue West

Origin

(October 23, 2009) Report from Director, Community Planning, North York District

Summary

The Request for Direction report will seek Council's direction with respect to an upcoming Ontario Municipal Board hearing. The Zoning By-law Amendment and Draft Plan of Subdivision applications propose a mixed use development including retail space and 1,700 residential units in a combination of point towers, mid-rise buildings and townhouses. The applications also propose to establish a public road connecting Lawrence Avenue West to Dane Avenue and include a 0.81 hectare park in the northeast quadrant of the site.

Financial Impact

There are no financial implications.

Background Information

Status Report - 3083-3101 Dufferin Street & 770 Lawrence Ave W
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24572.pdf>

NY29.34	ACTION	1:30 PM		Ward: 10
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Final Report - Rezoning Application - 31, 33 and 35 Wilmington Avenue

Public Notice Given

Statutory - Planning Act, RSO 1990

Origin

(October 15, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary bill to Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act.
4. Prior to introducing the necessary bill to Council for enactment, the applicant shall retain a private and qualified consultant to undertake a building audit to the satisfaction of the Director of Community Planning North York District in consultation with the Deputy Chief Building Official, the Executive Director of Municipal Licensing and Standards, and the Fire Marshal demonstrating that the existing retirement home at 33 Wilmington Avenue meets the City's Property Standards and Fire Code requirements to accommodate a maximum of 4 bedrooms with double occupancy and 12 bedrooms with single occupancy for a total of 20 residents. The applicant will ensure that any deficiencies are rectified prior to the enactment of the Zoning By-law.
5. Prior to introducing the necessary bill to Council for enactment, the applicant shall provide an undertaking, to the satisfaction of the City Solicitor, guaranteeing that prior to the issuance of a demolition permit for 31 Wilmington Avenue, all residents at 31 Wilmington Avenue will be provided the option to be relocated to 33 Wilmington Avenue, with no rent increase, until such time as an occupancy permit has been issued by the Chief Building Official for 31 Wilmington Avenue, and further, that said residents will be offered a first right of refusal for the opportunity to rent newly constructed units in the newly constructed retirement home at 31 Wilmington Avenue.

Summary

This application was submitted on April 7, 2005 and is not 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 to permit the construction of a three storey, 20 bedroom retirement residence at 31 Wilmington Avenue. The proposed retirement home at 31 Wilmington Avenue would be operated in conjunction with the existing two-storey 16 bedroom retirement home and accessory place of worship at 33 Wilmington Avenue. No expansion or construction is proposed to the buildings at 33 and 35 Wilmington Avenue. A total of 36 rooms are proposed for 31 and 33 Wilmington Avenue.

The proposal is compatible with the surrounding neighbourhood and is consistent with the Neighbourhoods policies of the Official Plan. 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

Final Report & Attachments 1-6 - Rezoning Application - 31, 33 and 35 Wilmington Ave
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24349.pdf>

NY29.35	ACTION	1:45 PM		Ward: 10
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Final Report - Official Plan Amendment and Rezoning Application - 555 Finch Avenue West

Public Notice Given

Statutory - Planning Act, RSO 1990

Origin

(October 22, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan of the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. City Council require that the community benefits detailed below be secured in a Section 37 Agreement between the owner and the City of Toronto, and that the Agreement be

registered on title, to the satisfaction of the City Solicitor, before introducing the necessary Bill(s) to City Council for enactment

5. City Council require the Owner to provide the following community benefits pursuant to Section 37 of the Planning Act:
 - a. The Owner provide an affordable housing contribution of 110 units to be provided as follows:
 - i. Following the completion of the first building containing independent living units, a minimum of 10 percent of the overall commitment be achieved within said building;
 - ii. Following the completion of the second building containing independent living units, a minimum of 20 percent of the overall affordable housing commitment be provided;
 - iii. Following the completion of the third building with independent living units, a minimum of 40 percent of the overall affordable housing commitment be provided;
 - iv. Following the completion of the fourth building containing independent living units, a minimum of 70 percent of the overall affordable housing commitment be provided;
 - v. A minimum of 90 affordable housing units be provided for the first 600 independent living units constructed on the site; and
 - vi. Following construction of the first 600 independent living units on site, the owner shall provide affordable housing units at a minimum of rate of 20 percent of the number of independent dwelling units constructed above and beyond the initial 600 units to a maximum of 20 additional affordable housing units.
 - b. Prior to the completion of Building “A”, the Owner construct a pedestrian trail, including renaturalization, on lands within the 10m buffer from long term stable slope to be conveyed to the City.
 - c. Prior to the completion of Building “A”, the Owner provide the City with public access easements to enable pedestrian connections to the pedestrian trail from the proposed public road, to the satisfaction of the Chief Planner and Executive Director, City Planning, over the following locations:
 - i. From the proposed road to the trail over the area between the proposed Building “A” and the west property line; and
 - ii. Over the existing surface easement to the south of proposed Building “I”.

- d. The Owner provide 150 square meters of community space on the ground floor of Building “F” provided:
 - i. The community space is leased to the City at no cost, including rent and utilities (hydro and HVAC) and maintenance fees for a period of 25 years, renewable for an additional 25 years, at the City’s sole discretion. The City will be responsible for the permitting and the day-to-day operation of the space;
 - ii. The community space is to be located adjacent to a public right-of-way with direct access from a publicly accessible entry of the building or directly from Finch Avenue West or the proposed ring road, assuming public access is secured over the relevant portions of the ring road, pending its conveyance to the City;
 - iii. The community space will be finished and furnished appropriately by the Owner as a multipurpose facility. The space will be initially outfitted with tables and chairs appropriate for use by seniors and contain appropriate storage areas as required by and to the satisfaction of City Parks, Forestry & Recreation staff;
 - iv. To ensure appropriate and non-disruptive activities are scheduled for space in a building housing seniors apartments and retirement residences, the scheduling of activities shall be mutually agreed to by Parks, Forestry & Recreation staff and Advent Health Care Corporation; and
 - v. To ensure optimal utilization of the space, Advent Health Care Corporation would be granted access, subject to obtaining the necessary permit from the City and be given priority access to the space if no other group has requested the space via the permitting process.
 - e. Prior to final Site Plan Control approval for Building F, a public art contribution of \$350,000 in accordance with the City of Toronto’s Public Art Program.
6. Prior to introducing the necessary Bills for enactment, City Council require the owner to enter into a Section 37 Agreement, to be registered on title, securing the following matters as a legal convenience:
 - a. The construction of a new public road and services to City standards within an 18.5 metre right of way that will be conveyed to the City, free and clear of all encumbrances other than limited underground pedestrian or vehicular links as approved by the Executive Director, Technical Services Division and the Executive Director, Transportation Services, prior to the earlier of:
 - i. The issuance of any building permit which causes the combined floor gross floor area on the site to equal or exceed 130,000m²;or
 - ii. 20 years from the date of the execution of the Section 37 Agreement.

- b. Prior to the completion of the pedestrian trail, the provision of a public access easement to the City over the aforementioned 18.5 metre right of way, pending conveyance to the City.
 - c. The conveyance of 2.12 hectares below the long term stable slope to the Toronto and Region Conservation Authority prior to the issuance of final Site Plan Control approval for Buildings A or I; and
 - d. The conveyance of a 2,170 square meter buffer above long term stable slope to the City of Toronto for parks purposes, pursuant to Section 42 of the Planning Act, to be conveyed prior to the issuance of the first above grade building permit for Buildings A or I, reserving a surface easement over the trail for construction and maintenance a pedestrian trail
7. Before introducing the necessary Bills for enactment, City Council require the owner to submit a final R-Plan showing the land conveyances required to implement matters noted above to the satisfaction of the Chief Planner, Executive Director of Technical Services, General Manager of Parks, Forestry and Recreation, and Toronto and Region Conservation Authority.
 8. Before introducing the necessary Bills for enactment, City Council require the Owner to submit a letter to the satisfaction of the City Solicitor undertaking to withdraw their appeal of the City of Toronto Official Plan upon the site specific amendment to the North York Official Plan and Zoning By-law coming into force and effect and the site specific modification to the Toronto Official Plan being presented to the Ontario Municipal Board for approval.
 9. City Council modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification No. 116 attached as Attachment No. 9, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board to have the modification approved.
 10. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Modification No. 116 as be required.

Summary

This application was made on August 16, 2004 and is not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The lands are subject to an outstanding appeal of the current City of Toronto Official Plan, therefore the policies of the former City of North York Official Plan remain in force and effect for the purposes of this application.

This application proposes to amend the Official Plan and Zoning By-law of the former City of North York to permit the comprehensive redevelopment of an 8.2 hectare site at 555 Finch Avenue West as a continuing care retirement community and health care campus for seniors integrating an existing hospital building and long term care facility with seven new structures. The redevelopment proposal includes independent living and assisted living units, hospital and medical office uses with support retail, and community recreation and amenity spaces. The

proposal is organized around a new public road and trail system connecting internal open spaces to the ravine system at the rear of the property.

The proposal would redevelop an underutilized former hospital site while preserving and enhancing natural heritage features along the West Branch of the Don River. As part of the redevelopment scheme, affordable housing, community space for seniors in a priority neighbourhood, and a naturalized pedestrian trail along the top of bank at the rear of the site will be among matters secured via a Section 37 Agreement.

This report reviews and recommends approval of the application to amend the former City of North York Official Plan and Zoning By-law 7625. This report also recommends a modification to the City of Toronto Official Plan with a site specific policy to provide for the uses requested by the applicant.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Final Report & Attachments 1-9 - Official Plan Amendment & Rezoning Application - 555 Finch Ave W

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24577.pdf>

NY29.36	ACTION	2:00 PM		Ward: 16
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Final Report - City-Initiated 'Avenue' Study for Avenue Road from Lawrence Avenue to Wilson Avenue

Public Notice Given

Statutory - Planning Act, RSO 1990

Origin

(October 13, 2009) Report from Director, Policy and Research and Director, Community Planning, North District

Recommendations

The City Planning Division recommends that City Council:

1. Amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 2.
2. Amend Toronto Zoning By-law 438-86 as amended, substantially in accordance with the draft zoning by-law amendment attached to this report as Attachment 3.
3. Amend the North York Zoning By-law 7625, as amended, substantially in accordance

with the draft zoning by-law amendment attached to this report as Attachment 4.

4. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
5. Request the Chief Planner and City Solicitor to incorporate the content of the draft zoning by-law amendments cited in recommendations 2 and 3 into the new citywide harmonized Zoning By-law.
6. Adopt the Urban Design Guidelines attached to this report as Attachment 5.
7. Direct Parks, Forestry and Recreation and Real Estate staff, in consultation with the Ward Councillor, to continue negotiations to acquire the portion of the Douglas Greenbelt adjacent to the sidewalk on the north side of Glengarry Avenue to re-establish a southern access to the ravine park.
8. Direct Parks, Forestry and Recreation Staff to improve and re-naturalize the Douglas Greenbelt Ravine.
9. Direct Parks, Forestry and Recreation Staff, in consultation with the Public Realm office, to improve the small parkette at the Douglas Avenue entrance to the Douglas Greenbelt, and to consider improving the south side of Douglas Avenue between Avenue Road and the entrance to the Douglas Greenbelt through the planting of trees and creation of a sidewalk on the boulevard.
10. Direct Parks, Forestry and Recreation and Real Estate staff, to acquire the Roe Avenue Bus Loop should it be declared surplus by the TTC, and create a parkette on the Avenue Road frontage of these lands.
11. Direct Transportation Services staff, including the Public Realm office, Parks Forestry and Recreation Staff to study the closure of Dunblaine Avenue at the east side of Avenue Road to create a ‘village square’ park on the public right-of-way.
12. Direct Transportation Services staff, including the Public Realm office, Planning staff and Technical Services staff to landscape and improve the spaces between the curbs and the edge of the rights-of-way as the opportunities arise at the following intersections of Avenue Road:
 - southwest corner of Bedford Park Avenue
 - southwest and northwest corners of Douglas Avenue
 - northwest corner of Cranbrooke Avenue
 - southwest and northwest corners of Brookdale Avenue
 - southwest corner Roe Avenue
 - northwest corner Wilson Avenue
 - northeast corner Wilson Avenue
 - northeast corner Haddington Avenue
 - northeast and southeast corners Felbrigg Avenue
 - southeast corner Roe Avenue

- southeast corner Deloraine Avenue
 - northeast corner Woburn Avenue
13. Direct Transportation Services staff, including the Public Realm office, and Parks, Forestry and Recreation staff to investigate the opportunity to close Avenue Road access to the laneways running between Avenue Road and Grey Road on the blocks between Douglas, Bedford Park, and Woburn Avenues, in order to create new parkettes on the Avenue Road frontage.
 14. Direct Transportation Services staff, including the Public Realm office, and Technical Services staff to investigate the opportunities for providing landscaped areas within the existing painted centre lane medians on Avenue Road between Lawrence and Wilson Avenues.
 15. Direct Transportation Services Staff, including the Co-ordinated Street Furniture Program staff, to incorporate the recommendations of the Avenue Road Avenue Study consultants report into their site plan for the placement of street furniture on the Avenue Road sidewalks between Lawrence and Wilson Avenues.
 16. Direct City Planning Staff, the Public Realm office of Transportation Services and Cultural Service Staff to include in the Public Art Master Plan the intersection of Avenue Road and Lawrence Avenue and the area of Avenue Road south of the 401 as ‘gateway’ locations that are appropriate for the installation of public art.
 17. Direct City Planning Staff, Cultural Service staff and the Public Realm office of Transportation Services to work with utility companies to create public art on utility boxes on the Avenue Road right-of-way between Lawrence and Wilson Avenues.
 18. Direct Transportation Services staff to work with the Ward Councillor to place ‘The Upper Avenue’ name on the street signs on Avenue Road between Lawrence and Wilson Avenues.
 19. Direct the Toronto Parking Authority to investigate opportunities for new public parking lots and underground structures on Avenue Road between Lawrence Avenue and St. Germain Avenue as opportunities arise with redevelopment of lands abutting Avenue Road.
 20. Direct Transportation Services staff to undertake an Area Traffic Study in the future in the area of Avenue Road between Lawrence Avenue and Highway 401, including residential areas east and west of Avenue Road.
 21. Direct Building staff to incorporate into the new harmonized Sign By-law, if required, a provision to prohibit new third-party roof signs on the portion of Avenue Road between Lawrence Avenue and Highway 401.

Summary

This report summarizes and contains recommendations to implement the Avenue Study for the portion of Avenue Road between Lawrence and Wilson Avenues. Since 2007, City staff,

consultants, the Ward Councillor and members of the local community have worked together to study this area and put forward a framework for new development and the improvement of the public realm on this portion of Avenue Road. The implementation of this study includes an amendment to the North York Zoning By-law to create a new zoning regime suited to this Avenue segment, an amendment to the Official Plan and former Toronto Zoning By-law to recognize an existing ravine park and urban design guidelines to guide development on this portion of Avenue Road.

Background Information

Staff Report and Attachments 1-5 - Final Report - City-Initiated 'Avenue' Study for Avenue Rd from Lawrence Ave to Wilson Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24586.pdf>)

Attachment 6 - Avenue Road Avenue Study, April 2008, BMI/Pace Consultants

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24587.pdf>)

NY29.37	ACTION	2:15 PM		Ward: 8
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Final Report – York University Secondary Plan Update

Public Notice Given

Statutory - Planning Act, RSO 1990

Origin

(October 20, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that City Council:

1. Amend the Official Plan substantially in accordance with the proposed Official Plan Amendment attached as Attachment No. 1.
2. Amend the former City of North-York Zoning By-law 7625 substantially in accordance with the proposed Zoning By-law Amendment attached as Attachment No. 2.
3. Approve the Transportation Master Plan which satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process attached as Attachment No. 3.
4. Direct the City Solicitor to withhold introduction of the necessary Bills to City Council for enactment, pending confirmation that York University has withdrawn its outstanding appeal of the City's Official Plan.
5. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

Summary

The purpose of this report is to recommend adoption of the proposed amendments to the Official Plan, including the proposed York University Secondary Plan, and to the former City of North York Zoning By-law as well as approve the York University Transportation Master Plan. This report also provides additional information on matters that were raised by City Council at its May 2009 meeting and at the September 29, 2009 community consultation meeting and identifies resulting revisions to the proposed Official Plan and Zoning By-law Amendments.

The proposed Secondary Plan is a transit-supportive plan that will foster the development of complete communities surrounding the University. The proposed Secondary Plan and Zoning By-law Amendments, as revised, conform to the Places to Grow Growth Plan and are consistent with the Provincial Policy Statement.

Financial Impact

There are no immediate financial implications resulting from the adoption of the recommendations contained in this report. The recommendations in this report may have financial implications in the provision of some community services and facilities in the future. The determination of the actual facilities required, and financial implications to the City, will be determined at the precinct planning stage and as development proceeds within the Secondary Plan area.

Background Information

Final Report & Attachments 1-2 - York University Secondary Plan Update

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24542.pdf>)

Schedule "I" to Attachment 1 - York University Secondary Plan

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24543.pdf>)

Attachment 3 - Transportation Master Plan

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24544.pdf>)

37a York University Secondary Plan Update - Application of City By-Laws re: Parking Enforcement

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

Origin

(October 21, 2009) Report from City Solicitor

Recommendations

It is recommended that:

1. The confidential information in Attachment 1 remain confidential.
2. This report be received for information and no further action taken pending receipt of a final determination in the case of Municipal Parking Corp. v Toronto.

3. Once a final decision is released, the City Solicitor report back on options, if any, available to the City in light of the court decision.

Summary

This report responds to a request from City Council to advise how the City can require York University to adopt the City wide procedures established for parking enforcement within the context of the York University Secondary Plan. It is not recommended that the York University Secondary Plan be amended to deal with parking enforcement issues. This is more appropriately handled through the City's licensing powers.

Who has jurisdiction over parking enforcement within York University's campus is a complex issue, long outstanding between the City and York University. It is highly likely that any attempt by the City to require York University to comply with City By-Laws with respect to parking enforcement will be challenged in court. The confidential attachment provides solicitor client advice on this request.

Financial Impact

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

Background Information

Staff Report - York University Secondary Plan Update - Application of City By-Laws re: Parking Enforcement

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24555.pdf>

NY29.38	ACTION	2:30 PM		Ward: 8
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Final Report - 470 Sentinel Road and 1, 35 and 40 Fountainhead Road Official Plan Amendment and Rezoning Applications and 35 Fountainhead Road Draft Plan of Subdivision Application

Public Notice Given

Statutory - Planning Act, RSO 1990

Origin

(October 8, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9.

2. City Council amend the Zoning By-law for the lands at 470 Sentinel Road and 1, 35 and 40 Fountainhead Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, the owner of the lands shall enter into an agreement with the City pursuant to Section 37 of the Planning Act, to the satisfaction of the City Solicitor, to secure and provide the following community benefits:

- a. The rental tenure of the four existing apartment buildings on the site and the maintenance of their affordable and mid-range rents for a minimum of 25 years from the date any by-law to permit additional development comes into effect, and agreement by the owner that during this time period no application for condominium conversion or application to demolish the existing buildings will be made.
- b. Design, construct, provide and maintain at its own cost a new private recreation centre building of a minimum 2,200 m² of gross floor area which is to include a minimum 1,100 m² private recreation centre facility. The recreation centre facility is for use by the residents of the existing rental apartment buildings at no cost to the tenants. The recreation centre facility is to include an indoor swimming pool and change rooms.

The recreation centre building is to be constructed as part of Phase 1. Prior to or together with the issuance of a building permit for Building L, and prior to the issuance of any building permit for Buildings I, J, K, E and F in Phases 2 and 3, construction shall have commenced on the recreation centre building. The recreation centre facility shall be completed and ready for operation by the completion and occupancy of Building L and prior to the issuance of any building permit for Buildings I, J, K, E and F in Phases 2 and 3.

- c. Construct and provide, to the satisfaction of Children's Services Division, in the private recreation centre building a fully furnished and equipped 66 space non-profit child care centre of a minimum 1,100 m² of gross floor area and a minimum 345 m² of outdoor play space which will be appropriately surfaced and equipped and subject to City design criteria. The child care centre is to be secured for a period of 99 years.

The child care centre is to be constructed and in operation as part of Phase 1. Prior to or together with the issuance of a building permit for Building L, and prior to the issuance of any building permit for Buildings I, J, K, E and F in Phases 2 and 3, construction shall have commenced on the child care centre. The child care centre shall be completed and ready for operation by the completion and occupancy of Building L and prior to the issuance of any

building permit for Buildings I, K, E and F in Phases 2 and 3.

The owner agrees to provide a monetary contribution, indexed to the Statistics Canada Non-residential Construction Price Index for Toronto from the date this By-law comes into force, to the child care centre of:

- (i) \$150,000 for start up costs; and
- (ii) \$50,000 to a capital reserve equipment fund to provide for the replacement of equipment

by the completion and occupancy of Building L and prior to issuance of any building permit for Buildings I, K, E and F in Phases 2 and 3.

- d. The owner agrees to provide to the City a financial contribution of \$700,000, indexed to the Statistics Canada Non-residential Construction Price Index for Toronto from the date this By-law comes into force, to be used towards the construction of an artificial outdoor ice rink in Fountainhead Park. The financial contribution is to be provided as part of Phase 1 prior to the issuance of a building permit for Building L and prior to the issuance of any building permit for Buildings I, J, K, E and F in Phases 2 and 3, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
- e. The owner agrees to provide to the City a financial contribution of a maximum of \$1 million in instalments, for deposit to the City's Capital Revolving Fund for Affordable Housing, with each instalment to be paid prior to issuance of the related above-grade building permit. For Buildings E, F, G, H, I, J, K and L, each instalment amount is based on \$1,000 per dwelling unit included in the related building permit to be issued, to a total for all of the buildings not to exceed \$1 million, together with the indexing amount for that instalment. Each instalment shall be indexed to the Statistics Canada New Housing Construction Price Index for Toronto from the date this By-law comes into force to the date of payment.
- f. A public art contribution of \$250,000, indexed to the Statistics Canada Non-residential Construction Price Index for Toronto from the date this By-law comes into force, in accordance with the City of Toronto's Percent For Public Art Program.
- g. Prepare and implement a ravine stewardship plan for the public lands located in the valley and the lands located below and above the staked top-of-bank line being conveyed to the Toronto and Region Conservation Authority, to the satisfaction of the Toronto and Region Conservation Authority and Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division.
 - i. A Letter of Credit to secure the preparation of the ravine stewardship plan shall be submitted to the Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division prior to master site plan approval, to the satisfaction of the Toronto and Region

Conservation Authority and Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division.

- ii. A Letter of Credit guaranteeing the implementation of the ravine stewardship plan shall be submitted to the Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division prior to Phase 1 site plan approval, to the satisfaction of the Toronto and Region Conservation Authority and Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division.
 - h. The owner agrees that the above noted facilities, services and/or matters shall be provided with no pass through of related costs to the tenants of the existing buildings.
5. Before introducing the necessary Bills to City Council for enactment, the owner of the lands shall enter into an agreement with the City pursuant to Section 37 of the Planning Act, to the satisfaction of the City Solicitor, to secure and provide the following:
- a. Net improvements to the existing rental buildings that are to be maintained and their related facilities with no pass through of related costs to the tenants, to the satisfaction of the Director, Community Planning, North York District. These improvements are generally as set out in Attachment 8 and are to have a minimum value of \$5 million. The improvements are to be completed prior to the issuance of a building permit for Buildings E and F in Phase 3.
 - b. Construction shall proceed in accordance with the development Phasing Plan.
 - c. The owner agrees to convey to the City for nominal consideration:
 - i. lands for the extension of Fountainhead Road to Finch Avenue;
 - ii. lands for road widenings; and
 - iii. lands to provide a cul-de-sac at the west end of Fountainhead Roadas set out in the Technical Services Division memorandum dated May 14, 2009 to the satisfaction of the Director, Technical Services, North York District.
 - d. The owner agrees to commence construction of the extension of Fountainhead Road to Finch Avenue including a new signalized intersection, road widenings, and a cul-de-sac at the west end of Fountainhead Road, all as part of Phase 1 and to complete these road works prior to the issuance of any building permit for Buildings I, J, K, E and F in Phases 2 and 3 to the satisfaction of the Director, Technical Services, North York District.
 - e. Develop and implement an appropriate construction mitigation and communications strategy for the tenants of the existing buildings and residents of the new residential buildings at the owner's cost and expense, to the satisfaction of the Director, Transportation Services, North York District.

- f. The owner agrees to provide and maintain a green roof with a continuous coverage of vegetation over at least 50% of the roof of the recreation centre building, to be implemented through site plan approval, to the satisfaction of the Director, Community Planning, North York District.
- g. Dedicate and convey to the Toronto and Region Conservation Authority for nominal consideration, all the lands below and above the staked top of bank line as shown on Zoning By-law Schedules RM6(182)A, RM6(182)B, and RM6(182)C having an area of approximately 0.475 hectares, to the satisfaction of the Toronto and Region Conservation Authority and the City Solicitor, prior to the registration of the first condominium in Phase 1.
- h. Prepare and implement a forest stewardship plan for the forested areas on the site north of Fountainhead Road and south of the hydro corridor, to the satisfaction of the Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division.
 - i. A Letter of Credit to secure the preparation of the forest stewardship plan shall be submitted prior to master site plan approval, to the satisfaction of the Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division.
 - ii. A Letter of Credit guaranteeing the implementation of the forest stewardship plan shall be submitted prior to Phase 3 site plan approval, to the satisfaction of the Parks, Forestry and Recreation, Urban Forestry, Ravine and Natural Feature Protection Division.
- i. The landscape master plan valued at a minimum of \$1,500,000 to form the basis for detailed landscape plans for on site landscape improvements which will be secured through an agreement pursuant to Section 41 of the Planning Act and Section 114 of the City of Toronto Act.
- j. Buildings E and J will be marketed as seniors residences. The buildings will include common and shared facilities such as kitchens and common dining rooms.
- k. The owner agrees to provide a certified cheque to the Toronto Transit Commission (T.T.C.) for \$50,000 for transit signal priority intersection improvements as noted in the memorandum of the Toronto Transit Commission dated December 23, 2008. This is to be paid to the T.T.C. prior to the issuance of any building permit.
- l. Provide a revised stormwater management plan as part of master site plan approval to the satisfaction of the Toronto and Region Conservation Authority and the Director, Technical Services, North York District.
- m. The owner agrees that the above noted facilities, services and/or matters shall be

provided with no pass through of related costs to the tenants of the existing buildings.

6. City Council recommend to the Chief Planner that the Draft Plan of Subdivision be approved, generally as illustrated on Attachment 3, subject to:
 - a. The conditions as generally listed in Attachment 11, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. Such revisions to the proposed plan of subdivision or additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of the development.

Summary

The rezoning application was submitted on July 17, 2006 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The Official Plan Amendment and Draft Plan of Subdivision applications were submitted after this date and are subject to these Acts.

The proposal for 470 Sentinel Road and 1, 35 and 40 Fountainhead Road is to permit 1,035 new residential units in 8 condominium apartment buildings with heights ranging from 6 to 12 storeys. The proposal also includes a new public road connecting the west end of Fountainhead Road to Finch Avenue. The four existing 22 storey rental apartment buildings on the lands will be maintained and upgraded.

The proposal also includes the construction of a new private indoor recreational centre for the existing rental buildings, a 66 space child care facility, 93 m² of commercial space, a financial contribution of \$700,000 to be used towards the construction of an artificial ice rink at Fountainhead Park and a financial contribution of a maximum of \$1 million to the City's Capital Revolving Fund for Affordable Housing.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Final Report & Attachments 1-11 - 470 Sentinel Road & 1, 35 and 40 Fountainhead Road (<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24537.pdf>)

Communications

(October 22, 2009) E-mail from John Newton (NY.Main.NY29.38.1)

NY29.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills