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## North York Community Council

<b>Meeting No.</b>	27	<b>Contact</b>	Francine Adamo, Committee Administrator
<b>Meeting Date</b>	Tuesday, September 15, 2009	<b>Phone</b>	416-395-7348
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	nycc@toronto.ca
<b>Location</b>	Council Chamber, North York Civic Centre	<b>Chair</b>	Councillor Maria Augimeri

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## North York Community Council

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NY27.19	ACTION			Ward: 25
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### Private Tree Injury - 92 Wanless Avenue

#### Committee Recommendations

North York Community Council recommends that:

1. City Council refuse the request to injure one (1) privately-owned tree located in the rear yard of 94 Wanless Avenue.

#### Origin

(May 29, 2009) Report from Richard Ubbens, Director, Urban Forestry

#### Summary

The report requests Council's authority to approve the request to injure a privately-owned tree, located in the rear yard of 94 Wanless Avenue. This request has been made to allow for the construction of a new two-storey dwelling at 92 Wanless Avenue.

The Committee of Adjustment has approved a minor variance which would allow the construction of a new dwelling at 92 Wanless Avenue. Construction of the new home will encroach upon the minimum required tree protection zone of the subject tree, as defined in the City of Toronto's Tree Protection Policy and Specifications for Construction Near Trees.

The applicant has worked with staff to modify the proposed new home in order to minimize potential impacts to the tree, and has provided a tree preservation plan outlining protection measures that will be implemented to protect the tree during construction. Urban Forestry is satisfied that if the proposed tree protection measures are implemented construction of the new dwelling will have minimal impact on the health of the subject tree.

#### Background Information

Staff Report - Private Tree Injury - 92 Wanless Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21829.pdf>

Attachment 1 - Private Tree Injury - 92 Wanless Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21830.pdf>

Attachment 2 - Private Tree Injury - 92 Wanless Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21831.pdf>

## Speakers

Tony Gallina, applicant

Alex Boros, Alexander Boros Planning + Design Associates, on behalf of the applicant

Tony Molnar, Bras d'Or Forestry Services Ltd., on behalf of the applicant

Shannon MacPherson

Michael Morgan, Strong Roots Care, Consulting Arborist, on behalf of the applicant

NY27.22	ACTION			Ward: 8
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## Buses Excepted Regulation - Alness Street and York University Busway (Finch Hydro Corridor)

### Committee Recommendations

North York Community Council recommends that:

1. City Council rescind the existing southbound left turn restriction at all times, from Alness Street to the York University Busway (Finch Hydro Corridor).
2. City Council prohibit southbound left turns, "Public Transit Vehicles" excepted, at all times, from Alness Street to the York University Busway (Finch Hydro Corridor).

### Origin

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

### Summary

To obtain approval for the installation of a "Buses Excepted" regulation for the existing southbound left turn prohibition at Alness Street and York University Busway, operating between York University Keele Campus and Downsview Station.

The installation of above-noted traffic control measures will ensure that 117 Alness transit buses will be permitted to access the York University Busway on their return trip to Downsview Station.

### Background Information

Staff Report - Buses Excepted Regulation - Alness Street and York University Busway

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21661.pdf>

Attachment 1 - Buses Excepted Regulation - Alness Street & York University Busway

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21662.pdf>

Attachment 2 - Buses Excepted Regulation - Alness Street & York University Busway  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21663.pdf>)

NY27.27	ACTION			Ward: 15
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## Road Alteration - Bridgeland Avenue at Caledonia Road

### Committee Recommendations

North York Community Council recommends that:

1. City Council direct the City Solicitor to introduce in City Council the appropriate "Road Alterations By-law" to permit the reconfiguration of the intersection as illustrated in Attachment 2 to the report (May 28, 2009) from the Director, Transportation Services Division, North York District.
2. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, by deleting Caledonia Road as a through street, from the northerly limit of Lawrence Avenue to the northerly limit of Caledonia Road.
3. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, by adding Caledonia Road as a through street, from the north limit of Lawrence Avenue West to the west limit of Bridgeland Avenue.
4. City Council amend Schedule XVIII of By-law 31001, of the former City of North York, by adding Bridgeland Avenue as a through street, from the west limit of Dufferin Street to the north limit of Caledonia Road.
5. City Council amend Schedule XIX of By-law 31001, of the former City of North York, to require eastbound traffic on Bridgeland Avenue to stop at Caledonia Road.
6. City Council amend Schedule XIII of By-law 31001, of the former City of North York, by deleting the northbound right turn lane designation for the easterly northbound lane on Caledonia Road from the southerly limit of Bridgeland Avenue to a point 30 m south thereof.
7. City Council amend Schedule XIII of By-law 31001, of the former City of North York, by designating the westerly northbound lane on Caledonia Road from Bridgeland Avenue to a point 35 m south thereof for northbound left turns.

### Origin

(May 28, 2009) Report from Director, Transportation Services Division, North York District

### Summary

To obtain approval for a Road Alteration By-law to facilitate the reconfiguration of the intersection of Bridgeland Avenue and Caledonia Road.

The proposed intersection reconfiguration will create free flow conditions for the heavier westbound and northbound traffic volumes, while requiring the lower eastbound traffic volume to stop at the intersection. This will result in minimizing driver confusion, improving the overall operations of the intersection, provide greater positive guidance for motorists and a more standardized intersection configuration.

Since the Toronto Transit Commission (TTC) operates a transit service on Caledonia Avenue and Bridgeland Avenue, City Council approval of this report is required. TTC staff has been consulted on the proposed intersection reconfiguration.

### Background Information

Staff Report - Bridgeland Avenue at Caledonia Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21695.pdf>)

Attachment 1 - Map - Bridgeland Avenue at Caledonia Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21696.pdf>)

Attachment 2 - Map - Bridgeland Avenue at Caledonia Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21697.pdf>)

NY27.28	ACTION			Ward: 15, 16
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### Traffic Signal Operational Improvements - Bathurst Street at Fairlawn Avenue / Prince Charles Drive

#### Committee Recommendations

North York Community Council recommends that:

1. City Council prohibit pedestrian crossings on Bathurst Street, between a point 10 m north of the north curb line of Prince Charles Drive and a point 30.5 m south of the south curb line of Prince Charles Drive.
2. City Council prohibit northbound right turns on a red signal at all times from Bathurst Street to Fairlawn Avenue.
3. City Council prohibit southbound right turns on a red signal at all times from Bathurst Street to Prince Charles Drive.
4. City Council designate the northerly westbound lane on Fairlawn Avenue for right turning vehicles only, from Bathurst Street to a point 30 m east thereof.
5. City Council designate the southerly eastbound lane on Prince Charles Drive for right turning and vehicles only, from Bathurst Street to a point 30 m west thereof.

#### Origin

(May 29, 2009) Report from Director, Transportation Services Division, North York District

## Summary

To obtain approval to prohibit pedestrian crossings on the south side of the intersection at Bathurst Street at Prince Charles Drive, as well as to prohibit northbound and southbound right turns during the red traffic signal indication.

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

## Background Information

Staff Report - Traffic Signal Operational Improvements - Bathurst St. at Fairlawn Ave / Prince Charles Dr

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21684.pdf>)

Attachment 1 - Traffic Signal Operational Improvements - Bathurst St.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21685.pdf>)

Attachment 2 - Traffic Signal Operational Improvements - Bathurst St

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21686.pdf>)

Attachment 3 - Traffic Signal Operational Improvements - Bathurst St

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21687.pdf>)

Attachment 4 - Traffic Signal Operational Improvements - Bathurst St

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21688.pdf>)

NY27.32	ACTION			Ward: 23, 24
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## Stopping Prohibitions - Finch Avenue East

### Committee Recommendations

North York Community Council recommends that:

1. City Council delete the existing No Parking Anytime prohibitions on both sides of Finch Avenue East between Yonge Street and Kenneth Avenue.
2. City Council prohibit stopping at anytime both sides of Finch Avenue East from Yonge Street to Kenneth Avenue.

### Origin

(May 25, 2009) Report from Director, Transportation Services Division, North York District

### Summary

To obtain approval to prohibit stopping at anytime on both sides of Finch Avenue East between Yonge Street and Kenneth Avenue.

The implementation of the proposed stopping prohibitions will improve transit operations by eliminating on-street parking and passenger pick up and drop off activity on both sides of Finch Avenue East, between Yonge Street and Kenneth Avenue.

The stopping prohibitions will address operational concerns of the Toronto Transit Commission

with respect to negative impact on transit operation caused by passenger pick-up and drop-off activity as well as vehicles occasionally parking on both sides of Finch Avenue between Yonge Street and Kenneth Avenue. The introduction of 'No Stopping, Anytime' regulation will address on-street pick-up and drop-off and stopping activity occurring on both sides of Finch Avenue.

### Background Information

Staff Report - Stopping Prohibitions - Finch Ave E

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21673.pdf>)

Attachment 1 - Stopping Prohibitions - Finch Ave E

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21674.pdf>)

NY27.36	ACTION			Ward: 24
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### Proposed Traffic Control Signals - 285 Cummer Avenue (St. John's Rehabilitation Centre)

#### Committee Recommendations

North York Community Council recommends that:

1. City Council approve the installation of traffic control signals at the intersection of 285 Cummer Avenue (access to St. John's Rehabilitation Centre).
2. City Council amend the appropriate by-law accordingly.

#### Origin

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

#### Summary

The purpose of this report is to obtain approval for the installation of traffic control signals at 285 Cummer Avenue at St. John's Rehabilitation Centre.

Traffic studies reveal that a pedestrian crossover is warranted; however a safety review indicates that this location is not a suitable location for a pedestrian crossover. As a result, traffic control signals should be installed.

Since the Toronto Transit Commission (TTC) operates a transit service on Cummer Avenue, 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.

### Background Information

Staff Report - Proposed Traffic Control Signals - 285 Cummer Avenue (St. John's Rehabilitation Centre)

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21675.pdf>)

Attachment 1 - Map - Proposed Traffic Signals - 285 Cummer Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21676.pdf>)

NY27.41	ACTION			Ward: 25
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## Renaming of Donridge Drive to “Don Ridge Drive”

### Committee Recommendations

North York Community Council recommends that:

1. City Council authorize an exception to its policy that the names of streets and lanes should not be changed and rename the public street Donridge Drive to "Don Ridge Drive".
2. City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a renaming by-law.

### Origin

(June 3, 2009) Report from City Surveyor

### Summary

This report recommends that Donridge Drive be renamed as “Don Ridge Drive”. The general policy is that the names of streets and lanes should not be changed and therefore the recommendations will require approval from City Council.

### Background Information

Staff Report and Attachment 1 - Renaming of Donridge Drive to "Don Ridge Drive"  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21884.pdf>)

NY27.42	ACTION			Ward: 24
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## Designation of Fire Routes and amendment to Chapter 880 – Fire Routes - 3670/3680 Victoria Park Avenue

### Committee Recommendations

North York Community Council recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below as a fire route pursuant to Municipal Code Chapter 880 - Fire Routes – 3670/3680 Victoria Park Avenue.

2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

### Origin

(May 20, 2009) Report from Toronto Fire Services

### Summary

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

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

### Background Information

Staff Report - Fire Routes - 3670/3680 Victoria Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21577.pdf>)

Attachment 1 - Fire Routes - 3670/3680 Victoria Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21578.pdf>)

NY27.43	ACTION			Ward: 25
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### Designation of Fire Routes and amendment to Chapter 880 – Fire Routes - 2180 Bayview Avenue

### Committee Recommendations

North York Community Council recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as a fire route pursuant to Municipal Code Chapter 880- Fire Routes – 2180 Bayview Avenue.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

### Origin

(May 20, 2009) Report from Toronto Fire Services

### Summary

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

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

### Background Information

Staff Report - Fire Routes - 2180 Bayview Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21579.pdf>)

Attachment 1 - Fire Routes - 2180 Bayview Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21580.pdf>)

NY27.47	ACTION			Ward: 34
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### 185 Graydon Hall Drive

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

### Committee Recommendations

North York Community Council recommends that:

1. City Council adopt the confidential recommendations contained in Attachment 1 to the report (May 14, 2009) from the City Solicitor.
2. City Council authorize the public release of the recommendations in Attachment 1 to the report (May 14, 2009) from the City Solicitor at the end of the Council meeting, if the recommendations contained therein are adopted.

### Origin

(May 14, 2009) Report from City Solicitor

### Summary

The purpose of this report is to obtain further direction to the City Solicitor with respect to an ongoing Ontario Municipal Board matter.

This matter was originally scheduled to be before the Ontario Municipal Board on December 6, 2006, but was adjourned. Ontario Municipal Board staff are encouraging counsel to resolve this matter either by settlement or a contested hearing.

### Background Information

Staff Report - 185 Graydon Hall Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21646.pdf>)

NY27.49	ACTION			Ward: 24
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### Final Report - Site Plan Control Application - 1015 Sheppard Avenue East

## **Committee Recommendations**

North York Community Council recommends that:

1. City Council require the applicant to:
  - a. submit revised site plan drawings which will reduce the extent of roof top Mechanical Penthouse structures on the western portion of the building and relocate them into a new basement level;
  - b. revise the site plan and building elevations substantially in accordance with the drawings attached to the motion submitted by Councillor Shiner; and any other necessary plans for these purposes, to the satisfaction of the Director, Community Planning, North York District.
2. City Council require the applicant to revise the site plan drawings to reflect the drawings prepared by Quadrangle Architects Limited for Concord Adex Developments Limited, attached to the motion submitted by Councillor Shiner; and be approved as revised drawings, to the satisfaction of the Director, Community Planning, North York District.

## **Origin**

(May 19, 2009) Report from Director, Community Planning, North York District

## **Summary**

This application was made on April 16, 2008 and is subject to the provisions of the Planning Act and the City of Toronto Act, 2006. The applicant, Concord Adex, has applied for Site Plan Control approval for a presentation centre on the former Canadian Tire lands which they purchased in 2006. This application has been referred by the local Councillor to City Council for a decision through North York Community Council in accordance with By-law 483-2000. This report reviews and makes recommendations for revisions to the currently proposed site plan.

## **Background Information**

Staff Report and Attachments 1-2 - Site Plan Control Application - 1015 Sheppard Ave. E.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21832.pdf>)

Motion Submitted by Councillor Shiner and Attachment to Motion

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23491.pdf>)

## **Communications**

(September 14, 2009) E-mail from Ida Assogna, Senior Planning Manager, Concord Adex Inc. (NY.New.NY27.49.1)

NY27.51	ACTION			Ward: 23
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## Final Report - Rezoning Application - 9, 11, 15, 17, 19 and 21 Leona Drive

*Statutory - Planning Act, RSO 1990*

### Committee Recommendations

North York Community Council recommends that:

1. City Council amend Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (June 2, 2009) from the Director, Community Planning, North York District, with the following further amendments to the draft Zoning By-law:
  - a. Section 2.(c) being amended to read as follows:
 

“2.(c) The maximum number of units shall be 8.”;
  - b. Section 2.(j) being amended to read as follows:
 

“2.(j) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelopes shown on Schedule R6(19).”;
  - c. Section 2.(k) being amended to read as follows:
 

2.(k) Notwithstanding the above, decks at the rear of each unit will be permitted to a maximum height above grade of 7.4 metres and to project a maximum of 2.45 metres beyond the rear wall.”;
  - d. Section 2.(l) being amended to read as follows:
 

“2.(l) Notwithstanding the above, porches at the front of each unit will be permitted to a maximum height above grade of 2 metres and may encroach into front yard setbacks a maximum of 2.6 metres.”; and
  - e. Section 2.(m) being amended to read as follows:
 

“2.(m) A minimum of 2 parking spaces per dwelling unit shall be provided on the lot.”
  - f. Schedule R6(19) to the Zoning By-law being amended to illustrate a minimum side yard setback for “Unit 8” of 1.2 metres.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council, before introducing the necessary Bills to City 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. City Council approve the cost of the cul-de-sac relocation being equally cost shared with the City, and direct the General Manager, Transportation Services Division, to report to the North York Community Council for its meeting on October 13, 2009 on funding sources and timing.

### **Decision Advice and Other Information**

North York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

### **Origin**

(June 2, 2009) Report from Director, Community Planning, North York District

### **Summary**

This application was made on September 22, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend Zoning By-law No. 7625 to permit the construction of eight single detached dwellings at 9, 11, 15, 17, 19 and 21 Leona Drive.

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

This report reviews and recommends approval of the application to amend Zoning By-law No. 7625 to permit the construction of eight single detached dwellings at 9, 11, 15, 17, 19 and 21 Leona Drive.

### **Background Information**

Final Report & Attachments 1-8 - Rezoning Application - 9, 11, 15, 17, 19 and 21 Leona Drive (<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21922.pdf>)

### **Speakers**

Alan Slobodsky, Development Consultant, Slobodsky Associates, on behalf of the applicant

NY27.52	ACTION			Ward: 15
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### **Final Report – Rezoning Application - 3706 Bathurst Street and 3 Stadacona Drive**

### **Committee Recommendations**

North York Community Council recommends that:

1. City Council amend Zoning By-law No. 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (May 26, 2009) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement to secure \$14,300.00 payable to the City and indexed to the Statistics Canada Construction Price Index for Toronto to be used for improvements to playground equipment in Rajah Park, and/or for the addition of playground equipment to be installed on a parkette on the north side of Stadacona Drive if the City is able to secure these lands from the Province.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
  - i. enter into a Site Plan Agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act; and
  - ii. provide written confirmation from the owner, to the satisfaction of the Director, Community Planning, North York District, that the owner is agreeable to registering 3706 Bathurst Street and 3 Stadacona Drive as a common elements condominium corporation.
5. City Council determine that the development of the lands at 3706 Bathurst Street and 3 Stadacona Drive, being an 11 unit townhouse development at 3.5 storeys, represents a built form that would not set a precedent for the 'Avenue' segment in which it is located, will not adversely impact the adjacent Neighbourhoods and is supportable by available infrastructure and therefore can proceed prior to the completion of an Avenue study.
6. City Council direct that the funds from the park dedication shall be used to establish a parkette and playground on vacant land currently owned by the Province of Ontario on the north side of Stadacona Drive or alternatively applied to the development of Rajah Park if the City of Toronto is unable to secure the Provincial land on Stadacona Drive.

### **Decision Advice and Other Information**

North York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act. No one addressed the North York Community Council on September 15, 2009.

## Origin

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

## Summary

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

This application proposes to amend the Zoning By-law for the property at 3706 Bathurst Street and 3 Stadacona Drive to permit the development of eleven 3.5-storey townhouses on the subject lands.

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

## Background Information

Final Report and Attachments 1-5 - Rezoning Application - 3706 Bathurst Street and 3 Stadacona Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21891.pdf>)

NY27.53	ACTION			Ward: 24
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## Final Report - OPA & Rezoning Application - 1181 Sheppard Ave East

*Statutory - Planning Act, RSO 1990*

## Committee Recommendations

North York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 7 to the report (May 22, 2009) from the Director, Community Planning, North York District.
2. City Council amend Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8 to the report (May 22, 2009) from the Director, Community Planning, North York District, with the draft Zoning By-law being amended to permit a maximum height of 20 storeys within 76 metres.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council direct that the cash contribution of \$1,000,000.00 toward the provision of a public community centre on the former Canadian Tire Lands, as offered by the applicant is to be secured prior to Site Plan Approval and the owner is required to enter into an agreement with the City to the satisfaction of the City Solicitor, pursuant to Section 37 of the Planning Act.

5. City Council require that prior to Site Plan Approval, the following is to be secured in an agreement to be registered on title to the satisfaction of the City Solicitor:
  - a. construct streetscape improvements for the public and private portions of the Sheppard Avenue frontage that is adjacent to the subject lands in accordance with the Sheppard Avenue Streetscape Master Plan and provide a Letter of Credit for the cost of the streetscape improvements to the satisfaction of the Director, Community Planning, North York District, prior to Site Plan Approval;
  - b. on-site public art to be provided at a value of not less than 1% of Gross Construction Cost in accordance with Subdivision Approval 66M – 2432 Clause H.7.2 and a Public Art Plan and cost estimate for the subject site to the satisfaction of the Chief Planner and Executive Director to be provided prior to Site Plan Approval; and,
  - c. undertake to incorporate features and technologies in the proposed building that are required to facilitate Daylight Harvesting to the satisfaction of the Director Community Planning, North York District in consultation with the Toronto Environment Office.
  
6. City Council require that prior to lifting the Holding Provision in the draft Zoning By-law, the applicant shall:
  - a. provide plans and studies prepared by a qualified consultant to determine the necessity for any required safety features to be located along the CN rail line or on the subject lands, for review and approval of the City;
  - b. the plans and studies in a. above shall be subject to a Peer Review process, involving an independent external consultant, to be approved by the City and to be retained by the applicant;
  - c. enter into an agreement with CN rail and the City respecting public safety and site specific risk assessment to be registered against the title of the lands for the development;
  - d. the items identified in a., b. and c. above shall be to the satisfaction of CN Rail, the Chief Planner and Executive Director of City Planning and the City Solicitor;
  - e. all required safety features are to be incorporated into the Site Plan application; and
  - f. obtain site plan approval and enter into a Site Plan Agreement under Section 41 of the Planning Act including but not limited to the requirements contained in the report (May 22, 2009) from the Director, Community Planning, North York District, to the satisfaction of the Director of Community Planning, North York District.

7. City Council direct that the requirements of the Toronto Transit Commission, which are contained in Attachment 6 to the report (May 22, 2009) from the Director, Community Planning, North York District, shall be included in a Site Plan Agreement under Section 41 of the Planning Act.

### **Decision Advice and Other Information**

North York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

### **Origin**

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

### **Summary**

This application was made on August 25, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a new head office building for the Canadian Tire Corporation, ancillary retail and a daycare facility at 1181 Sheppard Avenue East. A Holding Provision under Section 36 of the Planning Act is included in the proposed zoning by-law which may be lifted when conditions respecting a safety feature on the subject property related to the CN rail line and Site Plan Approval have been addressed to the satisfaction of the City. The proposal is consistent with the objectives and policies of the Official Plan. This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

### **Background Information**

Final Report & Attachments 1-8 - OPA & Rezoning Application - 1181 Sheppard Ave E  
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21923.pdf>)

### **Communications**

(June 23, 2009) Fax from Walter H. Watt, Property Administrator, Trans-Northern Pipelines Inc. (NY.Main.NY27.53.1)

### **Speakers**

Dermot Sweeny, Sweeny Sterling Finlayson Architects, on behalf of Canadian Tire Corporation

NY27.54	ACTION			Ward: 25
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**Status Report and Request for Direction Report - OPA & Rezoning Applications - 939 Lawrence Ave. E., 1090 Don Mills Rd., 49 & 75 The Donway W.**

## **Committee Recommendations**

North York Community Council recommends that:

1. This matter be submitted to City Council without recommendation.
2. Should City Council adopt the Settlement Offer, the following additional actions be taken:
  - a. detailed Minutes of Settlement be prepared and executed to the satisfaction of the City Solicitor and in consultation with the Ward Councillor;
  - b. the Chief Planner and Executive Director, City Planning Division, be directed to undertake a Secondary Plan review of the lands bounded by “The Donways” as well as the lands designated Mixed Use Areas and Apartment Neighbourhoods adjacent to “The Donways”, in consultation with representatives of the local community, to consider such refinements to the Central Don Mills Secondary Plan as may be warranted to ensure that approval of the proposed redevelopment of the Don Mills Centre does not destabilize these adjacent land areas;
  - c. the Director, Community Planning, North York District, be directed to survey medical practitioners and other medical service providers currently located at 75 The Donway and generally within the Don Mills Secondary Plan area to determine interest in re-locating within the commercial space of the Don Mills Centre;
  - d. the applicant be requested to continue its efforts to create tenancies for medical practitioners and medical service providers within the Don Mills Centre in consultation with the Ward Councillor;
  - e. the applicant be requested to advise the Ward Councillor of its plan for providing publicly-viewable art in Phase II, in addition to that already provided in Phase I, and to implement that plan in consultation with the Ward Councillor; and
  - f. the General Manager, Parks, Forestry and Recreation Division, in consultation with necessary City staff and the Ward Councillor, be directed to explore with the applicant the potential for providing a combined community centre and twin-pad arena within the Don Mills Centre, and to report thereon to the North York Community Council.

## **Decision Advice and Other Information**

Susan Smallwood, Manager, Community Planning, North York District, gave a presentation to the North York Community Council on the proposed development subject of the Official Plan and rezoning applications.

North York Community Council indicated its interest in achieving a settlement and requested the City Manager, in consultation with the City Solicitor, the General Manager of Parks,

Forestry and Recreation Division and the Chief Planner and Executive Director, City Planning Division, to report to the next meeting of City Council on September 30 and October 1, 2009, on the Settlement Offer dated September 10, 2009 from Davies Howe Partners.

### **Origin**

(June 5, 2009) Report from Director, Community Planning, North York District

### **Summary**

The Request for Direction Report for the above Official Plan and Zoning By-law amendment applications will provide information on the proposed mixed use development along The Donway West and will seek Council's direction with respect to an upcoming Ontario Municipal Board hearing.

### **Financial Impact**

There are no financial implications resulting from this report.

### **Background Information**

Status Report - OPA & Rezoning Applications - 939 Lawrence Ave. E., 1090 Don Mills Rd., 49 & 75 The Donway W.

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21921.pdf>

### **Communications**

(June 14, 2009) Letter from Roberta Gotts (NY.Main.NY27.54.1)

(June 20, 2009) E-mail from Simone Gabbay, on behalf of Don Mills Friends (NY.Main.NY27.54.2)

(September 10, 2009) E-mail from Dr. Heinz Wetzel (NY.Main.NY27.54.3)

(September 10, 2009) Letter from Jeffrey L. Davies, Davies Howe Partners, on behalf of C/F Realty Holdings Limited ("Cadillac Fairview") and attachment, entitled Schedule "B" - Proposed Terms of Settlement (NY.New.NY27.54.4)

(September 11, 2009) E-mail from Robina & George McNeil-Smith, submitted by Councillor Jenkins (NY.New.NY27.54.5)

(September 11, 2009) E-mail from Dr. Heinz Wetzel, submitted by Councillor Jenkins (NY.New.NY27.54.6)

(September 11, 2009) E-mail from Barbara Jaques and Jim Mulock, submitted by Councillor Jenkins (NY.New.NY27.54.7)

(September 11, 2009) E-mail from Beverley Hubbard, submitted by Councillor Jenkins (NY.New.NY27.54.8)

(September 11, 2009) E-mail from Marla and Norman Miller, submitted by Councillor Jenkins (NY.New.NY27.54.9)

(September 11, 2009) E-mail from Marie Agay, submitted by Councillor Jenkins (NY.New.NY27.54.10)

(September 11, 2009) E-mail from Michael Solway, submitted by Councillor Jenkins (NY.New.NY27.54.11)

(September 11, 2009) E-mail from Peter O'Neil, submitted by Councillor Jenkins (NY.New.NY27.54.12)

(September 11, 2009) E-mail from Kathy Mortimer, submitted by Councillor

Jenkins (NY.New.NY27.54.13)  
(September 11, 2009) E-mail from Catherine Cotton, submitted by Councillor

Jenkins (NY.New.NY27.54.14)  
(September 11, 2009) E-mail from Daphne Young, submitted by Councillor

Jenkins (NY.New.NY27.54.15)  
(September 11, 2009) E-mail from Jeanetta A. Vickers, Advocate for the Don Mills Medical Centre (NY.New.NY27.54.16)  
(September 14, 2009) E-mail from James and Sandy Thomson, submitted by Councillor

Jenkins (NY.New.NY27.54.17)  
(September 14, 2009) E-mail from Pat Reesor, submitted by Councillor

Jenkins (NY.New.NY27.54.18)  
(September 14, 2009) E-mail from Joan and Don Watson, submitted by Councillor

Jenkins (NY.New.NY27.54.19)  
(September 14, 2009) E-mail from Cindy Cohanin, submitted by Councillor

Jenkins (NY.New.NY27.54.20)  
(September 14, 2009) E-mail from Goldie and John McDonnell, submitted by Councillor

Jenkins (NY.New.NY27.54.21)  
(September 14, 2009) E-mail from Ken Humphreys, submitted by Councillor

Jenkins (NY.New.NY27.54.22)  
(September 14, 2009) E-mail from Brian Quan McGimpsey, submitted by Councillor

Jenkins (NY.New.NY27.54.23)  
(September 14, 2009) E-mail from Phyllis and Cecil Bush, submitted by Councillor

Jenkins (NY.New.NY27.54.24)  
(September 14, 2009) E-mail from Sharon and Stanley Clavir, submitted by Councillor

Jenkins (NY.New.NY27.54.25)  
(September 14, 2009) E-mail from Teresa Sweeney-Letsche, submitted by Councillor

Jenkins (NY.New.NY27.54.26)  
(September 14, 2009) E-mail from Barb and Don Messaros, submitted by Councillor

Jenkins (NY.New.NY27.54.27)  
(September 14, 2009) E-mail from Marilou Volpe-Jehle, submitted by Councillor

Jenkins (NY.New.NY27.54.28)  
(September 14, 2009) E-mail from Linda Marshall, submitted by Councillor

Jenkins (NY.New.NY27.54.29)  
(September 14, 2009) E-mail from Pamela Marzolini, submitted by Councillor

Jenkins (NY.New.NY27.54.30)  
(September 14, 2009) E-mail from Stan Tully, submitted by Councillor

Jenkins (NY.New.NY27.54.31)  
(September 14, 2009) E-mail from Hazel Rodrigues, submitted by Councillor

Jenkins (NY.New.NY27.54.32)  
(September 14, 2009) E-mail from Bill Wagner, submitted by Councillor

Jenkins (NY.New.NY27.54.33)  
(September 14, 2009) E-mail from Lillian Brooks, submitted by Councillor

Jenkins (NY.New.NY27.54.34)  
(September 14, 2009) E-mail from Carol Clark, submitted by Councillor

Jenkins (NY.New.NY27.54.35)  
(September 14, 2009) E-mail from Anne Stribrny-Keiling, submitted by Councillor

Jenkins (NY.New.NY27.54.36)  
(September 14, 2009) E-mail from Mary Jane Mills, submitted by Councillor

Jenkins (NY.New.NY27.54.37)  
(September 14, 2009) E-mail from James D. Godfrey, submitted by Councillor  
Jenkins (NY.New.NY27.54.38)  
(September 14, 2009) E-mail from Mr. and Mrs. E. J. Simpson, submitted by Councillor  
Jenkins (NY.New.NY27.54.39)  
(September 14, 2009) E-mail from Madeleine Kent, submitted by Councillor  
Jenkins (NY.New.NY27.54.40)  
(September 14, 2009) E-mail from Susan McAuley, submitted by Councillor  
Jenkins (NY.New.NY27.54.41)  
(September 14, 2009) E-mail from Cathy Paterson, submitted by Councillor  
Jenkins (NY.New.NY27.54.42)  
(September 14, 2009) E-mail from Bernice Campbell, submitted by Councillor  
Jenkins (NY.New.NY27.54.43)  
(September 14, 2009) Fax from Kathleen O. Wynne, M.P.P. Don Valley  
West (NY.New.NY27.54.44)  
(September 14, 2009) Letter from George Belza, Analogica, addressed to Councillor Cliff  
Jenkins and submitted by George Belza to North York Community  
Council (NY.New.NY27.54.45)  
(September 14, 2009) Letter from Jeffrey L. Davies, Davies Howe Partners, on behalf of C/F  
Realty Holdings Limited ("Cadillac Fairview") (NY.New.NY27.54.46)  
(September 14, 2009) Fax from J. Winters (NY.New.NY27.54.47)  
(September 15, 2009) E-mail from Mary Jane Mills (NY.New.NY27.54.48)  
(September 15, 2009) E-mail from Norma Bell, submitted by Councillor  
Jenkins (NY.New.NY27.54.49)  
(September 15, 2009) E-mail from Barry and Margaret Johnston, submitted by Councillor  
Jenkins (NY.New.NY27.54.50)  
(September 15, 2009) E-mail from Joan Smith, submitted by Councillor  
Jenkins (NY.New.NY27.54.51)  
(September 15, 2009) E-mail from Nancy and Neil Madden, submitted by Councillor  
Jenkins (NY.New.NY27.54.52)  
(September 15, 2009) E-mail from Pam Innes, submitted by Councillor  
Jenkins (NY.New.NY27.54.53)  
(September 15, 2009) E-mail from Des and Joan McCalmont, submitted by Councillor  
Jenkins (NY.New.NY27.54.54)  
(September 15, 2009) E-mail from Joan Eddy, submitted by Councillor  
Jenkins (NY.New.NY27.54.55)  
(September 15, 2009) E-mail from Ray and Mary Davie, submitted by Councillor  
Jenkins (NY.New.NY27.54.56)  
(September 15, 2009) E-mail from Gina Oxby, submitted by Councillor  
Jenkins (NY.New.NY27.54.57)  
(September 15, 2009) E-mail from Ronald Kluger, submitted by Councillor  
Jenkins (NY.New.NY27.54.58)  
(September 15, 2009) E-mail from Barry Francis, Francis Communications, submitted by  
Councillor Jenkins (NY.New.NY27.54.59)  
(September 15, 2009) E-mail from Susan Rooke, submitted by Councillor  
Jenkins (NY.New.NY27.54.60)  
(September 15, 2009) E-mail from Bill and Anne Anderson, submitted by Councillor  
Jenkins (NY.New.NY27.54.61)

(September 15, 2009) E-mail from Janet Blair, submitted by Councillor Jenkins (NY.New.NY27.54.62)

(September 22, 2008) Letter from Jean Monteith, Monteith Brown Planning Consultants, addressed to Terry West, Don Mills Residents Inc., and submitted by Terry West, to North York Community Council (NY.New.NY27.54.63)

### **Speakers**

George Belza, Analogica, on behalf of the applicant, Cadillac Fairview, and who also provided a slide presentation

Kim Beckman, Davies Howe Partners, Solicitor, on behalf of Cadillac Fairview  
Terry West, President, Don Mills Residents' Inc.

Allan McKellar

Sarah Wood

Dave Croutch, President, Don Mills Civitan Group

Jonathan Mousley

Mary Ampagoumian

Rein Kuris, on behalf of Don Mills Friends

Jennifer Gilson, Manager, Marketing & Business Development, Better Living Health & Community Services

Melissa Cederqvist

Karl Frank, Urban Design, Landscape Architect, on behalf of Friends of Don Mills

Brian Story

Norman McTague

Katherine Keltie

Lynne Duff

George Tuck

Ruth Blogg

### **54a Extended Notice Request - Cadillac Fairview - OPA and Rezoning - Southwest Corner of Lawrence Avenue East and Don Mills Road**

#### **Origin**

(May 29, 2009) Letter from City Clerk

#### **Summary**

Letter from the City Clerk advising that the North York Community Council, at its meeting on May 14, 2009:

1. Requested the City Clerk to provide at least two weeks prior public notice of North York Community Council's consideration on June 23, 2009 of the forthcoming Report by Planning Staff on the Application for an Official Plan Amendment and Rezoning of the Don Mills Centre site at the southwest corner of Lawrence Avenue East and Don Mills Road, in the usual manner to the applicant and all those on record as previously expressing interest, and also to the general public by newspaper advertisement in a local

community newspaper; and that the costs associated with placing the newspaper advertisement in the local community newspaper be paid by the applicant.

### **Background Information**

Letter from City Clerk - Extended Notice Request - Lawrence Avenue East and Don Mills Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21659.pdf>)

### **54b Request for Direction Report - Official Plan Amendment and Rezoning Applications - 939 Lawrence Avenue East, 1090 Don Mills Road and 49 & 75 The Donway West**

#### **Origin**

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

#### **Summary**

This application was made in November 2001 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application seeks permission for a mixed-use development in the southerly and westerly portions of the Don Mills Centre. The proposal consists of a series of mixed use buildings along The Donway West with heights ranging from 12-26 storeys. The buildings would contain 1,387 residential units, 1,261 of which represent new construction while 126 would be created through the conversion of the existing 13-storey office building at 75 The Donway West. The ground and some second floors of the buildings would contain 7,530 m<sup>2</sup> (81,052 sq. ft.) of retail and office space. The application includes a 2-storey, 3,268 m<sup>2</sup> (35,176 sq.ft.) publicly accessible community centre next to a 0.38 ha (0.4 acre) public park.

On July 10, 2007, the applicant appealed the Official Plan and Zoning By-law amendment application to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the prescribed time frames set out in the Planning Act. Further pre-hearings are scheduled for July 15, 2009 and August 19, 2009 on this appeal.

This report seeks Council's direction to attend the hearing to oppose the proposal in its current form. Staff are recommending that discussions continue between the City and the applicant, including the local resident association, on a revised proposal that better conforms with the provisions of the Central Don Mills Secondary Plan. However, should Council elect to support the application in its current form, it is recommended Council direct staff to undertake a Secondary Plan review.

### **Background Information**

Request for Direction Report and Attachments 1-13 - 939 Lawrence Avenue East, 1090 Don Mills Road and 49 & 75 The Donway West

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22203.pdf>)

NY27.55	ACTION			Ward: 10
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## Status Report and Request for Direction Report - Site Plan Control Application - 7 and 9 Tippet Road

### Committee Recommendations

North York Community Council recommends that:

1. City Council support the Site Plan Control application substantially in accordance with the plans and conditions of approval outlined in Attachment 5 to the report (September 9, 2009) from the Director, Community Planning, North York District, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor in consultation with the Chief Planner.
2. City Council authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the position outlined in the report (September 9, 2009) from the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor to request the Ontario Municipal Board to withhold its Order with respect to the Site Plan Control application until such time as the applicant has satisfied all of the site plan pre-approval conditions outlined in Attachment 5 to the report (September 9, 2009) from the Director, Community Planning, North York District, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner.

### Origin

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

### Summary

The Request for Direction Report for the above Site Plan Control application will provide information on the proposed mixed use building at the southeast corner of Wilson Avenue and Tippet Road and will seek Council's direction with respect to an upcoming Ontario Municipal Board hearing.

### Background Information

Status Report - Site Plan Control Application - 7 & 9 Tippet Rd.  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22959.pdf>

## 55a Request for Direction Report - Site Plan Application - 7 and 9 Tippet Road

### Origin

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

## Summary

This application was made on August 25, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to develop a mixed use condominium apartment building on the north portion of the property fronting Wilson Avenue with commercial uses and live/work units on the ground floor and 503 residential units above. A total of 642 parking spaces are proposed for the mixed use building in a 3-storey underground parking structure. Two loading areas will be incorporated into the building itself.

The applicant has appealed the proposed Site Plan Control application to the Ontario Municipal Board, citing Council's lack of decision on the application within the time frame specified in the Planning Act. A hearing date on this appeal has been set for October 16, 2009.

The proposal represents an appropriate development of the subject site which implements a previous decision of the Municipal Board. This report seeks Council's support of the proposed Site Plan Control application and recommends that staff attend the Ontario Municipal Board in support of the proposal, subject to the conditions outlined in the report.

## Background Information

Request for Direction Report and Attachment 1-5 - Site Plan Application - 7 and 9 Tippet Road  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23327.pdf>  
 Attachment 6 - Technical Services Memo - 7 and 9 Tippet Road  
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23323.pdf>

NY27.58	ACTION			
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## Northeast Corner of Steeles Avenue West and Alness Street, East of Keele Street, City of Vaughan

### Committee Recommendations

North York Community Council recommends that:

1. City Council request the City of Vaughan Council, that as a condition of approval, the applicant be required to adhere to the provisions of the City of Toronto by-laws as it pertains to mobile and A Frame signs.
2. City Council direct the City Clerk to forward the report (August 24, 2009) from the Director, Community Planning, North York District, to the City of Vaughan.

### Decision Advice and Other Information

North York Community Council requested the Executive Director, Municipal Licensing and Standards, to report to the North York Community Council on actions Municipal Licensing and Standards staff can take in regards to enforcing the City of Toronto Sign By-laws along both

sides of Steeles Avenue within the North York Community Council Area, and consult with the municipalities on the north side of Steeles Avenue in this regard.

### Origin

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

### Summary

This report reviews a Zoning By-law amendment application to permit service commercial uses in three units of an existing industrial condominium and a freestanding industrial building at the northeast corner of Steeles Avenue West and Alness Street in the City of Vaughan. The subject lands are currently occupied by a nine unit industrial condominium building and the freestanding industrial building. The lands are designated Prestige Area by Official Plan Amendment No. 450 (Employment Area Plan) in the City of Vaughan's Official Plan and are zoned EM1 Prestige Employment Area Zone in Vaughan's Zoning By-law.

A 1974 Agreement with York Region sets out a process for the City and York Region to circulate Official Plan amendment, Zoning By-law amendment and subdivision approval applications on lands adjacent to Steeles Avenue for review and comment.

City Planning staff are currently developing an updated protocol with neighbouring municipalities with respect to the circulation and commentary of development applications that about the City of Toronto. City Planning staff will report back on the protocol after further meetings have been held.

### Background Information

Staff Report and Attachments 1 and 2 - Northeast Corner of Steeles Ave W and Alness St, East of Keele St, City of Vaughan

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22977.pdf>

NY27.78	ACTION			Ward: 26
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### Payment In-Lieu of Parking - 170 Wicksteed Avenue

#### Committee Recommendations

North York Community Council recommends that:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of seven (7) parking spaces at 170 Wicksteed Avenue, subject to payment-in-lieu for three (3) parking spaces.
2. City Council require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of three (3) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$26,550.00.

## Origin

(August 17, 2009) Report from Director, Transportation Services, North York District

## Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of seven (7) parking spaces to permit the conversion of the existing industrial building into a residential condominium, whereas four (4) parking spaces can be provided on-site.

## Background Information

Staff Report - Payment In-Lieu of Parking - 170 Wicksteed Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22929.pdf>)

Attachment 1 - Location Drawing - Payment In-Lieu of Parking - 170 Wicksteed Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22930.pdf>)

NY27.79	ACTION			Ward: 8, 10
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## 'U' Turn Restriction - William R. Allen Road and Kennard Avenue

## Committee Recommendations

North York Community Council recommends that:

1. City Council prohibit northbound 'U' turns at anytime, on William R. Allen Road at Kennard Avenue.

## Origin

(August 19, 2009) Report from Director, Transportation Services Division, North York District

## Summary

To obtain approval to prohibit northbound 'U' turns at the intersection of William R. Allen Road and Kennard Avenue.

The implementation of the proposed 'U' turn prohibition will eliminate potential conflicts with southbound through traffic.

## Background Information

Staff Report - 'U' Turn Restriction - William R. Allen Rd. & Kennard Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22924.pdf>)

Attachment 1 - 'U' Turn Restriction - William R. Allen Rd. & Kennard Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22925.pdf>)

NY27.82	ACTION			Ward: 9
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### **All Way Stop Control - Northover Street at Slater Court/Pecan Court**

#### **Committee Recommendations**

North York Community Council recommends that:

1. City Council approve the installation of all way stop controls at the intersections of Northover Street at Slater Court/Pecan Court.

#### **Origin**

(August 18, 2009) Report from Director, Transportation Services Division, North York District

#### **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 deny the request for the installation of all way stop controls at Northover Street at Slater Court/Pecan Court.

The existing traffic and roadway conditions do not warrant the introduction of all way stop controls at the above noted intersections.

#### **Background Information**

Staff Report - All Way Stop - Northover St at Slater Crt/Pecan Crt

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22952.pdf>)

Attachment 1 - Map - All Way Stop - Northover St at Slater Crt/Pecan Crt

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-22953.pdf>)

NY27.86	ACTION			
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### **Transit City Light Rail Program - Sheppard East LTR Connection at Don Mills Station**

#### **Committee Recommendations**

North York Community Council recommends that:

1. City Council advise the Toronto Transit Commission that the transit alternative to extend the Sheppard Subway east to Consumers Road is the preferred option.

#### **Decision Advice and Other Information**

North York Community Council directed that the Scarborough Community Council be advised of North York Community Council's support for the construction of the Sheppard Subway to the Scarborough Town Centre.

## Origin

(June 5, 2009) Letter from General Secretary, Toronto Transit Commission

## Summary

Advising that the Toronto Transit Commission, at its meeting on May 28, 2009, considered a report titled "Transit City Light Rail Program: Sheppard East LTR Connection at Don Mills Station", and, among other things, directed that a copy of the report be forwarded to North York Community Council.

## Background Information

Letter - Toronto Transit Commission

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23030.pdf>)

## Speakers

Gary Carr, Chief Engineer, Operations Planning, Toronto Transit Commission

NY27.88	ACTION			Ward: 34
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## Assumption of Services - Subdivision owned by English Lane Homes Inc., Plan 66M-2365, Subdivision File UDSB 1218 - 39 Green Belt Dr.

## Committee Recommendations

North York Community Council recommends that:

1. City Council pass an assumption by-law to assume the municipal services in Subdivision Plan 66M-2365.
2. City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.

## Origin

(March 2, 2009) Report from Acting Director, Development Engineering

## Summary

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

## Background Information

Staff Report - Assumption of Services - 39 Green Belt Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23443.pdf>)

Attachment 1 - Map - 39 Green Belt Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23442.pdf>)

NY27.89	ACTION			Ward: 10
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## **Ontario Municipal Board Hearing – Committee of Adjustment Application – 53 & 55 Alexis Boulevard and 56 & 58 McAllister Road**

### **Committee Recommendations**

North York Community Council recommends that:

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

### **Origin**

(September 14, 2009) Member Motion from Councillor Feldman

### **Summary**

Rajinder Sethi, the owner of 53 & 55 Alexis Boulevard and 56 & 58 McAllister Road, submitted four (4) consent applications to the North York District Committee of Adjustment for the division of four (4) parcels of residential land into two parts each for the purposes of lot additions of the creation of three (3) new residential building lots fronting onto Yeomans Road.

Rajinder Sethi, the owner of 53 & 55 Alexis Boulevard and 56 & 58 McAllister Road also submitted six (6) minor variance applications to maintain the existing dwellings and to permit the construction of a new two storey dwelling on each of the newly created lots.

Variations were requested with respect to rear yard setback to the existing dwelling, and lot coverage and finished first floor elevation for each of the proposed dwellings.

The Committee of Adjustment for the City of Toronto (North District) refused the Consent applications and the seven associated Minor Variance applications at the August 19th, 2009 meeting.

Planning staff commented that the development proposal would result in some of the smallest lots found within the area of the lot study. It was the opinion of staff that the applications be refused

The applicant has appealed the decisions of the Committee of Adjustment to the Ontario Municipal Board.

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

The Councillor is requesting representation at the Ontario Municipal Board hearing.

**Background Information**

Notice of Motion - 53 & 55 Alexis Blvd and 56 and 58 McAllister Rd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23434.pdf>)

Notices of Decision from Committee of Adjustment - 53 & 55 Alexis Blvd & 56 & 58  
McAllister Rd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23489.pdf>)

*Submitted Tuesday, September 15, 2009*

*Councillor Maria Augimeri, Chair, North York Community Council*