



**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 10**

Date of Meeting: November 16, 2004
Time: 9:30 a.m.
Location: Council Chambers
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

Enquiry: Francine Adamo
Committee Administrator
416-395-0480
nycc@toronto.ca

Under the *Municipal Act, 2001*, the NORTH YORK COMMUNITY COUNCIL must adopt a motion to meet In-camera (privately) and the reason must be given

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

Confirmation of Minutes – October 12, 2004

Deputations/Presentations – A complete list will be distributed at the meeting:

9:30 a.m. – Item 1	2:30 p.m. – Item 49
9:45 a.m. – Items 2 – 8	2:45 p.m. – Item 50
10:15 a.m. – Items 9 – 16	3:00 p.m. – Item 51
10:45 a.m. – Items 17 – 26	3:15 p.m. – Item 52
2:00 p.m. – Item 47	3:30 p.m. – Item 53
2:15 p.m. – Item 48	3:45 p.m. – Item 54

Communications/Reports:

- 1. Draft By-law – To name the proposed private lane at 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue as “Flook Lane” (Ward 23 – Willowdale)**

(Public Meeting under the *Municipal Act* – 9:30 a.m.)

Draft By-law to name the proposed private lane at 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue as “Flook Lane”, submitted by the City Solicitor.

- 1(a).** Clause 49 of North York Community Council Report 7, titled “Naming of Proposed Private Lane at 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue (Ward 23 – Willowdale, which was adopted without amendment by City Council at its meeting on September 28, 29, 30 and October 1, 2004.

2. Request to Remove One City Owned Tree – 102 Owen Boulevard (Ward 25 – Don Valley West)

(Deputation Item – 9:45 a.m.)

Report (October 4, 2004) from the Commissioner of Economic Development, Culture and Tourism, on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that North York Community Council deny the request for the removal of one City owned tree at 102 Owen Boulevard.

3. Request to Remove One City Owned Tree – 527 Cranbrooke Avenue (Ward 16 – Eglinton-Lawrence (Ward 16 – Eglinton-Lawrence)

(Deputation Item – 9:45 a.m.)

Report (October 4, 2004) from the Commissioner of Economic Development, Culture and Tourism, on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that North York Community Council deny the request for the removal of one City owned tree at 527 Cranbrooke Avenue.

4. Request to Remove One City Owned Tree – 24 MacNaughton Road (Ward 26 – Don Valley West)

(Deputation Item – 9:45 a.m.)

Report (October 3, 2004) from the Commissioner of Economic Development, Culture and Tourism, on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that North York Community Council deny the request for the removal of one City owned tree at 24 MacNaughton Road.

4(a). Communication (January 7, 2004) from Barry McQuillan

5. Request to Remove One City Owned Tree – 200 Ranleigh Avenue (Ward 25 – Don Valley West)

(Deputation Item – 9:45 a.m.)

Report (October 26, 2004) from the Commissioner of Economic Development, Culture and Tourism, on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that North York Community Council deny the request for the removal of one City owned tree at 200 Ranleigh Avenue.

6. Request for Fence Exemption – 14 Breen Crescent (Ward 25 – Don Valley West)

(Deputation Item – 9:45 a.m.)

(Deferred from October 12, 2004 meeting)

Clause 4(a) of Toronto North Community Council Report 3, titled “Request for Fence Exemption – 14 Breen Crescent (Ward 25 – Don Valley West), containing the report (March 22, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, recommending that this application not be approved, which was referred back to Toronto North Community Council by City Council, at its meeting on May 18, 19 and 20.

7. Request for Fence Exemption – 7 Fifeshire Road (Ward 25 – Don Valley West)

(Deputation Item – 9:45 a.m.)

(Referred back by City Council at its meeting on October 26, 27 and 28, 2004)

Communication (November 1, 2004) from the City Clerk, advising that City Council on October 26, 27 and 28, 2004, re-opened North York Community Council Report 7, Clause 9, headed “Request for Fence Exemption – 7 Fifeshire Road (Ward 25 – Don Valley West)”, for further consideration, adopted the balance of the following Motion,

without amendment; and referred the Clause back to the North York Community Council for further consideration:

“Moved by: Councillor Jenkins

Seconded by: Councillor Pitfield

WHEREAS City Council, by its adoption, without amendment, of North York Community Council Report 7, Clause 9, on September 28, 29, 30 and October 1, 2004, refused a request for a fence exemption at 7 Fifeshire Road; and

WHEREAS the owner of the above property was out of the country during the notification and deputation period; and

WHEREAS the owner has requested an opportunity to make a deputation to the North York Community Council; and

WHEREAS Municipal Licensing Services staff concur with this request;

NOW THEREFORE BE IT RESOLVED THAT, in accordance with §27-49 of Chapter 27 of the City of Toronto Municipal Code, North York Community Council Report 7, Clause 9, headed ‘Request for Fence Exemption – 7 Fifeshire Road (Ward 25 – Don Valley West)’, be re-opened for further consideration;

AND BE IT FURTHER RESOLVED THAT the Clause be referred back to the North York Community Council for further consideration at its meeting on November 16, 2004, in order to permit the applicant to make a deputation to the Community Council.”

8. Inclusion on the City of Toronto Inventory of Heritage Properties – 1144 Lawrence Avenue West (Lawrence Pumping Station) (Ward 15 – Eglinton-Lawrence)

(Deputation Item – 9:45 a.m.)

Report (September 2, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending that the property at 1144 Lawrence Avenue West (Lawrence Pumping Station) be included on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the property at 1144 Lawrence Avenue West (Lawrence Pumping Station) on the City of Toronto Inventory of Heritage Properties; and

- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

8(a). Communication (October 21, 2004) from the Toronto Preservation Board, advising that the Toronto Preservation Board, at its meeting on October 21, 2004, considered a report (September 2, 2004) from the Commissioner of Economic Development, Culture and Tourism regarding 1144 Lawrence Avenue West (Lawrence Pumping Station) and recommending that the North York Community Council recommend that City Council adopt the staff recommendations in the Recommendations Section of the report.

9. Request for a Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of two ground signs at 2275 Bayview Avenue (Ward 25 – Don Valley West)

**(Deputation Item – 10:15 a.m.)
(Deferred from October 12, 2004 meeting)**

Report (August 25, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Albert Kruger of A-Tee Signs on behalf of York University, for variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of two ground signs at the above location.

Recommendations:

It is recommended that:

- (1) the request for variances be approved; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit.

10. Request for Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party roof sign on a commercial building at 788 Marlee Avenue (Ward 15 – Eglinton-Lawrence)

**(Deputation Item – 10:15 a.m.)
(Deferred from September 14, 2004 and October 12, 2004 meetings)**

Report (August 27, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Roy Dzeko of Astral Media Outdoor, on behalf of the Toronto Zionist Council, for a variance from the former

City of North York Sign By-law No. 30788, as amended, to permit the erection of a double faced (one face 10 feet by 35 feet and on 10 feet by 20 feet) illuminated off premise billboard roof sign.

Recommendation:

It is recommended that the request for variance be refused for the reasons outlined in this report.

11. Request for Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a pylon sign on public property adjacent to 2 Neptune Drive (Ward 15 – Eglinton-Lawrence)

**(Deputation Item – 10:15 a.m.)
(Deferred from October 12, 2004 meeting)**

Report (September 27, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Arthur Landa of the Associated Hebrew School of Toronto, for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a pylon sign on public property adjacent to 2 Neptune Drive.

Recommendations:

It is recommended that:

- (1) The request for variance be approved for the reasons outlined in this report and:
 - (a) the applicant must enter into a lease agreement with the City of Toronto,
 - (b) a timer shall be installed, to switch off illumination on the north side of sign between 10:00 PM and 6:00 AM daily,
 - (c) the applicant be advised of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

12. Request for Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party roof sign at 4250 Dufferin Street (Ward 8 – York West)

(Deputation Item – 10:15 a.m.)

Report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Dominic Rotundo of

Sign Solution Ltd. on behalf of North John Holdings Ltd., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 240 sq. ft. double-faced illuminated third party roof sign at the above location.

Recommendations:

It is recommended that:

- (1) the request for variance be refused for reasons outlined in this report or,
- (2) if approved, the sign should be non illuminated or equipped with a timer to switch off the illumination between hours of 9:00 PM and 8:00 AM. Daily and the applicant be advised of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

13. Request for Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party roof sign at 2928 Dufferin Street (Ward 15 – Eglinton-Lawrence)

(Deputation Item – 10:15 a.m.)

Report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Steve Wolowich of Viacom Outdoors on behalf of 2029301 Ontario Limited, for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 200 sq. ft. double-faced illuminated third party roof sign at the above location.

Recommendations:

It is recommended that:

- (1) the request for variance be refused for reasons outlined in this report or,
- (2) if approved, a timer shall be installed, to switch off the illumination between 10:00 PM and 6:00 AM daily, and the applicant be advised of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

14. Request for Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party roof sign at 1128 Wilson Avenue (Ward 9 – York Centre)

(Deputation Item – 10:15 a.m.)

Report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Steve Wolowich of Viacom Outdoors on behalf of Greenwin Property Management Inc. for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 10' x 20' double-faced, illuminated third party roof sign at the above location.

Recommendations:

It is recommended that:

- (1) the request for variance be refused for reasons outlined in this report or,
- (2) if approved, a timer shall be installed, to switch off the illumination between 10:00 PM and 6:00 AM daily, and the applicant be advised of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

15. Request for Variance from the former Borough of East York Sign By-law No. 64-87, as amended, for the erection of a V-shaped, non-illuminated ground sign at 839 Millwood Road (Ward 26 – Don Valley West)

(Deputation Item – 10:15 a.m.)

Report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Jim Karaiskakis, for a variance from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of a 32 sq. ft. V-shaped, non-illuminated ground sign at the above location.

Recommendations:

It is recommended that the request for variance be approved with the following conditions:

- (1) The sign shall remain non-illuminated,

- (2) The existing tree be protected from damage and an approval be obtained from the Economic Development, Culture and Tourism, Urban Forestry Services, to locate the sign within the proposed proximity of the tree.
- (3) The applicant be advised of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

16. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of four (4) projecting signs at 4952 Dufferin Street (Ward 8 – York West)

(Deputation Item – 10:15 a.m.)

Report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Esabella Cerelli of Pride Signs Ltd. on behalf of Loblaws Properties Ltd., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of four (4) projecting signs at the above location.

Recommendations:

It is recommended that:

- (1) the request for variance be approved for reasons outlined in this report and,
- (2) the applicant be advised, upon approval of the variance, of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

17. Request to Maintain a Driveway Entrance – 55 Anndale Drive (Ward 23 – Willowdale)

(Deputation Item – 10: 45 a.m.)

(Deferred from October 12, 2004 meeting)

Report (September 20, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to maintain a 5.2 metre driveway entrance on the Burnwell Avenue flank of 55 Anndale Drive.

Recommendation:

It is recommended that the request for a variance to the Driveway Entrance Policy be denied.

18. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit Driveway Widening for a second parking space at 342 St. Germain Avenue (Ward 16 – Eglinton-Lawrence)

(Deputation Item – 10:45 a.m.)

(Deferred from June 8, 2004 meeting)

Report (May 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening for a second parking space at 342 St. Germain Avenue, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application to permit driveway widening for a second parking space at 342 St. Germain Avenue.

19. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit angled driveway widening at 164 Lawrence Avenue West (Ward 16 – Eglinton-Lawrence)

(Deputation Item – 10:45 a.m.)

(Deferred from June 8, 2004 meeting)

Report (May 17, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit angled driveway widening at 164 Lawrence Avenue West, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application for angled driveway widening at 164 Lawrence Avenue West.

- 20. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit angled driveway widening at 116 Lawrence Avenue West (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item – 10:45 a.m.)
(Deferred from June 8, 2004 meeting)**

Report (May 17, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit angled driveway widening at 116 Lawrence Avenue West, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application for angled driveway widening at 116 Lawrence Avenue West.

- 21. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit driveway widening for a second parking space at 30 Deloraine Avenue (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item – 10:45 a.m.)
(Deferred from June 8, 2004 meeting)**

Report (May 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from the former City of Toronto Municipal Code Chapter 248, Parking Licences, to permit driveway widening for a second parking space at 30 Deloraine Avenue, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application to permit driveway widening for a second parking space at 30 Deloraine Avenue.

22. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit driveway widening for a second vehicle at 35 Briar Hill Avenue (Ward 16 – Eglinton-Lawrence)

(Deputation Item – 10:45 a.m.)

(Deferred from June 8, 2004 meeting)

Report (May 17, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening for a second vehicle at 35 Briar Hill Avenue, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the request for driveway widening for a second vehicle at 35 Briar Hill Avenue.

23. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit angled driveway widening at 96 Wanless Avenue (Ward 25 – Don Valley West)

(Deputation Item – 10:45 a.m.)

(Deferred from June 8, 2004 meeting)

Report (May 17, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit angled driveway widening at 96 Wanless Avenue, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application for angled driveway widening at 96 Wanless Avenue.

24. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit angled driveway widening at 94 Wanless Avenue (Ward 25 – Don Valley West)

**(Deputation Item – 10:45 a.m.)
(Deferred from June 8, 2004 meeting)**

Report (May 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit angled driveway widening at 94 Wanless Avenue, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application for angled driveway widening at 94 Wanless Avenue.

25. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit angled driveway widening at 100 Wanless Avenue (Ward 25 – Don Valley West)

**(Deputation Item – 10:45 a.m.)
(Deferred from June 8, 2004 meeting)**

Report (May 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit angled driveway widening at 100 Wanless Avenue, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application for angled driveway widening at 100 Wanless Avenue.

26. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit angled driveway widening at 98 Wanless Avenue (Ward 25 – Don Valley West)

(Deputation Item – 10:45 a.m.)

(Deferred from June 8, 2004 meeting)

Report (May 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit angled driveway widening at 98 Wanless Avenue, which does not meet the requirements of the Code.

Recommendation:

It is recommended that City Council deny the application for angled driveway widening at 98 Wanless Avenue.

27. On-Street Parking Machines – Beecroft Road and Bogert Avenue (Ward 23 – Willowdale)

Report (October 27, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to install on-street parking machines on Beecroft Road and Bogert Avenue.

Recommendations:

It is recommended that:

- (1) parking machines be introduced on the east side of Beecroft Road, from a point 30.5 metres north of Sheppard Avenue West to a point 15 metres south of Harlandale Avenue, 9:00 a.m. to 4:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday, at the rate of \$1.50 for one hour for a maximum time of two hours;
- (2) parking machines be introduced on the east side of Beecroft Road, from a point 30.5 metres north of Sheppard Avenue West to a point 15 metres south of Harlandale Avenue, 6:00 p.m. to 9:00 p.m., Monday to Saturday, and 1:00 p.m. to 9:00 p.m., Sunday, at the rate of \$1.50 for one hour for a maximum time of three hours;
- (3) parking machines be introduced on the north side of Bogert Avenue, from a point 15 metres east of Beecroft Road to a point 15 metres west of Yonge Street from

8:00 a.m. to 6:00 p.m., Monday to Saturday, at the rate of \$1.50 for one hour for a maximum time of two hours;

- (4) parking machines be introduced on the north side of Bogert Avenue, from a point 15 metres east of Beecroft Road to a point 15 metres west of Yonge Street from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and 1:00 p.m. to 9:00 p.m., Sunday, at the rate of \$1.50 for one hour for a maximum time of three hours; and
- (5) all appropriate by-law(s) be amended, accordingly.

28. On-Street Disabled Parking Zone – Alameda Avenue (Ward 15 – Eglinton-Lawrence)

Report (October 4, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to install an On-Street Disabled Parking Zone on Alameda Avenue.

Recommendations:

It is recommended that:

- (1) the installation of a disabled persons on-street parking space to be approved on the east side of Alameda Avenue from a point 120 metres south of the southerly limit of Belvidere Avenue to a point six metres southerly thereof; and
- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

29. Parking Prohibitions – Joicey Boulevard (Ward 16 – Eglinton-Lawrence)

Report (October 4, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on the south side of Joicey Boulevard.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime, prohibition on the south side of Joicey Boulevard, from a point 38 metres west of the westerly limit of Avenue Road to a point 91.5 metres west of the westerly limit of Avenue Road; and

- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the south side of Joicey Boulevard, from a point 38 metres west of the westerly limit of Avenue Road to a point 84 metres westerly thereof.

30. Parking Prohibitions – Secroft Crescent (Ward 8 – York West)

Report (October 27, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the parking regulations on Secroft Crescent.

Recommendation:

It is recommended that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of the north leg of Secroft Crescent, from the westerly limit of Gosford Boulevard to a point 252 metres westerly/southerly thereof.

31. Parking Prohibitions – The Bridle Path (Ward 25 – Don Valley West)

Report (October 27, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to prohibit parking on The Bridle Path.

Recommendation:

It is recommended that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the north side of The Bridle Path, between the hours of 7:00 a.m. and 7:00 p.m., Monday to Saturday, from the easterly limit of Bayview Avenue to a point 565 metres easterly thereof.

32. Amendments to Parking/Stopping Prohibitions – Sheppard Avenue West (Ward 10 – York Centre)

Report (October 25, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend the current parking/stopping prohibitions on Sheppard Avenue West.

Recommendations:

It is recommended that:

- (1) the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibitions on the south side of Sheppard Avenue West, from Faywood Boulevard to Gorman Park Road, be rescinded;
- (2) the No Parking, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday prohibitions be extended on the south side of Sheppard Avenue West, from Faywood Boulevard to Gorman Park Road; and
- (3) the appropriate by-laws be amended accordingly.

33. Roadway Modifications – Yorkdale Road at Yorkdale Mall North Driveway (Ward 15 – Eglinton-Lawrence)

Report (October 20, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval for the reconstruction of a portion of Yorkdale Road, at the north driveway access to Yorkdale Road, to facilitate the introduction of dual northbound left turn lanes.

Recommendations:

It is recommended that:

- (1) the reconstruction of the intersection of Yorkdale Road and the north driveway access to Yorkdale Mall, as detailed in Attachment 2, be approved for completion; and
- (2) the appropriate City officials be directed to introduce in Council the appropriate Road Alterations By-law to permit construction.

34. Feasibility to Extend the Concrete Median – Keele Street north of Highway 401 (Ward 9 – York Centre)

Report (November 1, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the need to extend the concrete median on Keele Street north of Highway 401, to manage existing and future traffic along Keele Street, between Highway 401 and Wilson Avenue.

Recommendations:

It is recommended that:

- (1) the extension of the median on Keele Street, as detailed in Attachment 2, be approved for construction in 2005; and

- (2) the appropriate City officials be directed to introduce in Council the appropriate Road Alterations By-law to permit the construction.

34(a). Communication (September 29, 2004) from Karl D. Jaffary, Solicitor, representing Independence Way Inc.

35. Request to Re-open Laneway – North of Eglinton Avenue West from Times Road east to Marlee Avenue (Ward 15 – Eglinton-Lawrence)

Report (October 28, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, advising North York Community Council of Transportation Service's investigation with respect to the feasibility of re-opening the laneway and the financial implications.

Recommendations:

It is recommended that:

- (1) given the high cost of re-opening the laneway, its extension not be undertaken;
 - (2) staff undertake the necessary steps to address the safety concerns brought forward by the adjacent residents, including:
 - (a) removing vegetation which obscures existing lighting; and
 - (b) increasing the illumination in the laneway where necessary.
- 35(a).** Clause 56(j) of North York Community Council Report 7, headed "Request to Re-open Laneway located north of Eglinton Avenue West from Times Road east to Marlee Avenue (Ward 15 – Eglinton)", which was received for information by City Council, at its meeting on September 28, 29 and 30, 2004.

36. Request for Poll – Speed Hump Plan – Belgravia Avenue between Times Road and Marlee Avenue (Ward 15 – Eglinton-Lawrence)

Councillor Moscoe, Ward 15 – Eglinton-Lawrence, submitting the following Resolution for consideration by the North York Community Council:

"WHEREAS residents of Belgravia Ave between Times Rd and Marlee Ave have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Belgravia Ave between Times Rd and Marlee Ave have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Belgravia Ave between Times Rd and Marlee Ave for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Services and Toronto Police Services; and

BE IT FURTHER RESOLVED THAT the results of the poll be reported by staff along with an evaluation of the need for speed humps; and

BE IT FURTHER RESOLVED THAT the appropriate staff convey the results of the survey to the respondents; and

BE IT FURTHER RESOLVED THAT subject to favourable results of the poll:

- (i) a bylaw be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30Km/hr; and
- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued; and

BE IT FURTHER RESOLVED THAT the appropriate city officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.”

37. Request for Poll – Speed Hump Plan – Glengrove Avenue from Haven Road to Ennerdale Road (Ward 15 – Eglinton-Lawrence)

Councillor Moscoe, Ward 15 – Eglinton-Lawrence, submitting the following Resolution for consideration by the North York Community Council:

“WHEREAS residents of Glengrove Ave from Haven Rd to Ennerdale Rd have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Glengrove Ave from Haven Rd to Ennerdale Rd have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Glengrove Ave from Haven Rd to Ennerdale Rd for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Services and Toronto Police Services; and

BE IT FURTHER RESOLVED THAT the results of the poll be reported by staff along with an evaluation of the need for speed humps; and

BE IT FURTHER RESOLVED THAT the appropriate staff convey the results of the survey to the respondents; and

BE IT FURTHER RESOLVED THAT subject to favourable results of the poll:

- (i) a bylaw be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30Km/hr; and
- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued; and

BE IT FURTHER RESOLVED THAT the appropriate city officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.”

38. Request for Poll – Speed Hump Plan – Whitmore Avenue between Dufferin Street and Locksley Avenue (Ward 15 – Eglinton-Lawrence)

Councillor Moscoe, Ward 15 – Eglinton-Lawrence, submitting the following Resolution for consideration by the North York Community Council:

“WHEREAS residents of Whitmore Ave between Dufferin St and Locksley Ave have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Whitmore Ave between Dufferin St and Locksley Ave have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Whitmore Ave between Dufferin St and Locksley Ave for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Services and Toronto Police Services; and

BE IT FURTHER RESOLVED THAT the results of the poll be reported by staff along with an evaluation of the need for speed humps; and

BE IT FURTHER RESOLVED THAT the appropriate staff convey the results of the survey to the respondents; and

BE IT FURTHER RESOLVED THAT subject to favourable results of the poll:

- (i) a bylaw be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30Km/hr; and
- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued; and

BE IT FURTHER RESOLVED THAT the appropriate city officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.”

39. Request for Poll – Speed Hump Plan – Hillmount Avenue between Dalemout Avenue and Shermount Avenue (Ward 15 – Eglinton-Lawrence)

Communication (November 1, 2004) from the City Clerk, advising that City Council, on October 26, 27 and 28, 2004, referred Clause 35(i) of North York Community Council Report 8, headed “Request for Poll – Speed Hump Plan – Hillmount Avenue between Dalemout Avenue and Shermount Avenue (Ward 15 – Eglinton-Lawrence)”, back to the North York Community Council for further consideration.

40. Ontario Municipal Board Decision – Committee of Adjustment Application - Minor Variance and Consent to Sever Refusal – 123, 125, 129 Snowdon Avenue (Ward 25 – Don Valley West)

Report (October 14, 2004) from the City Solicitor, reporting on the outcome of the Ontario Municipal Board hearing on 123, 125 & 129 Snowdon Avenue.

Recommendation:

It is recommended that this report be received for information.

41. Ontario Municipal Board Decision – Committee of Adjustment Application – Variance Authorization – 5255 Yonge Street (Ward 23 – Willowdale)

Report (November 3, 2004) from the City Solicitor, reporting on the outcome of the Ontario Municipal Board hearing on 5255 Yonge Street.

Recommendation:

It is recommended that this report be received for information.

42. Ontario Municipal Board Hearing – Committee of Adjustment Application – 23 Hedgewood Road (Ward 25 – Don Valley West)

Councillor Jenkins, Ward 25 – Don Valley West, submitting the following Resolution for consideration by the North York Community Council:

“WHEREAS on July 22, 2004, the Midtown Committee of Adjustment refused application (File No. B026/04M) by the owner of 23 Hedgewood Road for the consent of the Committee of Adjustment to the division of a parcel of residential lands into two parts for conveyance purposes.

WHEREAS Planning staff did not write a staff report but did not object to the application; and

WHEREAS Planning staff made reference to the smaller properties on the flanking street to the north but no reference to the larger lots also on Hedgewood Avenue abutting this property to the south (see attached Appendix A); and

WHEREAS the Members of the Committee of Adjustment recognized that the proposed new lots are not in character with the neighbourhood and refused the application by the applicant; and

WHEREAS the refusal was appealed to the Ontario Municipal Board; and

WHEREAS local residents feel so strongly about this matter that they have hired an outside Planner to work with City Legal staff to uphold the Committee decision;

THEREFORE BE IT RESOLVED THAT the City legal staff be directed to attend the Ontario Municipal Board hearing scheduled for December 13, 2004 to defend the decision of the Committee of Adjustment to refuse consent application B026/04M.”

43. Preliminary Report – Rezoning Application 04 164364 NNY 23 OZ – Glen Rubinoff, Rubinoff Design Group – 148 Finch Avenue West (Ward 23 – Willowdale)

Report (October 26, 2004) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council’s direction on further processing of the application and on the community consultation process.

Recommendations:

It is recommended 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.

44. Preliminary Report – OPA and Zoning Application – 2002 035387 STD 26 OZ – Site Plan Application – 2004 177698 NNY 26 SA – Goodmans LLP (Roslyn Houser) – Noble Cherry Development Limited – 147 Laird Drive/22 Commercial Road (Ward 26 – Don Valley West)

Report (October 25, 2004) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended 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.

45. Preliminary Report – OPA & Rezoning Application 04 176174 NNY 33 OZ – Paulo Stellato, Cityzen Development Group – Rafael + Bigauskas Architects – 25 Buchan Court (Ward 33 – Don Valley East)

Report (October 26, 2004) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the applications and on the community consultation process.

Recommendations:

It is recommended 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.

46. Preliminary Report – Application to Amend the Official Plan and Zoning By-law – 04 166416 NNY 10 OZ – Urban Strategies Inc. – 555 Finch Avenue West (Ward 10 – York Centre)

Report (November 1, 2004) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations:

It is recommended 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.

47. Final Report – Application to Amend the Zoning By-law 1916 of the former Borough of East York – 2003 035114 SMI 26 OZ – Sherman Brown Dryer Karol Lebow – 851 Millwood Road (Ward 26 – Don Valley West)

(Public Meeting under the *Planning Act* – 2:00 p.m.)

Report (October 27, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend Zoning By-law 1916 to permit the redevelopment of a 793.7 square metre site located at 851 Millwood Road, with six three storey townhouses.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
- (2) 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,
 - (a) The owner shall submit a revised site plan application to the satisfaction of the Director of Community Planning, North District.

47(a). Communication (November 3, 2004) from S. Doyle

47(b). Communication (November 3, 2004) from Robert J. McCormick

47(c). Communication (November 3, 2004) from Ann Reynolds

47(d). Communication (undated) from Geroge Gutierrez

48. Final Report – OPA & Rezoning Application 03 190167 NNY 10 OZ – Adam Brown, Sherman Brown Dryer Karol Lebow – (Cityscape Design Innovation Inc. – Architect) - 188 Clifton Avenue (Ward 10 – York Centre)

(Public Meeting under the *Planning Act* – 2:15 p.m.)

Report (October 27, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and the Zoning By-law to permit the construction of a new triplex residential building and an additional dwelling unit in the basement of the existing building at 188 Clifton Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.

- (2) amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
- (4) before introducing the necessary Bills to City Council for enactment, require the applicant to obtain Site Plan Approval from the Director, Community Planning, North District.

48(a). Communication (March 26, 2004) from Belinda Morale, Senior Planner, Sherman Brown Dryer Karol Lebow, Barristers & Solicitors, submitting a petition in support of the application.

49. Final Report – Application to Amend Zoning By-law 7625 – 04 169386 NNY 09 OZ – Independence Way Inc. – 2701 Keele Street (Ward 9 – York Centre)

(Public Meeting under the *Planning Act* – 2:30 p.m.)

Report (October 27, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a reduced parking standard and direct access to units from outdoors for a stacked townhouse residential development at 2701 Keele Street.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

49(a). Communication (October 27, 2004) from Karl D. Jaffary, Barrister & Solicitor, on behalf of Independence Way

50. Final Report – OPA & Rezoning Application – TD CMB 2003 005 – Kolter Property Company – Page & Steele – 1900 Bayview Avenue (Ward 25 – Don Valley West)

(Public Meeting under the *Planning Act* – 2:45 p.m.)

Report (October 26, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and Zoning By-law for three apartment buildings of 5, 6 and 7 storeys.

Recommendations:

It is recommended that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
- (2) Direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 8.
- (3) Amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
- (4) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law as may be required.
- (5) Before introducing the necessary Bills to City Council for enactment,
 - (a) The owner shall enter into an Agreement under Section 37 of the Planning Act agreeing to provide a Letter of Credit for \$207,000 to be used to prepare and implement a ravine management plan for the lands located below the staked bank line and the 10 metre buffer beyond the staked bank line, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism. The Letter of Credit is to be submitted to the City prior to the issuance of any building permit.
 - (b) The owner shall enter into an Agreement under Section 37 of the Planning Act agreeing to provide a Letter of Credit for \$43,000 to be used for improvements to Sunnydene and Sherwood Parks, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism. The Letter of Credit is to be submitted to the City prior to the issuance of any building permit.

- (c) The owner shall enter into an Agreement under Section 37 of the Planning Act agreeing to dedicate to the Toronto and Region Conservation Authority for nominal consideration, all the lands below the staked bank line, and a 10 m buffer beyond the staked bank line or a reduced measurement satisfactory to the Toronto and Region Conservation Authority, to the satisfaction of the City Solicitor.
- (d) The owner shall have applied for and received site plan approval.
- (e) The existing easement shall be discharged and the owner shall grant a new easement in favour of the City of Toronto for the purpose of access and maintenance to City lands to the satisfaction of the Commissioner of Works and Emergency Services, the Commissioner of Economic Development, Culture and Tourism, and the City Solicitor.
- (f) The owner shall provide satisfactory evidence to the Commissioner of Works and Emergency Services in consultation with the City Solicitor that the owner has entered into a cost sharing agreement with the owners of Plan 66M-2405 for the upgrading of the receiving sanitary sub-trunk sewer, or that alternative arrangements have been made to the satisfaction of the Commissioner of Works and Emergency Services in consultation with the City Solicitor.
- (g) The owner shall submit an engineering servicing report to the satisfaction of the Commissioner of Works and Emergency Services.
- (h) The owner shall submit a storm water management report to the satisfaction of the Commissioner of Works and Emergency Services.

51. Final Report – OPA and Rezoning Application – 03 193501 NNY 23 OZ – Site Plan Application 03 193513 NNY 23 SA – Michael Kraljevic, Deltera Inc. – Rafael & Bigauskas Architects - Block Bounded by Finch Avenue West, Duplex Avenue, Hendon Avenue and Greenview Avenue; and North York Centre Secondary Plan Area

(Ward 23 – Willowdale - Development Site)

(Wards 23 & 24 – Willowdale -Proposed General Official Plan Amendment)

(Public Meeting under the *Planning Act* – 3:00 p.m.)

Report (November 3, 2004) from the Director, Community Planning, North District, Urban Development Services, on an application to amend the Official Plan and the Zoning By-law for two residential buildings (31 storeys and 26 storeys) at Finch Avenue West and Duplex Avenue, with commercial uses along the Finch Avenue West frontage,

and recommending approval of a general amendment to the Official Plan with respect to funding mechanisms for density incentives in the North York Centre Secondary Plan.

Recommendations:

It is recommended that City Council:

- (1) amend the North York Centre Secondary Plan substantially in accordance with the draft Official Plan Amendment contained in Attachment 8;
- (2) amend the North York Centre Secondary Plan for the block bounded by Finch Avenue West, Duplex Avenue, Hendon Avenue and Greenview Avenue substantially in accordance with the draft Official Plan Amendment contained in Attachment 9;
- (3) authorize the City Solicitor to bring forward to the Ontario Municipal Board a modification to the North York Centre Secondary Plan of the new Official Plan, substantially in accordance with the proposed modifications contained in Attachment 10;
- (4) authorize the City Solicitor to bring forward to the Ontario Municipal Board a modification to the North York Centre Secondary Plan of the new Official Plan, for the block bounded by Finch Avenue West, Duplex Avenue, Hendon Avenue and Greenview Avenue, substantially in accordance with the proposed modifications contained in Attachment 11;
- (5) amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 12;
- (6) 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;
- (7) before introducing the necessary Bills to City Council for enactment, require the owner to:
 - (a) enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
 - (i) a minimum of 1.5 m² per dwelling unit of private indoor recreational area to be provided on the site;
 - (ii) a minimum of 2.25 m² per dwelling unit of indoor above-grade bicycle storage space to be provided on the site, within the podium level parking area;

- (iii) a minimum of 636 m² of retail and service commercial space to be provided on the ground floor podium level adjacent to the Finch Avenue West right-of-way;
- (iv) a monetary contribution toward the cost of land acquisition for the North York Centre Service Road and/or toward the cost of constructing and furnishing a Public Recreational Centre serving the North York Centre, for the proposed 13,247 m² density incentive, in accordance with the provisions of the proposed general Official Plan Amendment (Attachment 8);
- (v) an undertaking that the developer will use reasonable best efforts to acquire, at its expense, the property known municipally as 35 Hendon Avenue in order to consolidate it within the comprehensive development proposal prior to phase 2 site plan approval;
- (vi) the developer shall, to the satisfaction of the City Solicitor and at the developer's expense, prior to any site plan approval that may be issued by the City in respect of phase 2 of the project, convey to the City, or alternatively fund the City's reasonable costs to acquire, Parts 1, 2 and 9 on the draft reference plan dated August 16, 2004, prepared by I.M. Pastushak Ltd., for road widening purposes in relation to 35 Hendon Avenue, including if necessary funding the City's reasonable costs to acquire the entire property known as 35 Hendon Avenue;
- (vii) the developer agrees that should they not have completed their proposed purchase of the 35 Hendon Avenue property within one year from the date of Council's enactment of the zoning by-law for the comprehensive development subject of this application, the City shall commence proceedings to amend the site-specific zoning by-law to make any necessary revisions to the zoning for the comprehensive development as may be determined by the City, including but not limited to any necessary reductions of permitted density for the phase 2 project on the basis the 35 Hendon Avenue property will not be included in the comprehensive development, and to restore the existing R4 zoning standards to the 35 Hendon Avenue property. The developer agrees not to oppose any further site-specific zoning by-law amendment that may be brought forward for this purpose;
- (viii) the owner shall provide to the City an irrevocable letter of credit as security for the required off-site parkland dedication, prior to the issuance of the first building permit for the development. The

amount of the letter of credit will be determined by the Real Estate Services section of the Corporate Services Department. The City will hold the letter of credit until an appropriate location for an off-site parkland dedication can be identified and acquired. The location of the off-site parkland dedication shall be at the discretion of and determined by the Commissioner of Economic Development, Culture and Tourism in consultation with the Ward Councillor; and

- (ix) funds in the amount of \$300,000.00 for an on-site public art programme;
- (b) convey or cause to be conveyed to the City for a nominal sum, free of all encumbrances, the following lands for dedication as public highway, and deposit with the City Solicitor deeds for these lands, in satisfactory form, and have these deeds registered by the City, with all registration costs and costs to prepare the reference plan to be paid by the owner. The land conveyances are:
- (i) 6.1 m radius corner roundings at the intersections of Finch Avenue West and Greenview Avenue, Finch Avenue West and Duplex Avenue, and Hendon Avenue and Duplex Avenue, identified as Parts 5, 7 and 8 on the draft reference plan dated August 16, 2004 from I. M. Pastushak Ltd.;
 - (ii) a 2.76 m widening along the Finch Avenue West frontage of the site, identified as Part 11 of the draft reference plan dated August 16, 2004 from I. M. Pastushak Ltd.; and
 - (iii) Part 4 of the draft reference plan dated August 16, 2004 from I. M. Pastushak Ltd. being the lands required for the Uptown Service Road;
- (c) deposit a letter of credit or certified cheque with the Commissioner of Works and Emergency Services for the estimated cost of construction and a certified cheque for 3% engineering review fee for the following works:
- (i) construction of an interim 8.5 m wide asphalt pavement with concrete curbs and gutters along Greenview Avenue from Finch Avenue West to Hendon Avenue. The estimated cost of this work is \$220,000.00;
 - (ii) construction of a 2.0 m wide concrete sidewalk along the Finch Avenue West, Duplex Avenue, Greenview Avenue and Hendon Avenue frontages of the site. The estimated cost of this work is \$112,000.00;

- (iii) construction of a 525 mm diameter concrete storm sewer along Greenview Avenue from the existing 525 mm diameter storm sewer on Greenview Avenue to 70 m north. The estimated cost of this work is \$50,000.00;
 - (iv) security in the amount of \$1,000.00 for the installation of the southbound left turn prohibitions at the Finch Avenue West and Duplex Avenue intersection;
 - (v) security in the amount of \$10,000.00 toward possible signal timing modifications at the Finch Avenue West/ Yonge Street and Hendon Avenue/ Yonge Street intersections; and
 - (vi) \$11,500.00 representing the 3% engineering review fee for the above construction works;
 - (d) submit to and have approved by the Director, Transportation Services, District 3, a revised Construction Management Plan for the project, to be implemented prior to the commencement of any excavation work on the site, addressing the following additional matters:
 - (i) dust and mud control on and off site to be conducted on a daily basis; and
 - (ii) details of access/ truck routing indicating the direction the construction vehicles will travel to Yonge Street and Finch Avenue West; and
 - (e) have provided a written undertaking in a form satisfactory to the City Solicitor, that upon the site-specific Official Plan and Zoning By-law Amendments described in this report coming into effect, the applicant's appeal of the new Toronto Official Plan as it relates to this site, be settled upon the necessary amendments to the new Toronto Official Plan being made to reflect the approved Official Plan Amendment and Zoning By-law;
- (8) authorize the Commissioner of Urban Development Services (Director of Community Planning, North District), in consultation with the City Solicitor, to commence proceedings to amend the site-specific zoning by-law that may be enacted in respect of the comprehensive development subject of this application, as outlined in Recommendation 7(a)(vii) above, one year from the date of enactment of that zoning by-law, should the developer have not by that time completed their proposed purchase of the 35 Hendon Avenue property; and

- (9) approve under Section 41 of the Planning Act the phase 1 project which includes the proposed 31-storey south residential tower, common areas to be shared with phase 2, and commercial uses along Finch Avenue West, as indicated on the plans and subject to the conditions of Site Plan Approval contained in Attachment 13.

51(a). Communication (November 3, 2004) from Alex Benko

52. Final Report – Rezoning Application – 04 108765 NNY 23 OZ – Great Land (Kenneth) Residences Inc. – Northgrave Architects Inc. – 426 – 442 Kenneth Avenue, 32, 34 and 35 Holmes Avenue and 40 – 62 Byng Avenue (Ward 23 – Willowdale)

(Public Meeting under the *Planning Act* – 3:15 p.m.)

Report (October 29, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a 71 unit, 3.5 storey stacked townhouse development at 426 – 442 Kenneth Avenue, and to transfer the density from City-owned lands at 32 and 34 Holmes Avenue to the subject site.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
- (2) 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, require the owner to enter into the necessary Section 37 agreement.
- (4) Before introducing the necessary Bills to City Council for enactment, the applicant shall have resolved to the satisfaction of the Commissioner of Corporate Services, the purchase of the density from 32 and 34 Holmes Avenue or the bill be amended to eliminate the density associated with these properties.
- (5) Approve under Section 41 of the Planning Act the proposed 71 unit, 3.5 stacked townhouse development as indicated on the following plans and subject to the conditions of Site Plan Approval found in Attachment 7.

Plan No.	Plan Title	Prepared By	Date Stamped
SK-01	Site Plan	Northgrave Architect Inc.	October 15, 2004
SK-02	Basement Plan	Northgrave Architect Inc.	October 15, 2004
SK-03	Lower Residential Floor	Northgrave Architect Inc.	October 15, 2004
SK-04	Ground Floor Plan	Northgrave Architect Inc.	October 15, 2004
SK-05	Second Floor Plan	Northgrave Architect Inc.	October 15, 2004
SK-06	Third Floor Plan	Northgrave Architect Inc.	October 15, 2004
SK-07	Elevations	Northgrave Architect Inc.	October 15, 2004
SK-08	Elevations	Northgrave Architect Inc.	October 15, 2004
L1	Landscape Layout Plan	Land Art Design	October 15, 2004
L1a	Landscape Planting Plan	Landscape Details	October 15, 2004
L2	Landscape Details	Land Art Design	October 15, 2004
L3	Landscape Details	Land Art Design	October 15, 2004
L4	Landscape Details	Land Art Design	October 15, 2004

53. Refusal and Request for Direction Report – OPA & Rezoning Application 04 171098 NNY 23 OZ – Chad John Baptiste, Walker, Nott Dragicvic Associates Ltd. – Richard Wengle Architect Inc. – 61, 65, 69 & 71 Churchill Avenue and 2, 4 and 6 Basswood Road (Ward 23 – Willowdale)

(Deputation Item – 3:30 p.m.)

Report (November 2, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to develop 38, 3-storey townhouses at the southwest corner of Churchill Avenue and Basswood Road, and seeking Council's direction for staff to attend at the Ontario Municipal Board in opposition to the development should the proposal be appealed.

Recommendations:

It is recommended that:

- (1) City Council refuse the proposed Official Plan and Zoning Amendment applications; and

- (2) should the Official Plan and Zoning Amendment applications be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal.

54. Further Request for Direction Report – 108 Stayner Avenue (Ward 15 – Eglinton-Lawrence)

(Deputation Item – 3:45 p.m.)

(Report Not Yet Available)



**NORTH YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 10**

Date of Meeting: November 16, 2004
Time: 9:30 a.m.
Location: Council Chambers
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

Enquiry: Francine Adamo
Committee Administrator
416-397-4855
nycc@toronto.ca

The following material relates to items already listed on the main agenda.

- 47. Final Report – Application to Amend the Zoning By-law 1916 of the former Borough of East York – 2003 035114 SMI 26 OZ – Sherman Brown Dryer Karol Lebow – 851 Millwood Road (Ward 26 – Don Valley West)**
- 47(e).** Communication (November 9, 2004) from Alan Redway, Redway and Butler, Barristers and Solicitors.
- 47(f).** Communication (November 5, 2004) from Betty Radics.
- 47(g).** Communication (November 5, 2004) from Tim and Lisa Schumacher.
- 47(h).** Communication (November 7, 2004) from Susan Bellingham.
- 47(i).** Communication (November 4, 2004) from R. Parker.
- 47(j).** Communication (November 4, 2004) from Gail M. Burgess and Paul B. Sinel.
- 50. Final Report – OPA & Rezoning Application – TD CMB 2003 005 – Kolter Property Company – Page & Steele – 1900 Bayview Avenue (Ward 25 – Don Valley West)**
- 50(a).** Communication (November 2, 2004) from Donna Mackenzie.
- 50(b).** Communication (November 2, 2004) from Richard McCaffery.

- 50(c). Communication (November 10, 2004) from Robert Gordon.
- 50(d). Communication (November 10, 2004) from Susan Lewarne.
- 50(e). Communication (November 10, 2004) from Marjory and John Austin.
- 50(f). Communication (November 10, 2004) from Paul Heubener.
- 50(g). Communication (November 10, 2004) from Ian Saville.
- 50(h). Communication (November 10, 2004) from D.E. Allison.
- 50(i). Communication (November 10, 2004) from Paul Dorland.
- 50(j). Communication (November 10, 2004) from William and Martha Hinder.
- 50(k). Communication (November, 2004) from Michael A. Steadman.
- 50(l). Communication (November 10, 2004) from Mary Carmichael.

51(b). Final Report – OPA and Rezoning Application – 03 193501 NNY 23 OZ – Site Plan Application 03 193513 NNY 23 SA – Michael Kraljevic, Deltera Inc. – Rafael & Bigauskas Architects - Block Bounded by Finch Avenue West, Duplex Avenue, Hendon Avenue and Greenview Avenue; and North York Centre Secondary Plan Area

Communication (November 9, 2004) from J. MacPherson, Convenor, Willowdale Presbyterian Church.

ADDED ITEMS

55. Request for Fence Exemption – 17 Lower Links Road (Ward 25 – Don Valley West)

(Deputation Item – 11:15 a.m.)

Report (November 5, 2004) from the North District Manager, Municipal Licensing and Standards, Urban Development Services, reporting on a request by the owner of 17 Lower Links Road, for an exemption from the City of Toronto Municipal Code Chapter 447 Fences.

Recommendation:

It is recommended that the application not be approved.

56. Request for Fence Exemption – 106 Arjay Crescent (Ward 25 - Don Valley West)

(Deputation Item – 11:15 a.m.)

Report (November 4, 2004) from the North District Manager, Municipal Licensing and Standards, Urban Development Services, reporting on a request by the owner of 106 Arjay Crescent, for an exemption from the City of Toronto Municipal Code Chapter 447 Fences.

Recommendation:

It is recommended that the application not be approved.

57. Request for an Exemption from Chapter 313 of the former City of Toronto Municipal Code to Permit Residential Boulevard Parking for Two Vehicles on the Orchard View Boulevard Flank of 51 Edith Drive (Ward 16 – Eglinton-Lawrence)

(Deputation Item – 11:15 a.m.)

Report (October 7, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks, to permit residential boulevard parking for two vehicles on the Orchard View Boulevard flank of 51 Edith Drive, which does not meet the requirements of the Code.

Recommendations:

It is recommended that:

- (1) City Council deny the application for residential boulevard parking on the Orchard View Boulevard flank of 51 Edith Drive.

or

- (2) City Council approve the application for residential boulevard parking for two parking spaces on the Orchard View Boulevard flank of 51 Edith Drive, as shown on Appendix 'A', notwithstanding that permit parking is authorized on the street, the asphalt paving does not meet the City's paving specifications and the application is for more than one vehicle.

- (a) the parking area for each space not exceeding 2.4 m by 5.9 m, in dimension;
- (b) the City sidewalk not being encumbered at any time by vehicles overhanging the sidewalk and pedestrian traffic being maintained at all times;
- (c) the applicants providing the landscape features substantially in accordance with the plan, as shown on Appendix 'B', to the satisfaction of the Acting Commissioner of Works and Emergency Services; and
- (d) the applicants paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks.

58. Parking Prohibitions - Avondale Avenue (Ward 23 – Willowdale)

Report (November 4, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend the existing parking regulations on Avondale Avenue.

Recommendations:

It is recommended that:

- (1) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 60 minute permitted parking, Monday to Friday, on the south side of Avondale Avenue, from the easterly limit of R.P. 4460 Lot 1292 (House 39) to the westerly limit of Tradewind Avenue;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 60 minute permitted parking, Monday to Friday, on the south side of Avondale Avenue, from the easterly limit of Bales Avenue to the westerly limit of R.P. 4460, Lot 1292 (House 39);
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the south side of Avondale Avenue, from the easterly limit of Lot 1292 (House 39) R.P. 4460 to the westerly limit of Lot 1292 (House 39) R.P. 4460; and
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 8:00 a.m. and 6:00 p.m., Monday to Friday, on the south side of Avondale Avenue, from the easterly limit of Harrison Gardens Boulevard to the westerly limit of Oakburn Crescent.

59. All Way Stop Control - Avondale Avenue and Everson Drive (Ward 23 – Willowdale)

Report (November 4, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to install all way stop control at the intersection of Avondale Avenue and Everson Drive.

Recommendations:

It is recommended that:

- (1) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete the through street designation on Avondale Avenue, from the easterly limit of Yonge Street to the westerly limit of Tradewind Avenue;
- (2) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Avondale Avenue as a through street from the easterly limit of Yonge Street to the westerly limit of Everson Drive;
- (3) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic at the intersection of Avondale Avenue and Everson Drive to stop on Avondale Avenue, east and west of Everson Drive;
- (4) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic at the intersection of Avondale Avenue and Everson Drive to stop on Everson Drive, south of Avondale Avenue; and
- (5) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic at the intersection of Avondale Avenue and Tradewind Avenue to stop on Avondale Avenue, west of Tradewind Avenue.

60. Ontario Municipal Board Hearing – Committee of Adjustment Application – 8 Winton Road (Ward 25 – Don Valley West)

Councillor Jenkins, Ward 25 – Don Valley West, submitting the following Resolution for consideration by the North York Community Council:

WHEREAS on June 10, 2004, the North York Committee of Adjustment refused application (A354/04M) to allow variances for frontage, side yard setbacks, dwelling length and height and a detached garage in the rear yard at 8 Winton Road; and

WHEREAS this refusal has been appealed by the owner to the Ontario Municipal Board; and

WHEREAS application (A015/02M) seeking same variances was approved on January 31, 2002 subject to conditions that the property be developed essentially in accordance with plans submitted; and

WHEREAS the location of the garage (as per a signed agreement with the abutting residents) was tied to these plans and initialed by the owner as correct on the building plans; and

WHEREAS the owner proceeded to build the home but not the garage; and

WHEREAS two years later, the owner applied for a permit for the garage under the Fast Track process for a different location and was issued a permit which was later revoked; and

WHEREAS the owner forwarded an appeal of the June 10, 2004 refusal directly to the Ontario Municipal Board who advised him that this was not a valid appeal and directed the owner to forward the appeal to the City; and

WHEREAS an incomplete appeal was received by the City a month past the appeal deadline; and

WHEREAS the OMB accepted the appeal and scheduled a hearing date for January 17, 2005;

THEREFORE BE IT RESOLVED THAT the City Planning and Legal staff be directed to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment decision; and

BE IT FURTHER RESOLVED THAT the appropriate City staff attend to challenge the validity of this appeal and defend the practice of conditional approvals and their interpretation.”

61. Property Standards Inspection – North York Civic Centre

(Deferred from October 12, 2004 meeting)

Memorandum (September 9, 2004) from Municipal Standards Officer, Municipal Standards, Licensing & Standards, Urban Development Services, addressed to the North York Civic Centre Ad Hoc Building Committee, responding to the request outlined in Clause 41 of North York Community Council Report 6, headed “Deterioration of North York Civic Centre.”

- 61(a).** Report (September 30, 2004) from the Commissioner of Corporate Services and Commissioner of Economic Development, Culture and Tourism, reporting on the property standards inspection for the North York Civic Centre.

Recommendations:

It is recommended that this report be received for information.

61(b). Minutes of the Meeting of the North York Civic Centre Ad Hoc Building Committee held on October 8, 2004, outlining the concerns expressed by staff at the North York Civic Centre.

62. Ontario Municipal Board Appeal – Site Plan Control Application TC SPC 2002 0054 – The TDL Group Ltd. – 825 Caledonia Road – Part of Lot 3, Concession # W.Y.S. (Ward 15 – Eglinton-Lawrence)

(In-camera – solicitor-client privilege)

Confidential report (November 5, 2004) from the City Solicitor, on an Ontario Municipal Board appeal for Site Plan Central Application TC SPC 2002 0054 – The TDL Group Ltd. – 825 Caledonia Road; and because the advice is subject to solicitor-client privilege, under the *Municipal Act, 2001*, discussions be held In-camera.

63. Status Respecting OMB Direction – Site Plan Revision Application 04 151777 NNY 24 SA – Passionist Community of Canada – Larkin Architect Limited – 650 Sheppard Avenue East (Ward 24 – Willowdale)

(Report not yet available)