



**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 9**

Date of Meeting: November 15, 2005
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 18, 2005)

Speakers/Presentations:

10:15 a.m. – Items 1 - 3
2:00 p.m. – Item 21
2:15 p.m. – Item 22
2:30 p.m. – Item 23
2:45 p.m. – Item 24

Communications/Reports:

- 1. Request for Approval of Variance from the former City of Toronto Sign By-law No. 297, as amended, for the erection of a double faced, illuminated, off-premise billboard roof sign at 2464 – 2468 Yonge Street (Ward 16 – Eglinton-Lawrence)**

(Speakers –10:15 a.m.)
(Deferred from October 18, 2005 meeting)

Report (September 28, 2005) from the Director & Deputy Chief Building Official, North York District, reviewing and making recommendations on a request by Steve Wolowich

of Viacom Outdoors, on behalf of Harry and Marina Cholakis, for a variance from the former City of Toronto Sign By-law No. 297, as amended, to permit the erection of a 10 feet by 20 feet double faced, illuminated, off-premise billboard roof sign.

Recommendation:

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

2. Encroachment Agreement – 267 Burbank Drive (Ward 24 – Willowdale)

(Speakers – 10:15 a.m.)

Report (October 31, 2005) from the Manager, Municipal Licensing and Standards, North York District, reporting on an encroachment agreement consisting of retaining walls, walkway, light standard, existing and proposed wooden fences, lattice structure, planter and trees. These encroachments are located within the municipal road allowance, in front and west side of the residential property known as 267 Burbank Drive.

Recommendations:

It is recommended that the encroachment application be approved, subject to the following conditions:

- (1) That the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and Executive Director of Municipal Licensing and Standards;
- (2) That the appropriate City officials be authorized to take the necessary action to give effect thereto;
- (3) That no claims will be made against the City by the owner(s) for damages occurring to the area of encroachment or its elements during snow removal;
- (4) That the life of the agreement be limited to 5 years from the date of registration or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension if requested by the applicant;
- (5) The indemnification of the City by the owner(s) of the encroachments for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;

- (6) In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
- (7) The owner(s) pay the following fees:
 - (i) Application Fee of \$435.76
 - (ii) Legal Administration Cost and Registration, plus dispersments, including G.S.T.;
 - (iii) Annual fee (rate adjusted annually) of \$3.30 per square metre for 27.0 square metres, totalling \$95.23, including G.S.T.

3. 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 349 Briar Hill Avenue (Ward 16 – Eglinton-Lawrence)

**(Speakers – 10:15 a.m.)
(Deferred from October 18, 2005 meeting)**

Report (June 13, 2005) from the Director, Transportation Services, North York District, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licenses, of the former City of Toronto Municipal Code, to permit driveway widening for a second parking space at 349 Briar Hill Avenue, which does not meet the requirements of the Code.

Recommendation:

The application for driveway widening for a second parking space at 349 Briar Hill Avenue be denied.

4. Introduction of Permit Parking on the east side of Greer Road, between Old Orchard Grove and Roe Avenue (Ward 16 – Eglinton-Lawrence)

Report (October 24, 2005) from the Director, Transportation Services, North York District, reporting on the introduction of permit parking on the east side of Greer Road, between Old Orchard Grove and Roe Avenue, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week. The permit to be applicable only to this section of Greer Road.

Recommendations:

It is recommended that:

- (1) permit parking be introduced on the east side of Greer Road, between Old Orchard Grove and Roe Avenue, on a street name basis, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week;
- (2) part A of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be introduced to incorporate the east side of Greer Road, between Old Orchard Grove and Roe Avenue;
- (3) parking be prohibited from 2:00 a.m. to 6:00 a.m., on the west side of Greer Road, from a point 30.5 metres north of Old Orchard Grove to the southerly limit of Roe Avenue; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

5. 40 Km/h Speed Limit – Brooke Avenue, Avenue Road to Elm Road (Ward 16 – Eglinton-Lawrence)

Report (October 25, 2005) from the Director, Transportation Services, North York District, reporting on a request to reduce the speed limit on Brooke Avenue, Avenue Road to Elm Road to 40 km/h.

Recommendation:

It is recommended that this report be received for information.

6. Through Traffic Regulations – Cactus Avenue/Palm Gate Boulevard and Steeles Avenue West (Ward 23 – Willowdale)

Report (October 26, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit north and southbound through traffic at the intersection of Cactus Avenue/Palm Gate Boulevard at Steeles Avenue West.

Recommendations:

It is recommended that:

- (1) northbound through traffic from Cactus Avenue to Palm Gate Boulevard at Steeles Avenue West, from 4:00 p.m. to 7:00 p.m., Monday to Friday, be prohibited;

- (2) southbound through traffic from Palm Gate Boulevard to Cactus Avenue at Steeles Avenue West, from 7:00 a.m. to 9:00 a.m., Monday to Friday, be prohibited; and
- (3) the appropriate City officials be authorized to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any bills that are required.

7. All Way Stop Control – Lilywood Road at Times Road (Ward 15 – Eglinton-Lawrence)

Report (October 26, 2005) from the Director, Transportation Services, North York District, reporting on the feasibility of installing an all way stop control at the intersection of Lilywood Road and Times Road.

Recommendation:

It is recommended that this report be received for information only.

8. 40 km/h Speed Limit – Craigmore Crescent (Ward 23 – Willowdale)

Report (October 26, 2005) from the Director, Transportation Services, North York District, seeking approval to reduce the speed limit to 40 km/h on Craigmore Crescent.

Recommendation:

It is recommended that By-law No. 31878, of the former City of North York, be amended by designating a 40 km/h speed limit on Craigmore Crescent, from the easterly limit of Dudley Avenue to the northerly limit of Glendora Avenue.

9. Prohibited U Turn – Rockford Road (Ward 10 – York Centre)

Report (October 27, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit U turns on Rockford Road, between the east leg of Sunnycrest Road and Robingrove Road.

Recommendation:

It is recommended that Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit U turns on Rockford Road, between Sunnycrest Road (east leg) and Robingrove Road.

10. On-Street Parking Machines – West side of Yonge Street, between Drewry Avenue and Patricia Avenue (Ward 23 – Willowdale)

Report (October 27, 2005) from the Director, Transportation Services, North York District, seeking approval to install on-street pay and display parking machines on the west side of Yonge Street between Drewry Avenue and Patricia Avenue.

Recommendations:

It is recommended that:

- (1) Pay and Display parking machines be installed on the west side of Yonge Street, from a point 30 metres north of the northerly limit of Drewry Avenue to the southerly limit of Patricia Avenue;
- (2) Pay and Display parking machines be installed on the west side of Yonge Street, from a point 30 metres north of the northerly limit of Drewry Avenue to the southerly limit of Patricia Avenue;
- (3) the pay and display parking areas identified in items 1 and 2 above, will be in revenue operations from 10:00 a.m. to 3:00 p.m. and 7:00 p.m. to 9:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday, at a rate of \$1.50 for each half hour, to a maximum of two hours;
- (4) the pay and display parking areas identified in items 1 and 2 above, will be in revenue operations from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$1.50 per each half hour, to a maximum of three hours; and
- (5) the appropriate City officials be authorized to take whatever action is required to give effect to the foregoing, including the introduction in Council of any bills that are required.

11. Turn Restrictions – Campbell Crescent (Ward 25 – Don Valley West)

Report (October 30, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit westbound left turns onto Campbell Crescent from the development driveway at 45 York Mills Road.

Recommendation:

It is recommended that Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit westbound left turns at anytime from the northerly driveway access to 45 York Mills Road, on the east side of Campbell Crescent.

12. Prohibited ‘U’ Turns – Sheppard Avenue East, west of Bayview Avenue (Ward 23 – Willowdale)

Report (October 30, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit westbound ‘U’ Turns on Sheppard Avenue East, west of Bayview Avenue.

Recommendations:

It is recommended that:

- (1) westbound ‘U’ turns be prohibited at anytime on Sheppard Avenue East, at point 50 metres west of Bayview Avenue to a point 30 metres westerly thereof; and
- (2) the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

13. Turn Prohibitions – Avenue Road and Brookdale Avenue (Ward 16 – Eglinton-Lawrence)

Report (October 30, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit turns at the driveways to the property at 1677 Avenue Road.

Recommendations:

It is recommended that:

- (1) eastbound left and westbound right turns be prohibited at all times to the westerly Brookdale Avenue access driveway;
- (2) westbound left and right turns be prohibited at all times from the Avenue Road access driveway; and
- (3) appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

14. Assumption of Services – Subdivision owned by NY Towers Inc. – Plan 66M-2364, Subdivision File UDSB-1248 – Rean Drive (Ward 24 – Willowdale)

Report (October 5, 2005) from the Director, Development Engineering, advising Council that the municipal services installed under the terms of the Subdivision Agreement for

Plan 66M-2364, dated June 6, 2001, between NY Towers Inc. and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

It is recommended that:

- (1) An assumption by-law be passed to assume the municipal services in Subdivision Plan 66M-2364; and
- (2) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

15. Assumption of Services – Subdivision owned by Tigix Investments – Plan 66M-2335, Subdivision File UDSB-1226 – Ballyconnor Court (Ward 24 – Willowdale)

Report (October 5, 2005) from the Director, Development Engineering, advising Council that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2335, dated March 8, 1999, between Tigix Investments Ltd. and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

It is recommended that:

- (1) An assumption by-law be passed to assume the public highways and municipal services in Subdivision Plan 66M-2335; and
- (2) The City Solicitor be authorized and directed to make any payment of costs necessary to register the assumption by-law in the Land Registry Office.

16. Assumption of Services – Downsview Lands Secondary Plan – Block H owned by Costco Canada Inc. – Plan 64R-16745 – Billy Bishop Way (Ward 9 – York Centre)

Report (October 5, 2005) from the Director, Development Engineering, advising Council that the municipal services installed under the terms of the Section 37 Agreement for Downsview Lands Secondary Plan – Block H, dated August 28, 2000 and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

- (1) An assumption by-law be passed to assume the public highways and municipal services in Billy Bishop Way road allowance within Registered Plan 64R-16745; and

- (2) The City Solicitor be authorized and directed to make any payment of costs necessary to register the assumption by-law in the Land Registry Office.

17. Naming of Proposed Public Street – 2701 Keele Street (Ward 9 – York Centre)

Report (October 27, 2005) from the City Surveyor, Technical Services, recommending that the proposed public street located at 2701 Keele Street be named “George Appleton Way”.

Recommendations:

It is recommended that, subject to City Council granting an exception to its policy of avoiding similar sounding names and avoiding the naming of streets after living persons:

- (1) the proposed public street located at 2701 Keele Street, extending easterly from Keele Street, be dedicated by by-law for public highway purposes and named “George Appleton Way”;
- (2) the future extension of this street northerly to Wilson Avenue, be dedicated by by-law for public highway purposes and named “George Appleton Way”; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

18. Designation of Fire Routes in the City of Toronto - North York Community Council Area

Report (October 28, 2005) from the District Chief – Fire Prevention – North Command, seeking Council’s approval for the enactment of the appropriate amending by-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Recommendations:

It is recommended that:

- (1) that part or those parts of the private road or roads shown on the site plan filed with the Fire chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes:
 - (a) 1 Shoreham Drive
 - (b) 12 Harrison Garden Blvd.
 - (c) 16 Harrison Garden Blvd

- (d) 18 Harrison Garden Blvd
- (e) 8 Hillcrest Avenue
- (f) 2755 Jane Street
- (g) 1270 Finch Avenue West
- (h) 5176 Yonge Street
- (i) 60 Byng Avenue
- (j) 1 Credit Union Drive
- (k) 33 Sheppard Avenue East
- (l) 33 Empress Avenue and
- (m) 5095 Yonge Street
- (n) 4952 Dufferin Street
- (o) 5 Northtown Way
- (p) 10 Northtown Way
- (q) 15 Northtown Way
- (r) 3560 Victoria Park Avenue
- (s) 2760 Bathurst Street
- (t) 199 Upper Canada Drive
- (u) 1700 Eglinton Avenue

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

19. Preliminary Report – Rezoning Application – 05 190908 NNY 23 OZ – Site Plan Control Application – 05 190913 NNY 23 SA – Meridian Residences Inc. – Rafael + Bigauskas Architects – Rezoning for 35 Hendon Avenue (to be included in the Finch Avenue West, Hendon Avenue, Duplex Avenue and Greenview Avenue development block) – Site Plan Control Application for northern portion of the development block (Ward 23 – Willowdale)

Report (October 31, 2005) from the Director, Community Planning, North York District, providing preliminary information on the above-noted applications 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.

20. Final Report – Official Plan Amendment and Rezoning Application – 04 126102 NNY 24 OZ and Site Plan Application – 04 126118 SA NNY 24 – Eugene Zaraska - 5795 Yonge Street (1984) Ltd. – 5791 – 5795 Yonge Street

- and -

**Addendum to Exhibit 24 of the Uptown Service Road and Associated Road Network Environmental Study Report May 1993
(Ward 24 – Willowdale)**

(Public Meeting under the *Planning Act* was held on September 19, 2005 and matter was deferred)

Report (August 31, 2005) from the Director, Community Planning, North York District, reviewing and recommending approval of applications to amend the Official Plan and Zoning By-law and approve the Site Plan for a residential building having a maximum gross floor area, excluding density incentives, of 32,004 square metres; and further reporting on and recommending an Addendum to Exhibit 24 of the Uptown Service Road Environmental Study Report of May 1993.

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 8.
- (2) modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment 9, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearing to have the modification approved
- (3) 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 10
- (4) 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.
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement 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 amenity area to be provided on site,
 - (ii) a public art program in the value of \$300,000.00
 - (iii) secure the obligation that arrangements be made for deferred conveyance of unencumbered title to a triangular portion of land at the north-west corner of the site measuring approximately 9.0m and 27.0 m along the west and north property lines respectively for nominal consideration in the event that the City provides notice that the lands are required for public road purposes.
- (6) before introducing the necessary Bills to City Council for enactment:
- (i) require the Owner to provide a written undertaking in a form satisfactory to the City Solicitor indicating that the Owner's appeal of the new Toronto Official Plan respecting the lands will be settled upon the necessary modification to the new Toronto Official Plan being made to reflect the Official Plan Amendment and Zoning By-law as finally approved;
 - (ii) require the owner to confirm to the satisfaction of the City Solicitor that the revised shared access arrangements have been made between the applicant and the Turnberry Court condominium to the east;
 - (iii) require the owner to confirm to the satisfaction of the City Solicitor that easement arrangement in favour of the Turnberry Court condominium for pedestrian access through the south portion of applicant's site to Yonge Street have been made;
 - (iv) require owner to confirm to the Manager, Technical Services, North York District that conditions A - 1 to 5 of his memorandum dated August 29, 2005 have been complied with.
- (7) approve in principle the site plan as indicated on the drawings listed in Attachment 11 subject to the conditions of approval as listed in Attachment 11.
- (8) authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 11 of this report have been fulfilled.
- (9) direct the City Solicitor to prepare and register the necessary site plan agreement.
- (10) authorize the Director, Community Planning, North York District to execute the agreement.

- (11) amend the Uptown Service Road and Associated Road Network Environmental Study Report in accordance with attached addendum to Exhibit 24 as attached in Attachment 12.
- 20(a).** Communication (October 14, 2005) from Adam Brown, Sherman Brown Dryer Karol, on behalf of Menkes Residences Ltd., confirming that they have followed the direction of Community Council by meeting with City Staff and the adjacent commercial property owner, and furthermore, confirming that they also have complied with the request for a further community information meeting which is being chaired by the local councilor on November 1, 2005.
- 20(b).** Communication (September 20, 2005) from Reverend Dr. Peter F. Gilbert, President, Metro Toronto Condominium Corporation No. 823, forwarding five letters from Wendy Lee, Aarti Paleja, Mohsen Jalalian, Matthew Chau and Rose Chau, in opposition to the proposed development.
- 21. Final Report – Official Plan Amendment & Rezoning Application – 05 132072 NNY 10 OZ – Nick Sampogna, 2007564 Ontario Ltd. – Thomas Brown Architect – 920 – 922 Sheppard Avenue West (Ward 10 – York Centre)**

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

Report (October 31, 2005) from the Director, Community Planning, North York District, reviewing and recommending approval of an application to amend the Official Plan and the Zoning By-law for a nine storey condominium apartment building with ground floor retail uses at 920-922 Sheppard Avenue West.

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) Modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment No. 7 and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearings to have the modification approved.
- (3) Amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.

- (4) 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.
- (5) Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Control Agreement under Section 41 of the *Planning Act*.

22. Status Report and Request for Direction Report – OPA & Rezoning Application – 04 102559 NNY 23 OZ – Farshad Kehtari – 2924 Bayview Avenue (Ward 23 – Willowdale)

(Speakers – 2:15 p.m.)

Report (October 26, 2005) from the Director, Community Planning, North York District, providing an update on the processing of the application to amend the Official Plan and the Zoning By-law for the development of 8, three storey townhouses at 2924, 2926 and 2928 Bayview Avenue and seeking Council's direction with respect to an upcoming Ontario Municipal Board hearing.

Recommendations:

- (1) should City Council wish to support the development as set out in the recommendations in the March 9, 2005 Final Report, the City Solicitor and the appropriate City staff be directed to attend at the Ontario Municipal Board in support of the Official Plan Amendment, Zoning and Site Plan Control Applications; or alternatively
- (2) should City Council wish to not support the proposed development, the City Solicitor be directed to attend at the Ontario Municipal Board, along with any appropriate witnesses as may be deemed necessary by the City Solicitor, including if necessary outside consultants, in opposition to the proposed development as set out in the March 9, 2005 Final Report.

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

(Speakers – 2:30 p.m.)

Report (October 27, 2005) from the Director, Community Planning, North York District, reporting on the proposed Zoning By-law Amendment application as the applicant has appealed and regarding the property at 851 Millwood Road to the Ontario Municipal

Board. This report brings forward for Council's consideration further amendments to the draft by-law as proposed by the applicant.

Recommendations:

It is recommended that:

- (1) The City Solicitor be authorized to appear before the Ontario Municipal Board in support of the zoning by-law as set out in Attachment 1, provided that the following condition is satisfied prior to attending at the Ontario Municipal Board,
 - (a) The owner shall submit a revised site plan control application to the satisfaction of the Director of Community Planning, North York District; and
- (2) The City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

24. Final Report – OPA & Rezoning Application – 04 176174 NNY 23 OZ – Cityzen Development Group – Rafael + Bigauskas - 25 Buchan Court (Ward 33 – Don Valley East)

**(Continuation of Public Meeting under the *Planning Act* - 2:45 p.m.)
(Adjourned from October 18, 2005 meeting)**

Report (September 28, 2005) from the Director, Community Planning, North York District, recommending approval of a condominium development comprised of 2 apartment buildings, 16 storeys and 18 storeys in height containing 650 units and 45 townhouses.

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. 9.
- (2) Modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment No. 10, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearing to have the modification approved.

- (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. 11.
- (4) 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.
- (5) Before introducing the necessary Bills to City Council for enactment the owner shall enter into an agreement with the City of Toronto, in a form satisfactory to the City Solicitor, to ensure the private street is publicly accessible.
- (6) Not oppose the private street proposed for the development at 25 Buchan Court.
- (7) Before introducing the necessary Bills to City Council for enactment, the owner shall enter into an agreement with the City of Toronto in a form satisfactory to the City Solicitor to secure the following:
 - (a) \$90,000 for the redevelopment of Clovercrest Park including park maintenance and new play equipment;
 - (b) \$15,000 for new lighting on the walking trail on the east side of Dallington Ravine;
 - (c) \$90,000 for lighting and landscaping on the south side of Buchan Court;
 - (d) \$100,000 for sidewalk and crosswalk improvements at the Leslie Sheppard intersection;
 - (e) \$90,000 for a landscape feature at the north east corner of Sheppard Avenue and Leslie Street; and,
 - (f) \$10,000 for Traffic Monitoring Program for Sheppard Avenue East
- (8) Before introducing the necessary Bills to City Council for enactment the Bloorview Children's Centre will submit a letter, to the satisfaction of the City Solicitor, undertaking to withdraw their appeal to the City of Toronto Official Plan upon the site specific amendments to the North York Official Plan and Zoning By-law coming into force and the site specific modification to the Toronto Official Plan being brought forward to the Ontario Municipal Board for approval.
- (9) Before introducing the necessary Bills to City Council for enactment the applicant will obtain Notice of the Conditions of Site Plan Approval.
- (10) Authorize the City Solicitor to introduce the necessary Bills to Council to give effect to these recommendations and to prepare the agreements referred to.



**NORTH YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 9**

Date of Meeting: November 15, 2005
Time: 10:00 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

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

20(c). Final Report – Official Plan Amendment and Rezoning Application – 04 126102 NNY 24 OZ and Site Plan Application – 04 126118 SA NNY 24 – Eugene Zaraska - 5795 Yonge Street (1984) Ltd. – 5791 – 5795 Yonge Street

- and -

**Addendum to Exhibit 24 of the Uptown Service Road and Associated Road Network Environmental Study Report May 1993
(Ward 24 – Willowdale)**

Further Report (October 28, 2005) from the Director, Community Planning, North York District, responding to North York Community Council's directions with respect to the applications to amend the Official Plan and Zoning By-law, to permit two residential towers of 22 and 24 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 4.
- (2) modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment 5, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearing to have the modification approved.

- (3) 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 6.
- (4) 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.
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement 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 amenity area to be provided on site;
 - (ii) a public art program in the value of \$300,000.00;
 - (iii) a contribution of \$100,000.00 for parkland improvements within Ward 24;
 - (iv) secure the obligation that arrangements be made for deferred conveyance of unencumbered title to a triangular portion of land at the north-west corner of the site measuring approximately 9.0m and 27.0 m along the west and north property lines respectively for nominal consideration in the event that the City provides notice that the lands are required for public road purposes.
- (6) before introducing the necessary Bills to City Council for enactment:
 - (i) require the Owner to provide a written undertaking in a form satisfactory to the City Solicitor indicating that the Owner's appeal of the new Toronto Official Plan respecting the lands will be settled upon the necessary modification to the new Toronto Official Plan being made to reflect the Official Plan Amendment and Zoning By-law as finally approved;
 - (ii) require the owner to confirm to the satisfaction of the City Solicitor that the revised shared access arrangements have been made between the applicant and the Turnberry Court condominium to the east;
 - (iii) require the owner to confirm to the satisfaction of the City Solicitor that easement arrangement in favour of the Turnberry Court condominium for pedestrian access through the south portion of applicant's site to Yonge Street have been made;
 - (iv) require owner to confirm to the Manager, Technical Services, North York District that conditions A - 1 to 5 of his memorandum dated August 29, 2005 have been complied with.

- (7) approve in principle the site plan as indicated on the drawings listed in Attachment 7 subject to the conditions of approval as listed in Attachment 7.
- (8) authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 7 of this report have been fulfilled.
- (9) direct the City Solicitor to prepare and register the necessary site plan agreement.
- (10) authorize the Director, Community Planning, North York District to execute the agreement.
- (11) amend the Uptown Service Road and Associated Road Network Environmental Study Report in accordance with attached addendum to Exhibit 24 as attached in Attachment 8.

ADDED ITEMS:

25. Request for Approval of a Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of an LCD Video Screen Menu Board Ground Sign at 5955 Leslie Street (Ward 24 – Willowdale)

Report (November 1, 2005) from the Director & Deputy Chief Building Official, North York District, reviewing and making recommendations on a request by Mark Bradley of TDL Group Corp., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of an LCD video screen menu board ground sign at the above location.

Recommendation:

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

26. Spenvalley Drive and Yatescastle Drive – Blessed Margherita of Citta Di Castello Catholic School (Ward 9 – York Centre)

Report (October 31, 2005) from the Director, Transportation Services, North York District, seeking approval to amend the limits of the school bus loading zone and parking/stopping regulations on Yatescastle Drive and Spenvalley Drive.

Recommendations:

It is recommended that:

- (1) Schedule XI of By-law No. 31001, of the former City of North York, be amended by deleting the No Standing, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Yatescastle Drive, from a point 69 metres north of the northerly limit of Spenvalley Drive to a point 51 metres northerly thereof;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 15 minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the east side of Yatescastle Drive, from a point 120 metres north of the northerly limit of Spenvalley Drive to a point 72 metres northerly thereof;
- (3) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 15 minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the east side of Yatescastle Drive, from a point 69 metres north of the northerly limit of Spenvalley Drive to a point 123 metres northerly thereof;
- (4) By-law No. 32759, of the former City of North York, be amended by deleting the School Bus Loading Zone on the north side of Spenvalley Drive, from 17 metres east of the easterly limit of Yatescastle Drive to a point 32 metres easterly thereof;
- (5) 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 north side of Spenvalley Drive, from the easterly limit of Yatescastle Drive to the westerly limit of the west portion of Watney Crescent;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Spenvalley Drive, from the easterly limit of Yatescastle Drive to a point 97.65 metres east of the easterly limit of Yatescastle Drive;
- (7) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 15 minute Permitted Parking, on the north side of Spenvalley Drive, from the easterly limit of Yatescastle Drive to a point 120 metres easterly thereof; and
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking Anytime prohibition on the north side of Spenvalley Drive, from a point 120 metres east of the easterly limit of Yatescastle Drive to the westerly limit of Watney Crescent (west leg).

27. All Way Stop Control – John Lindsay Court and Sawmill Road (Ward 9 – York Centre)

Report (November 4, 2005) from the Director, Transportation Services, North York District, reporting on the feasibility of installing an all way stop control at the intersection of John Lindsay Court and Sawmill Road (south leg).

Recommendation:

It is recommended that this report be received for information.

28. 40 km/h Speed Limit – John Lindsay Court (Ward 9 – York Centre)

Report (November 4, 2005) from the Director, Transportation Services, North York District, reporting on a request from Councillor Maria Augimeri to introduce a 40 km/h speed zone on John Lindsay Court.

Recommendation:

It is recommended that this report be received for information only.