
**NORTH COMMUNITY COUNCIL
AGENDA
MEETING No. 2**

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| Date of Meeting: | January 17, 2001 | Enquiry: | Francine Adamo |
| Time: | 10:00 a.m. | | Administrator |
| Location: | North York Civic Centre Council Chamber 5100 Yonge Street, Lower Level | | 395-7348 fadamo@city.toronto.on.ca |

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

**CONFIRMATION OF MINUTES OF THE MEETINGS OF SEPTEMBER 19 AND 20,
2000 AND THE SPECIAL MEETING OF THE NORTH COMMUNITY COUNCIL OF
DECEMBER 6, 2000.**

DEPUTATION ITEMS:

- 1. 10:15 a.m. TREE REMOVAL REQUEST – 39 BARTEL DRIVE – WARD
7 – YORK WEST**

Commissioner of Economic Development, Culture and Tourism
(December 1, 2000)

Reporting on an appeal to the Community Council from the owner of 39 Bartel Drive, Mr. Balacio, to permit the removal of a City owned 25 cm diameter Norway Maple tree from the boulevard adjacent to their house; and **recommending** that this request to remove the tree without compensation for the amenity value and cost of removal be denied.

- 2. 10:30 a.m. TREE REMOVAL REQUEST – 93 NEWTON DRIVE – WARD
24 – WILLOWDALE**

Commissioner of Economic Development, Culture and Tourism
(December 1, 2000)

Reporting on an appeal to the Community Council from the owner of 93 Newton Drive, Mr. Ian Pickup, to permit the removal of a 45 cm diameter Norway Spruce tree from the lawn adjacent to their house; and **recommending** that this request to remove the tree be denied.

(Copy of Appendix 1 referred to in above-noted report has been circulated to Members of the North Community Council under confidential cover and a copy thereof is on file in the office of the City Clerk)

3. 10:45 a.m. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED ROOF SIGN – SIGN PERMIT APPLICATION NO. 00-330071 – 3492 WESTON ROAD – WARD 7 – YORK WEST

Director and Deputy Chief Building Official
(November 29, 2000)

Reporting on a request for a variance from the sign by-law by Mr. Greg Ellis of Mediacom Inc., on behalf of the owners, to permit the erection of an illuminated 10 foot by 23 foot billboard sign on the roof of an existing building; and **recommending** that the request for a minor variance from the sign by-law be refused.

4. 11:00 a.m. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED GROUND SIGN – 1600 FINCH AVENUE WEST – WARD 8 – YORK WEST

Director and Deputy Chief Building Official
(December 19, 2000)

Reporting on a request for a variance from the sign by-law by Mr. Leroy Cassanova of Omni Outdoor Ltd., on behalf of the owners, to permit the erection of an illuminated third party 10 foot by 20 foot ground sign; and **recommending** that the request for a minor variance from the sign by-law be refused.

5. **11:15 a.m. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED ROOF SIGN – SIGN PERMIT APPLICATION NO. 00-336741 – 355 WILSON AVENUE – WARD 10 – YORK CENTRE**

Director and Deputy Chief Building Official
(December 27, 2000)

Reporting on a request for a variance from the sign by-law by Mr. Willy Tencer of Moodance Capital Corporation, the owners, to permit the erection of an additional 10 foot by 20 foot illuminated third party sign on the roof of an existing building with existing signs already in place; and **recommending** that the request for a minor variance from the sign by-law be refused.

COMMUNICATIONS/REPORTS:

6. **REQUEST FOR EXEMPTION TO THE SIGN BY-LAW - VARIANCE FOR PROPOSED GROUND SIGN – 726 WILSON AVENUE – WARD 9 – YORK CENTRE**

Director and Deputy Chief Building Official
(December 19, 2000)

Reporting on a request for a variance from the sign by-law by Mr. Andy Lee, to permit the erection of a first party illuminated ground sign with a sign area of 50 square feet and a total height of 15 feet from grade; and **recommending** that the request for a minor variance from the sign by-law be modified to permit a ground sign with a sign area of 30 square feet, and as modified approved.

7. **SPECIAL OCCASION PERMIT REQUEST – MILESTONE’S GRILL AND BAR – 5095 YONGE STREET – TORONTO WINTERFEST 2001 - FEBRUARY 9, 10 AND 11, 2001**

Ms. Melissa Jolivet
Milestone’s Grill and Bar
(undated)

Requesting a special occasion permit for Toronto Winterfest 2001 to be held on Friday February 9 from 11:00 a.m. to 2:00 a.m., Saturday, February 10 from 10:00 a.m. to 2:00 a.m. and Sunday, February 11 from 10:00 a.m. to 12:00 p.m.

8. DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT – 5365 LESLIE STREET (GREEN MEADOWS/THE MCDOUGALD ESTATE) – WARD 33 – DON VALLEY EAST

City Clerk

(November 28, 2000)

Reporting on the designation of the property at 5365 Leslie Street for architectural and historical reasons under Part IV of the Ontario Heritage Act; and **recommending** that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 5365 Leslie Street for architectural and historical reasons under Part IV of the Ontario Heritage Act; and
- (2) The appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designation.

9. APPOINTMENTS TO THE GIBSON HOUSE / ZION SCHOOLHOUSE MUSEUM MANAGEMENT BOARD AND NORTH COMMUNITY LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE (LACAC) PANEL

City Clerk

(December 20, 2000)

Recommending that:

- (1) the North Community Council give consideration to Members' preferences outlined in Schedule 1, and recommend to City Council the appointment of Members of Council to:
 - (i) North Community LACAC Panel; and
 - (ii) Gibson House / Zion Schoolhouse Community Museum Management Board

for a term of office expiring May 31, 2002, and until their successors are appointed; and

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

10. NAMING OF PROPOSED PRIVATE ROADS AT SPRING GARDEN AVENUE AND DORIS AVENUE – WARD 23 – WILLOWDALE

City Surveyor, Works and Emergency Services
(December 22, 2000)

Reporting on the naming of the proposed private roads at the development located south of Spring Garden Avenue and east of Doris Avenue, as "William Poole Way" and "Jonathan Dunn Way"; and **recommending** that:

- (1) the proposed private roads located south of Spring Garden Avenue and east of Doris Avenue, illustrated on Attachment No. 1, be named "William Poole Way" and "Jonathan Dunn Way";
- (2) Thornridge Homes be required to pay the costs, estimated to be in the amount of \$600, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

11. EXEMPTION TO DRIVEWAY ENTRANCE POLICY FOR RESIDENTIAL PROPERTIES WITHIN DISTRICT 3 – 54 GLENDORA AVENUE – NORTH YORK CENTRE

(REFERRED BY CITY COUNCIL AT ITS MEETING HELD ON OCTOBER 3, 4 AND 5, 2000 AND ITS SPECIAL MEETINGS HELD ON OCTOBER 6, 2000, OCTOBER 20 AND 11, 2000, AND OCTOBER 12, 2000)

City Clerk, North York Community Council
(October 26, 2000)

Forwarding Council's action respecting Clause No. 60 contained in Report No. 10 of the North York Community Council, headed "Exemption to Driveway Entrance Policy for Residential Properties within District 3 – 54 Glendora Avenue – North York Centre, which was struck out and referred to the appropriate Community Council for resubmission in the new term of Council.

12. PARKING PROHIBITIONS – GARTHDALE COURT – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3
(December 27, 2000)

Recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at any time on the north side of Garthdale Court, from the westerly limit of Purdon Drive to a point 112 metres westerly thereof.

13. ONTARIO MUNICIPAL BOARD HEARING – APPEAL OF COMMITTEE OF ADJUSTMENT GRANT OF A PROVISIONAL CONSENT AND MINOR VARIANCES – 291 PARKVIEW AVENUE – WARD 23 – WILLOWDALE

City Solicitor
(November 23, 2000)

Advising of the outcome of the July 26, 2000 Ontario Municipal Board Hearing with respect to 291 Parkview Avenue; and **recommending** that this report be received for information.

14. APPEAL OF OFFICIAL PLAN AMENDMENT NO. 495 – DAVIES HOWE PARTNERS ON BEHALF OF ROSEDALE DEVELOPMENTS INC. – 4917-4995 YONGE STREET, 11-27 HOLLYWOOD AVENUE AND 8-18 SPRING GARDEN AVENUE; AND 576807 ONTARIO INC. OWNERS OF 35-49 BALES AVENUE – WARD 23 - WILLOWDALE

- AND -

APPEAL OF OFFICIAL PLAN AMENDMENT NO. 495 – AIRD & BERLIS ON BEHALF OF THE METRONTARIO GROUP AND KENNETH-SHEPPARD LIMITED, OWNERS OF LAND AT 160 GREENFIELD AVENUE, 150 AND 163 MAPLEHURST AVENUE AND 120 AND 166 SHEPPARD AVENUE EAST – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(December 19, 2000)

Providing information with respect to site-specific appeals of Official Plan Amendment 495, which makes changes to the height policies within the North York Centre; and **recommending** that this report be received for information.

15. REPORT – SITE SPECIFIC APPEAL OF APPLICATION FOR ZONING BY-LAW AMENDMENT APPLICATION UDZ-99-41 AND SITE PLAN APPROVAL APPLICATION UDSP-99-154 – DAVIES HOWE PARTNERS ON BEHALF OF ROSEDALE DEVELOPMENTS INC. – 4917-4995 YONGE STREET, 11-27 HOLLYWOOD AND 8-18 SPRING GARDEN AVENUE – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(December 21, 2000)

Reporting on an appeal of Zoning By-law Amendment application UDZ-99-41 and Site Plan application UDSP-99-154 filed by John C.T. Inglis, solicitor for the applicant, Rosedale Developments Inc.; and **recommending** that:

- (1) this report be received for information; and
- (2) Staff be authorized to continue processing the applications;

16. PRELIMINARY REPORT – ZONING BY-LAW AMENDMENT APPLICATION UDZ-00-19 AND UDSP-00-92 – TONY NICOLETTI – 3 WALLASEY AVENUE – WARD 7 – YORK WEST (FORMERLY NORTH YORK HUMBER)

(DEFERRED FROM LAST MEETING OF NORTH YORK COMMUNITY COUNCIL HELD ON SEPTEMBER 19 AND 20, 2000)

Director, Community Planning, North District, Urban Development Services
(September 1, 2000)

Providing preliminary information on the above-noted application and to seek Community Council's directions on further processing the application and on the community consultation process; and **recommending** that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s).
- (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.

17. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – UDZ-00-06 - BAYVIEW SUMMIT DEVELOPMENT LIMITED AND MARTIN HY HOLDINGS – 4430 BATHURST STREET – WARD 10 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(December 8, 2000)

Providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process; and **recommending** 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.

18. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2000 0001– NICK SAMPOGNA – 886-896 SHEPPARD AVENUE WEST – WARD 10 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(December 28, 2000)

Providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the applications and on the community consultation process; and **recommending** 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.

19. PRELIMINARY REPORT – APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – TB CMB 2000 0002 – MENKES 5000 YONGE DEVELOPMENT LTD. – 5000 YONGE STREET – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(December 30, 2000)

Providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process; and **recommending** 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. PRELIMINARY REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW UDOZ 00-21 AND UDSP 00-127 – BROWN DRYER KAROL FOR ELM BAYVIEW RESIDENCES LIMITED - 3336, 3338 AND 3340 BAYVIEW AVENUE – WARD 24 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(December 27, 2000)

Providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process; and **recommending** 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; and
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

21. FINAL REPORT – PROPOSED COMPREHENSIVE ZONING BY-LAW AMENDMENT FOR REGULATING ROOFTOP MECHANICAL AREA IN THE NORTH YORK CENTRE SECONDARY PLAN AREA – UD03 HEI - WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(December 19, 2000)

Reporting on proposed regulations for rooftop mechanical areas within the North York Centre Secondary Plan area; and **recommending** that:

- (1) Notice for the Public Meeting under the Planning Act be given for a proposed Zoning Amendment according to the regulations under the Planning Act to consider proposed regulations to limit the structural height and extent of mechanical areas within the North York Secondary Plan area and that staff be directed to prepare a by-law giving effect to the following:
 - (a) the maximum height of 5 metres for rooftop mechanical structures;
 - (b) the maximum rooftop coverage be limited to 30%;
 - (c) rooftop mechanical structures shall not exceed 20% of the width of the main wall when the main wall faces a street;
 - (d) Rooftop mechanical structures shall be set back 2 metres from the parapet walls when the parapet wall fronts onto Yonge Street.

22. REPORT – REFERRAL OF OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION UDOZ-96-36 – MARKLIB INVESTMENTS II-A LIMITED – 35 CEDARCROFT BOULEVARD – WARD 10 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(December 30, 2000)

Reporting on appeals of the Official Plan and Zoning By-law Amendment application UDOZ-96-36 filed by Davies Howe Partners, solicitor for the applicant, Marklib Investments II-A Limited; and **recommending** 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) A Final Report be prepared for consideration by Community Council as a Deputation item for which notice be given to landowners and residents within 120 metres of the site; and
- (4) Staff be authorized to continue processing the application.

23. ONTARIO MUNICIPAL BOARD HEARING – COMMITTEE OF ADJUSTMENT APPLICATION – BOWAN COURT – WARD 24 – WILLOWDALE

City Clerk

(October 25, 2000)

Forwarding the following motion which City Council at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000, and October 12, 2000, **referred to the North Community Council** for subsequent report to the first regular meeting of City Council in 2001:

Moved by: Councillor King

Seconded by: Councillor Adams

“WHEREAS the Committee of Adjustment (North District) approved an application to sever Block 64 from the Bowan Court Subdivision Agreement and recommended the conveyance of the part thereof to the adjoining landowners of lots 26, 27 and 28, despite the objection of the Toronto and Region Conservation Authority (TRCA); and

WHEREAS the Bowan Court Subdivision Agreement was carefully drafted with the assistance of the TRCA to ensure that the principles of the Valley and Stream Corridor Management Program of the TRCA were respected; and

WHEREAS the City of Toronto will have to consider amending the Bowan Court Subdivision Agreement, prior to the implementation of the Committee of Adjustment decision; and

WHEREAS the TRCA has directed it’s staff to appeal the decision of the Committee of Adjustment to the Ontario Municipal Board (OMB); and

WHEREAS the OMB hearing will be expensive for the TRCA and redundant if the City were to decide to not amend the Subdivision Agreement;

NOW THEREFORE BE IT RESOLVED THAT Toronto City Council request the North York Community Council to review the Committee of Adjustment decision

(attached), which is premised on City Council amending the Subdivision Agreement, at its September meeting;

AND BE IT FURTHER RESOLVED THAT the North York Community Council make a recommendation to the October 3, 2000, City Council meeting regarding amending the Subdivision Agreement.”

23(a). Director, Community Planning, North District, Urban Development Services
(December 20, 2000)

Advising Council of an upcoming Ontario Municipal Board hearing regarding appeals to a Committee of Adjustment decision made with respect to the Bowan Court subdivision, and **recommending** that:

- (1) The Ontario Municipal Board be advised that if it upholds the decision of the Committee of Adjustment’s recommendations with respect to B030/OONY, Council will amend its subdivision agreement as appropriate;
- (2) Clause I.7.6 be revised to “The OWNER shall convey unencumbered, the remaining portion of Block 64, to the Toronto and Region Conservation Authority immediately;
- (3) The Ontario Municipal Board be advised that if the appeals against the Decision of the Committee of Adjustment are granted, Council will seek enforcement of the existing subdivision agreement conveyances; and
- (4) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

24. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – UDOZ-97-04 – 436-438 SHEPPARD AVENUE EAST & 6 CLAIPTRELL ROAD – 438 SHEPPARD AVENUE EAST LIMITED – WARD 23 - WILLOWDALE

AND

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – UDOZ-97-05 – WALTER KIMMERLE – 442-446 SHEPPARD AVENUE EAST & 7 CLAIPTRELL ROAD – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(December 27, 2000)

Reporting on two applications to amend the Official Plan and the Zoning By-law for a total of 300 residential units at the corners of Sheppard Avenue East and Clairtrell Road, northwest of the Bayview/Sheppard intersection; and **recommending** that City Council:

- (1) Refuse Amendment Applications UDOZ-97-04 and UDOZ-97-05 in their current form;
- (2) Authorize the City Solicitor and City staff to appear before the Ontario Municipal Board to defend the refusal of these applications in their current form; and
- (3) Refuse the applicant's requests for a partial refund of application fees.

25. TIMING OF PAYMENT OF DEVELOPMENT CHARGES – UDSB-1248 – NY TOWERS INC. – 2-47 SHEPPARD SQUARE, 1-5 REAN DRIVE AND PARTS OF 17 & 19 BARBERRY PLACE – WARD 24 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(January 3, 2001)

Requesting Council's direction in response to a request from the solicitors for NY Towers Inc., concerning the timing for the payment of the development charges for the above-noted development; and **recommending** that City Council determine whether the hard service component of the development charges should be deferred until building permit issuance.