

**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 2**

Date of Meeting: February 8, 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*

Speakers/Presentations:

9:45 a.m. – Items 1 and 2
10:00 a.m. – Items 3 – 5
10:15 a.m. – Items 7 - 10
2:00 p.m. – Item 21
2:15 p.m. – Item 22
2:30 p.m. – Item 23

Communications/Reports:

- 1. Request to Remove One City-owned Tree – 967 Briar Hill Avenue (Ward 15 – Eglinton-Lawrence)**

(Speakers – 9:45 a.m.)
(Deferred from January 18, 2005 meeting)

Report (November 17, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request for permission to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that the North York Community Council deny the request for the removal of one City owned tree at 967 Briar Hill Avenue.

2. Renewal of Patio Café Licence – 1678 Avenue Road – The Bistro On Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers – 9:45 a.m.)

(Deferred from January 18, 2005 meeting)

Report (November 30, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by The Bistro On Avenue Inc. to renew the existing boulevard lease for the above location.

Recommendations:

Recommendations for Council consideration:

- (1) Council grant a Boulevard Café License renewal with any amendments that Council considers appropriate.
- (2) Council refuse a Boulevard Café License and direct the removal from City road allowance within a specified time frame.
- (3) Council refuse a Boulevard Café License but permit the applicant to pursue an encroachment agreement application.

3. 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)

(Speakers – 10:00 a.m.)

(Deferred from January 18, 2005 meeting)

Clause 11 of North York Community Council Report 9, titled “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), containing the report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, which was referred back to the North York Community Council by City Council, at its meeting on November 30, December 1 and 2, 2004.

4. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party advertising roof sign at 1811 Avenue Road (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

(Deferred sine die by Midtown Community Council on July 8, 2003)

(Deferred from January 18, 2005 meeting)

Report (June 23, 2003) from the Director of Buildings and Deputy Chief Building Official, Urban Development Services, reporting on a request by Astral Media Outdoor on behalf of the owners of the property, 983829 Ontario Limited, for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of an off premise roof sign on a commercial building.

Recommendation:

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

5. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of illuminated identification ground sign - 1100 Sheppard Avenue West (Ward 8 – York West)

(Speakers – 10:00 a.m.)

Report (January 25, 2005) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reviewing and making recommendations on a request by Frank Manno of Platinum Sign Supply on behalf of 584952 Ontario Ltd. (Idomo), for variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 29.47 square metres and 9.75 metre high illuminated tenant identification ground sign at 1100 Sheppard Avenue West.

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.

6. Principles and Proposed By-law Provisions for a City-wide A-Frame and Mobile Signs By-law

(Deferred from January 18, 2005 meeting)

Communication (December 7, 2004) from the Planning and Transportation Committee, advising that the Planning and Transportation Committee, at its meeting held on December 7, 2004, amongst other things, referred the report (November 15, 2004) from the Commissioner of Urban Development Services, entitled “Principles and Proposed By-law Provisions for a City-wide A-Frame and Mobile Signs By-law” to the Community Councils for consideration and report thereon to the Planning and Transportation Committee for its meeting to be held on March 7, 2005.

7. 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)

(Speakers – 10:15 a.m.)

(Deferred from June 8, 2004 and November 16, 2004 meetings)

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.

8. 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)

(Speakers – 10:15 a.m.)

(Deferred from June 8, 2004 and November 16, 2004 meetings)

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.

9. 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)

(Speakers – 10:15 a.m.)

(Deferred from June 8, 2004 and November 16, 2004 meetings)

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.

10. 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)

(Speakers – 10:15 a.m.)

(Deferred from June 8, 2004 and November 16, 2004 meetings)

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.

11. All Way Stop Control – Edith Drive and Montgomery Avenue (Ward 16 – Eglinton-Lawrence)

Report (January 17, 2005) from the Director, Transportation Services, North District, Works and Emergency Services, on obtaining approval to install an all way stop control at the intersection of Edith Drive and Montgomery Avenue.

Recommendations:

It is recommended that:

- (1) traffic be required to stop on all approaches to the Edith Drive and Montgomery Avenue intersection; and
- (2) 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.

12. Request for Driveway Entrance Side Yard Variance – 61 Stuart Avenue (Ward 23 – Willowdale)

Report (January 20, 2005) from the Director, Transportation Services, North District, Works and Emergency Services, reviewing a request to allow a variance to the Driveway Entrance Policy for a side yard setback at 61 Stuart Avenue.

Recommendation:

It is recommended that the application for this variance to the driveway entrance be approved.

13. Special Occasion Beer Garden Permit Requests for Community Events (Ward 23 – Willowdale and Ward 26 – Don Valley West)

Report (January 13, 2005) from the Commissioner of Economic Development, Culture and Tourism, seeking Council's approval to grant Special Occasion Beer Garden Permits to the groups listed in Attachment No. 1.

Recommendations:

It is recommended that:

- (1) permission be granted to the groups listed in Attachment No.1, to hold Special Occasion Beer Garden Permit events;
- (2) the groups be required to obtain a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario;
- (3) the groups be charged the approved \$50.00 facility permit fee and additional costs incurred by the Parks and Recreation Division for goods and services not readily available at the site;
- (4) the groups provide proof of liability insurance coverage in the amount of \$2M, naming the City as additional insured;
- (5) all bartenders and servers be required to attend a Smart Serve Training Program at the group's expense;
- (6) the groups comply with all regulations outlined in all City policies pertaining to alcohol consumption at the time of the event; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

14. Recipient of 2005 Agnes Macphail Award

Communication (January 17, 2005) from Karen Weaver, Administrative Support, Agnes Macphail Recognition Committee, advising that the Agnes Macphail Selection Committee does not meet until February 7, 2005 and that the name of the selected recipient for the 2005 Agnes Macphail Award will be submitted directly to the Community Council meeting on February 8, 2005.

15. Preliminary Report – Rezoning Application – 04 169492 NNY 23 OZ – Adam Brown, Sherman Brown Dryer Karol – Rafael & Bigauskas Architects – 4679-4685 Yonge Street (Ward 23 – Willowdale)

Report (January 21, 2005) 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.

16. Preliminary Report – Rezoning Application – 04 197498 NNY 23 OZ – Site Plan Application – 04 197505 NNY 23 SA – Park Willow Developments – Kirkor Architects & Planners – 55-65 Ellerslie Avenue (Ward 23 – Willowdale)

Report (January 20, 2005) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted applications and seeking Community Council's directions on further processing of the applications and seeking 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.

17. Preliminary Report – Rezoning Application – 04 200604 NNY 10 OZ – Sasha Milenov – Milenov Associates, Architects and Planners – 4442, 4446 and 4450 Bathurst Street (Ward 10 – York Centre)

Report (January 26, 2005) 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.

18. Preliminary Report – Application to amend the Zoning By-law – 04 192756 NNY 23 OZ – Richard Y.S. Min – 140 Finch Avenue West (Ward 23 – Willowdale)

Report (January 21, 2005) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above noted application to amend the zoning by-law to permit the conversion of a portion of the first floor from residential to office use, and seeking Community Council's direction on processing the application and conducting a community consultation meeting:

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; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

19. Preliminary Report – Application to amend the Zoning By-law – 04 193220 NNY 23 OZ – Franco Romano – 65, 67 Finch Avenue West (Ward 23 – Willowdale)

Report (January 21, 2005) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above noted application to amend the zoning by-law to permit the construction of two 4 storey townhouse buildings containing ten dwelling units, and seeking Community Council's direction on processing the application and conducting a community consultation meeting.

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; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

20. Final Report – Part Lot Control Application – 04 103266 NMI 34 PL – Ghasem Ghods English Lane Homes Inc. – 212-240, 265-281 and 285-299 David Dunlap Circle (Ward 34 – Don Valley East)

Report (January 20, 2005) from the Director, Community Planning, North District, Urban Development Services, reporting on a request for exemption from part lot control in order that 32 street townhouse dwelling units may be conveyed into separate ownership.

Recommendations:

It is recommended that:

- (1) The application be approved;
- (2) The City Solicitor be authorized to introduce the necessary Bills in Council to give effect to recommendation 1;
- (3) Staff obtain proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law;
- (4) The by-law shall expire two years from the date of enactment; and
- (5) The appropriate City Officials be authorized and directed to register the By-law on title.

21. Final Report – Draft Plan of Subdivision – 04 175091 NNY 33 SB – Monarch Construction Limited – 2025-2045 Sheppard Avenue East (Ward 33 – Don Valley East)

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

Report (January 12, 2005) from the Director, Community Planning, North District, Urban Development Services, recommending draft plan of subdivision approval to the Chief Planner for 2025-2045 Sheppard Avenue East.

Recommendations:

It is recommended that City Council:

- (1) recommend the Chief Planner, who has been delegated authority to approve conditions of subdivision approval, approve the draft plan of subdivision, subject to the following conditions:
 - (i) that this proposal applies to the draft plan of subdivision prepared by David Horwood Limited, revised July 29, 2004 (Project No. 6197-Draft-Rev-2) as further revised to reflect the conditions below.
 - (ii) that Street "A" shall be dedicated as a public highway on the final plan.
 - (iii) that Block 3 shall be eliminated and combined with Block 2.
 - (iv) that the Owner grants all easements as may be required for the provision of services and utilities to the authority having jurisdiction.
 - (v) that the Owner shall enter into an agreement with the City, financial and otherwise for the provision of roads and services.
 - (vi) that the Owner shall enter into an agreement with the City that provides for the northern strip of Block 2 (currently shown as Block 3) located on the east side of the new public road to be used only for the following:
 - (a) conveyance to the abutting lands to the east for redevelopment and/or access; and
 - (b) in the event that there is no conveyance, it can only be used for landscaping and walkway in association with Block 2.
 - (vii) that the appropriate standard conditions of approval for subdivisions shall apply (Attachment 6).
 - (viii) that the Owner agree to carry out or cause to carry out the conditions and requirements of the Technical Services Division and Transportation Services Division, Works and Emergency Services Department as stated in their memorandum dated December 21, 2004 (Attachment 4) and any addendums thereafter.
 - (ix) that the Owner agree to carry out or cause to carry out the conditions of the Ministry of Transportation, Corridor Management Office as stated in their letter dated November 4, 2004 (Attachment 5);
 - (ix) that the draft plan of subdivision be subject to red-line revisions in order to meet any requirement of the above conditions, if necessary.

Notes to Draft Plan Approval

- A. The owner shall agree to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

22. Refusal Report – OPA & Rezoning Application – 04 194214 NNY 33 OZ – 2041098 Ontario Ltd. (El-Ad Group Canada Inc.) – WZMH Architects – 25, 100, 110 & 125 Parkway Forest Drive, 120 & 130 George Henry Blvd. – 32-50, 65 & 80 Forest Manor Road (Ward 33 – Don Valley East)

(Speakers – 2:15 p.m.)

Report (January 25, 2005) from the Director, Community Planning, North District, Urban Development Services, recommending refusal of applications to amend the Official Plan and Zoning By-law to permit 3,568 additional residential units within ten new apartment buildings including the demolition and replacement of 332 existing rental units in the Parkway Forest neighbourhood; and seeking Community Council's directions on further processing of the applications and on a community consultation process.

Recommendations:

It is recommended that:

- (1) City Council refuse the Official Plan and Zoning Amendment applications in their present form.
- (2) Should the applications be appealed to the Ontario Municipal Board, the City Solicitor and appropriate City Staff be authorized to appear before the Ontario Municipal Board to defend the position outlined in this report; and,
- (3) Should the applicant be prepared to reconsider their applications with a proposal that contemplates less intensification, City Staff be directed to develop a community consultation strategy, in consultation with the Ward Councillor, including meetings with working groups of landowners and residents with interests in the local area, in order to determine appropriate opportunities for intensification for the lands.

23. Final Report – Applications to Amend the Zoning By-law and Approve a Draft Plan of Subdivision – UDZ-97-36 and UDSB-1233 – Elderbrook Developments Ltd. – Rafael + Bigauskas Architects - Northwest Corner of Finch Avenue West and York Gate Boulevard (Ward 8 – York West)

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

Report (January 17, 2005) from the Director, Community Planning, North District, Urban Development Services, recommending approval of an application to amend the Zoning

Bu-law and approval of a draft plan of subdivision to permit 780 apartment dwelling units and 219 townhouse and semi-detached dwelling units at the northwest corner of Finch Avenue West and York Gate Boulevard.

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. 8.
- (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. 9.
- (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. 10.
- (4) authorize the City Solicitor to make such stylistic and technical changes to the the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (5) before introducing necessary Bills to amend the former City of North York Official Plan and Zoning By-law to Council for enactment, the applicant shall submit a letter of undertaking agreeing to withdraw their appeal with respect to the Toronto Official Plan upon the Zoning By-law amendment coming into force to the satisfaction of the City Solicitor.
- (6) remove the part-lot control exemption from the subject lands in accordance with the draft by-law attached at Attachment No. 11.
- (7) be advised that the Chief Planner, who has been delegated authority to approve conditions of draft plan of subdivision approval, proposes to approve the application subject to the conditions contained in this report.



**NORTH YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 2**

Date of Meeting: February 8, 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

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

- 23. Final Report – Applications to Amend the Zoning By-law and Approve a Draft Plan of Subdivision – UDZ-97-36 and UDSB-1233 – Elderbrook Developments Ltd. – Rafael + Bigauskas Architects – Northwest Corner of Finch Avenue West and York Gate Boulevard (Ward 8 – York West)**
- 23(a).** Communication (January 25, 2005) from Ann Newman, Crossings Co-ordinator, Eastern Region, Enbridge Pipelines Inc.
- 23(b).** Communication (January 25, 2005) from Nicolina Calabrese

ADDED ITEMS

- 24. Café Demetre – Boulevard Café – 518 Eglinton Avenue West (Ward 16 – Eglinton-Lawrence)**

(Speakers – 10:30 a.m.)

Report (December 31, 2004) from the Manager, Municipal Licensing & Standards, Urban Development Services, reporting on the refusal by the Commissioner, based on the results of the public poll conducted in the matter, of an application for a boulevard café licence on the Heddington Avenue flankage of 518 Eglinton Avenue West.

Recommendations:

The North York Community Council may recommend that:

- (1) The application for a boulevard café licence at 518 Eglinton Avenue West be denied; or
- (2) The application for a boulevard café licence be granted for the proposed location.

25. Parking Restrictions – Leacrest Road (Ward 26 – Don Valley West)

Report (January 28, 2005) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to rescind the parking restrictions on Leacrest Road.

Recommendations:

It is recommended that:

- (1) the no parking at any time restrictions be rescinded on the north side of Leacrest Road, from the easterly limit of Mallory Crescent (east leg) to the westerly limit of Rolph Road; and
- (2) the appropriate by-law(s) be amended accordingly.

26. North York Civic Centre – Building Cleaning

Report (January 25, 2005) from the Commissioner of Corporate Services, reporting on the standards applied to the cleaning of the North York Civic Centre, and on plans to upgrade the cleaning standards.

Recommendation:

It is recommended that this report be received for information.