



**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 6**

Date of Meeting:	July 11, 2006	Enquiry:	Francine Adamo
Time:	9:30 a.m.		Committee Administrator
Location:	Council Chambers		416-395-0480
	North York Civic Centre		nycc@toronto.ca
	5100 Yonge Street		
	Toronto, Ontario		

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 – June 13, 2006

Speakers/Presentations:

9:45 a.m. – Items 1 - 3	2:00 p.m. - Item 26
10:00 a.m. – Items 4 – 7	2:15 p.m. - Item 27
10:15 a.m. – Items 8 - 10	2:30 p.m. - Item 28
10:30 a.m. – Item 11 - 12	2:45 p.m. - Item 29
12:00 p.m. – Item 13	3:00 p.m. - Item 30
	3:15 p.m. - Item 31
	3:15 p.m. - Item 32
	4:30 p.m. - Item 33

Communications/Reports:

- 1. 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 illuminated ground sign at 50 Hallcrown Place (Ward 33 – Don Valley East)**

(Speakers – 9:45 a.m.)

Report (June 23, 2006) from the Director of Building and Deputy Chief Building Official, reviewing and making recommendations on a request by Haig Agopian, on behalf of the Armenian Youth Centre for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of an illuminated double faced ground sign at the above noted location.

Recommendations:

It is recommended that:

- (1) the request for the variance be approved for the reasons outlined in this report;
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit; and
- (3) the applicant be advised of the requirement of obtaining the approval of the Ministry of Transportation, for the erection of the ground sign, prior to the issuance of the permit.

2. Request for Variances from the former Borough of East York Sign By-law No. 64-87, as amended, for the installation of one additional illuminated facial wall sign and one projecting sign at 65 Wicksteed Avenue, Unit B (Ward 26 – Don Valley West)

(Speakers – 9:45 a.m.)

Report (June 23, 2006) from the Director of Building and Deputy Chief Building Official, reviewing and making recommendations on a request by Klaus Emig Enterprises on behalf of Mr. Smiley Cheung for South St. Burger Co. for variances from the former Borough of East York Sign By-law No. 64-87, as amended, to permit one additional illuminated facial wall sign and one projecting sign at the above noted location.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised on the requirement of obtaining the necessary building permits.

3. Request for Fence Exemption – 58 Bayview Ridge Crescent (Ward 25 – Don Valley West)

(Speakers – 9:45 a.m.)

Report (June 20, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by the owner of 58 Bayview Ridge Crescent, for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences.

Recommendation:

It is recommended that the proposed private property fence in the front yard at the subject property be approved and the exemption be granted subject to the following condition:

- (1) When the proposed private property fence in the front yard, that is the subject of this application, is replaced, that it be brought into compliance with Chapter 447 or its successor by-law(s).

4. Encroachment Agreement – 249 Old Yonge Street (Ward 25 – Don Valley West)

(Speakers – 10:00 a.m.)

Report (June 8, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by the owner of 249 Old Yonge Street, for an encroachment agreement. The encroachment consists of two armour stone retaining walls, two stone pillars with gas lights, sprinkler heads and rock garden that are located on the City road allowance.

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 10 years, from the date of the registration or to the date of the 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 owners will, at their expense and to the satisfaction of the Executive Director of Municipal Licensing and Standards, keep and maintain the encroachment in a good and proper state of repair and safety and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
- (8) The owner(s) pay the following fees:
 - (i) Application Fee of \$435.76;
 - (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;
 - (iii) One time fee of \$422.46 plus G.S.T., totalling \$452.03.

5. Encroachment Agreement – 82 Alameda Avenue (Ward 15 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (June 5, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by the owner of 82 Alameda Avenue, for an encroachment agreement. The encroachment consists of a wooden fence, walkways and steps that are located on the City road allowance.

Recommendations:

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

- (1) That the owner(s) remove the two connecting walkways with steps from the City road allowance;

- (2) 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;
- (3) That the appropriate City officials be authorized to take the necessary action to give effect thereto;
- (4) 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;
- (5) That the life of the Agreement be limited from the date of the registration or to the date of the removal of the encroachment;
- (6) 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;
- (7) 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;
- (8) The owners will, at their expense and to the satisfaction of the Executive Director of Municipal Licensing and Standards, keep and maintain the encroachment in a good and proper state of repair and safety and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
- (9) The owner(s) pay the following fees:
 - (i) Application Fee of \$444.48;
 - (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;
 - (iii) Annual fee in accordance with the former City of York Municipal Code Chapter 1004.12.7, namely \$25.00 plus \$5.50 per square metre including GST ($49.69 \text{ square metres} \times 5.50 = \$273.30 + \$25.00 = \$298.0 + \text{GST} = \$319.18$);
 - (iv) Fees may be subject to change.

6. Encroachment Agreement – 382 Glengarry Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (May 30, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by the owners of 382 Glengarry Avenue for an encroachment agreement. The encroachment consists of a retaining wall, brick pier with

light, stone landing with two steps, a tree, shrubs and plants located on the City road allowance.

Recommendations:

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

- (1) That the owner(s) remove the retaining wall on the west side of the subject property to a point 2.13 meters behind the City curb and 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 10 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 the provision 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 \$436.19;
 - (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;
 - (iii) One time fee of \$422.46 plus G.S.T., totalling \$452.03.

7. Encroachment Agreement – 12 Blanchard Road (Ward 25 – Don Valley West)

(Speakers – 10:00 a.m.)

Report (May 31, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by Terrell Wong, agent for owner of 12 Blanchard Road, for an encroachment agreement. The encroachment consists of a retaining wall, planter, stepping stones and lighting located on the City road allowance.

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 10 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 the provision 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 \$444.48;
 - (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;

- (iii) One time fee of \$422.46 plus G.S.T., totalling \$452.03.

8. Encroachment Agreement – 162 Viewmount Avenue (Ward 15 – Eglinton-Lawrence)

(Speakers – 10:15 a.m.)

Report (May 30, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by the owner of 162 Viewmount Avenue, for an encroachment agreement. The encroachment consists of a heated driveway, two walkways, brick pillars, retaining walls, sprinkler heads, landscaping stones and a wrought iron guardrail located on the City road allowance.

Recommendations:

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

- (1) That the existing brick pillars and border curb be removed or relocated to a minimum distance of 2.13 metres behind the City curb;
- (2) That the hard surfacing installed behind the curb in excess of the existing curb cut be replaced with soil and sod;
- (3) 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;
- (4) That the appropriate City officials be authorized to take the necessary action to give effect thereto;
- (5) 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;
- (6) That the life of the agreement be limited to 10 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;
- (7) The indemnification of the City by the owner(s) of the encroachments for all liability relating in any way to the encroachment and the provision 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;
- (8) 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;

- (9) The owner(s) pay the following fees:
 - (i) Application Fee of \$457.81;
 - (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;
 - (iii) One time fee of \$422.46 plus G.S.T., totalling \$452.03.

9. Encroachment Agreement – 159 Beechwood Avenue (Ward 25 – Don Valley West)

(Speakers – 10:15 a.m.)

Report (May 31, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by the owner of 159 Beechwood Avenue, for an encroachment agreement. The encroachment consists of a heated driveway, concrete retaining wall, stone retaining wall with guard, heated walkways and plants located on the City road allowance.

Recommendations:

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

- (1) That the owner(s) remove the concrete retaining wall on the east side of the subject property to a distance of 2.13 metres behind the City curb and 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 10 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 the provision 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 \$452.03;
 - (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;
 - (iii) One time fee of \$422.46 plus G.S.T., totalling \$452.03.

10. Encroachment Agreement – 89 Finch Avenue West (Ward 23 – Willowdale)

(Speakers – 10:15 a.m.)

Report (June 23, 2006) from the Manager, Municipal Licensing and Standards, North York District, reporting on a request by Wagdi Tadros of Pyramids Engineering Inc., owner of 89 Finch Avenue West, for an encroachment agreement. The encroachment consists of eight window wells, metal canopy, a vent and two walkways located on the City road allowance.

Recommendations:

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

- (1) that the window wells be provided with a metal grate and be covered to prevent snow and rain from entering;
- (2) that the existing walkway fronting 89 Finch Avenue West which is constructed out of interlocking bricks shall require a 10 cm (4 inches) concrete base;
- (3) that the proposed metal canopy for the main entrance on Finch Avenue West shall not extend a distance greater than 45 cm (18 inches) into the road allowance;
- (4) 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;
- (5) That the appropriate City officials be authorized to take the necessary action to give effect thereto;
- (6) 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;

- (7) That the life of the agreement be limited to 10 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;
- (8) 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;
- (9) 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;
- (10) The owner(s) pay the following fees:
 - (i) Application Fee of \$444.48;
 - (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;
 - (iii) One time fee of \$422.46 plus G.S.T., totalling \$452.03;
 - (iv) Annual fee for the canopy, calculated at \$3.52 per square metre, plus G.S.T.;
 - (v) Fees may be subject to change.

11. Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act* – 85 Laird Drive (E. S. & A. Robinson Warehouse) (Ward 26 – Don Valley West)

(Speakers – 10:30 a.m.)

(Postponed from June 13, 2006 meeting)

Report (April 21, 2006) from the Director, Policy & Research, City Planning Division, recommending that City Council include the property at 85 Laird Drive (E. S. & A. Robinson Warehouse) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the *Ontario Heritage Act*.

Recommendations:

It is recommended that:

- (1) City Council include the property at 85 Laird Drive (E. S. & A. Robinson Warehouse) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 85 Laird Drive (E. S. & A. Robinson Warehouse) under Part IV of the *Ontario Heritage Act*;

- (3) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;
- (4) if there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

11(a). Communication (June 23, 2006) from the Toronto Preservation Board, advising that the Toronto Preservation Board, at its meeting on June 22, 2006, recommended to the North York Community Council that City Council:

- (1) adopt the following staff Recommendations (1) and (5) in the Recommendations Section of the report (April 21, 2006) from the Director, Policy and Research, City Planning Division:
 - “(1) City Council include the property at 85 Laird Drive (E. S. & A. Robinson Warehouse) on the City of Toronto Inventory of Heritage Properties;
 - (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”; and
- (2) receive staff Recommendations (2), (3) and (4).

12. Appeal for an Exemption from Chapter 400 of the former City of Toronto Municipal Code for front yard parking pad at 1055 Mount Pleasant Road (Ward 25 – Don Valley West)

(Speakers – 10:30 a.m.)

Report (June 1, 2006) from the Director, Transportation Services, North York District, reporting on an appeal for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to construct a front yard parking pad with dimensions that are inadequate to maintain a clear and unobstructed sidewalk.

Recommendation:

It is recommended that the appeal to construct a front yard parking pad having a width of 2.3 m and a length of 4.1 m at 1055 Mount Pleasant Road, be denied.

13. Presentation on the New Divisional Structure - Parks, Forestry and Recreation Division

(Presentation – 12:00 noon)

14. Proposed Renaming of Flemingdon Resource Centre in honour of Dennis R. Timbrell (Ward 26 – Don Valley West)

Report (June 21, 2006) from the General Manager, Parks, Forestry and Recreation, seeking City Council's approval for the proposed renaming of Flemingdon Resource Centre in honour of Dennis R. Timbrell.

Recommendations:

It is recommended that:

- (1) the Flemingdon Resource Centre be renamed the Dennis R. Timbrell Resource Centre in accordance with all criteria outlined in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

15. Sale of a Portion of the Closed Lane and the One-Foot Reserve at the rear of 454 Douglas Avenue (Ward 16 – Eglinton-Lawrence)

Report (June 22, 2006) from the Chief Corporate Officer, reporting on authorizing the sale of a portion of the Closed Lane and the One-Foot Reserve at the rear of 454 Douglas Avenue.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase submitted by Reena Lovinsky and Ophyr Mourad to purchase part of the Lane closed by Township of North York By-law 11138 south of Lots 986 to 997, inclusive, and part of the One-Foot Reserve south of the Lane south of Lots 986 to 997, inclusive, all on Plan M-109, designated as Parts 18 and 24 on Plan 66R-21999 ("the Property"), in the amount of \$4,300.00 be accepted substantially on the terms and conditions outlined in Appendix "A" to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the sale proceeds of closing to fund the outstanding expenses related to the Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other relevant dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

16. All Way Stop Control – Reiner Road at Yeomans Road (Ward 10 – York Centre)

Report (June 13, 2006) from the Director, Transportation Services, North York District, seeking approval to install an all way stop control at the intersection of Reiner Road and Yeomans Road.

Recommendations:

It is recommended that:

- (1) Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Reiner Road and Yeomans Road; 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.

17. Parking Prohibitions – Lyndale Drive (Ward 23 – Willowdale)

Report (June 15, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the current parking restrictions on Lyndale Drive.

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, from 8:30 a.m. to 4:30 p.m., Monday to Friday, prohibition on the north side of Lyndale Drive, from the easterly limit of Bonnington Place to the westerly limit of Leona Drive;

- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime, on the north side of Lyndale Drive, from the easterly limit of Bonnington Place to a point 172 metres easterly thereof; and
- (3) 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.

18. Stopping Restrictions – Rumsey Road, Sutherland Drive and Brentcliffe Road (Ward 26 – Don Valley West)

Report (June 19, 2006) from the Director, Transportation Services, North York District, seeking approval to prohibit stopping at anytime on Rumsey Road, Sutherland Drive and Brentcliffe Road, north of Glenvale Boulevard.

Recommendations:

It is recommended that:

- (1) stopping be prohibited at anytime on both sides of Rumsey Road, from the northerly limit of Glenvale Boulevard to the northerly limit of Rumsey Road;
- (2) stopping be prohibited at anytime on both sides of Sutherland Drive, from the northerly limit of Glenvale Boulevard to the northerly limit of Sutherland Drive;
- (3) stopping be prohibited at anytime on both sides of Brentcliffe Road, from the northerly limit of Glenvale Boulevard to the northerly limit of Brentcliffe Road; and
- (4) 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.

19. Road Alteration By-law and Lane Designations – Keele Street at Canarctic Road/York Boulevard (Ward 8 – York West)

Report (June 21, 2006) from the Director, Transportation Services, North York District, reporting on introducing appropriate by-laws to permit alterations and lane designations at the intersection of Keele Street and Canarctic Road/York Boulevard.

Recommendations:

- (1) a Road Alteration By-law be introduced to permit construction of the intersection of Keele Street and Canarctic Road/York Boulevard, to eliminate the southbound and eastbound right turn channels, as illustrated in Attachment 1;

- (2) coincidental with the road alterations identified in Recommendation (1);
 - (i) the westerly southbound traffic lane on Keele Street be designated for right turning vehicles only, buses excepted, from the northerly limit of York Boulevard to a point 30.5 metres northerly thereof; and
 - (ii) the southerly eastbound traffic lane on York Boulevard be designated for right turning vehicles only, buses excepted, from the westerly limit of Keele Street to a point 30.5 metres westerly thereof.
- (3) 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.

20. Stopping Prohibitions – Fairview Mall Drive (Ward 33 – Don Valley East)

Report (June 21, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the parking/stopping controls on Fairview Mall Drive.

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 both sides of Fairview Mall Drive, from the easterly limit of Don Mills Road to the easterly limit of Fairview Mall Drive;
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping Anytime prohibition on both sides of Fairview Mall Drive, from the easterly limit of Don Mills Road to the northerly limit of Sheppard Avenue East; and
- (3) 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.

21. Parking Prohibitions – Joicey Boulevard, Avenue Road to Kelso Avenue (Ward 16 – Eglinton-Lawrence)

Report (June 20, 2006) from the Director, Transportation Services, North York District, reporting on amending the existing parking regulations on 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 84 metres west of the westerly limit of Avenue Road;
- (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 the easterly limit of Kelso Avenue; and
- (3) 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.

22. Pedestrian Crossover Removal/Traffic Control Signal Installation – Sheppard Avenue West – 19.1 west of Buckland Road (Ward 9 – York Centre)

Report (June 23, 2006) from the Director, Transportation Services, North York District, seeking approval to remove the Pedestrian Crossover on Sheppard Avenue West, west of Buckland Road and install a mid block pedestrian traffic control signal.

Recommendations:

It is recommended that:

- (1) mid block traffic control signals be installed on Sheppard Avenue West approximately 19.1 metres west of Buckland Road;
- (2) coincidental with the installation of the mid block traffic control signal, the Pedestrian Crossover located on Sheppard Avenue West approximately 19.1 metres west of Buckland Road be removed; and
- (3) 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.

23. Final Report – Part Lot Control Exemption Application – 06 136027 NNY 23 PL – Marlston Consultants – 203, 205 and 215 Finch Avenue East - Lot 27 and Part of Lot 26, R.P. 2399 – Designated as Parts 1 to 29 on Draft Reference Plan prepared by Ertl Surveyors, Ontario Land Surveyors, Ref. No. 03209 (Ward 23 – Willowdale)

Report (June 21, 2006) from the Director, Community Planning, North York District, reporting on a request for an exemption from Part Lot Control for the property at 203, 205 and 215 Finch Avenue East in order that 18 townhouse dwelling units may be conveyed into separate ownership.

It is recommended that:

- (1) the application be approved.
- (2) the Owner of the subject lands be required to register a Section 118 Restriction under the Land Titles Act, to the satisfaction of the City Solicitor, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate.
- (3) the City Solicitor be authorized to take the necessary steps to allow for the removal of the Section 118 Restriction from title to the subject lands, upon receipt of confirmation that the Common Elements Condominium Plan has been registered.
- (4) 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.
- (5) the City Solicitor introduce the necessary Bills in Council to give effect to Recommendation 1 after such time that Recommendations 2 and 4 are satisfied and such By-law to expire one year after it has been enacted.
- (6) the appropriate City Officials be authorized and directed to register the By-law on title.

24. Preliminary Report - Rezoning Application 05 212629 NNY 24 OZ & 06 104129 NNY 24 SA - Robert Stubbs - 90 Finch Avenue East (Ward 24 – Willowdale)

(Postponed from April 4, 2006 meeting)

Report (March 14, 2006) 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.

24(a). Supplementary Report – Rezoning Application – 05 212629 NNY 24 OZ & 06 104129 NNY 24 SA – Robert Stubbs – 90 Finch Avenue East (Ward 24 – Willowdale)

Report (June 26, 2006) from the Director, Community Planning, North York District, reporting back to North York Community Council with respect to discussions held with the owner as requested by North York Community Council at its meeting of April 4, 2006.

Recommendation:

It is recommended that this report be received for information.

25. Preliminary Report – Official Plan and Zoning Amendment Application – 06 102160 NNY 25 OZ – Rowbry Holding Limited – PMG Planning Consultants – 1100 Eglinton Avenue East (Ward 25 – Don Valley West)

Report (June 20, 2006) from the Director, Community Planning, North York District, providing preliminary information on the above-noted application to permit the conversion of an existing 22-storey hotel tower located on the northwest portion of the site into a 110-unit senior's retirement residence.

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 of the *Planning Act*.

26. Final Report – Application to Amend the Official Plan and Zoning By-law – 05 167022 NNY 25 OZ – Mel Winch – 2722 Bayview Avenue (Ward 25 – Don Valley West)

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

Report (June 15, 2006) from the Director, Community Planning, North York District, reviewing and recommending approval of an application to amend the Zoning By-law to permit an existing accessory dispensing pharmacy as a permanent use within a professional medical office building at 2722 Bayview Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the former City of North York Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 in the event that the new Official Plan is not yet in force;
- (2) 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 6;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required; and
- (4) authorize the City Solicitor to introduce the necessary Bills to City Council for enactment.

26(a). Communication (May 31, 2006) from John F. Nicholls, President and Albert Saati, Vice-President, York Mills Gardens Community Association.

27. Final Report – Rezoning Application – 05 150264 NNY 10 OZ – Billy Fung, John Shuki Lau Architect Inc. – 129 Gorman Park Road (Ward 10 – York Centre)

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

Report (June 13, 2006) from the Director, Community Planning, North York District, reviewing and recommending approval of an application to amend the Zoning By-law to allow for a professional medical office at 129 Gorman Park Road.

Recommendations:

It is recommended that City Council:

- (1) amend the former City of North York Zoning By-law 7625, to allow for a professional medical office at 129 Gorman Park Road, 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.
- (3) require the applicant to enter into a Site Plan Control Agreement under Section 41 of the *Planning Act* before the necessary Bills are introduced to City Council for enactment.

28. Final Report – Rezoning Application – 05 112591 NNY 23 OZ – Site Plan Control Application – 05 112594 NNY 23 SA – Adam Brown, Sherman Brown Dryer Karol – John Shuki Lau Architect Inc. – 16-22 Clairtrell Road (Ward 23 – Willowdale)

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

Report (June 27, 2006) from the Director, Community Planning, North York District, reviewing and recommending approval of Zoning By-law Amendment and Site Plan Control Applications for a 19-unit townhouse development at 16-22 Clairtrell Road, at the southwest corner of Clairtrell Road and Spring Garden Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 7625 for 16-22 Clairtrell Road 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.
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to:
 - (a) convey to the City, at nominal cost, free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such time as the lands have been laid out and dedicated for public highway purposes, a 6.1 m radius corner rounding at the intersection of Clairtrell Road and Spring Garden Avenue;

- (b) submit to and have approved by the Executive Director, Technical Services, a Construction Management Plan for the project; and
 - (c) submit to the satisfaction of the General Manager, Parks, Forestry and Recreation, and the Director, Real Estate Services, the necessary security for the parkland dedication requirement for the project.
- (4) approve in principle the Site Plan Control Application as indicated on the drawings and subject to the conditions of approval listed in Attachment 6.
 - (5) authorize the Chief Planner or his designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to Site Plan Control Approval as set out in Attachment 6 of this report have been fulfilled.

29. OMB Direction Report – Rezoning Application – 05 128488 NNY 24 OZ – Daniels HR Corporation – Kirkor Architects & Planners – 603-615 Sheppard Avenue East & 9-17 Rean Drive & 6-10 Dervock Crescent (Ward 24 – Willowdale)

(Speakers – 2:45 p.m.)

Report (June 27, 2006) from the Director, Community Planning, North York District, reporting on an appeal by the owner on an application to amend the Zoning By-law to permit four apartment buildings ranging in height from 3 to 10 storeys on the above-noted properties. As this matter has been appealed to the Ontario Municipal Board, this report recommends that the City Solicitor and appropriate staff attend the hearing in support of the position outlined in this report.

Recommendations:

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

- (1) That City staff be authorized to attend the Ontario Municipal Board Hearing in support of the proposed development pursuant to the recommendations below and authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to the recommendations of this report.
- (2) Request that the Ontario Municipal Board to withhold its Order until the following matters are settled:
 - (i) that the proposal be amended to address the concerns of Technical Services regarding the design of the southerly access driveway from Rean Drive as outlined in their memorandum dated June 26, 2006;
 - (ii) that the Zoning By-law incorporate performance standards to reflect the revised submission including details such as parking standards, maximum

building heights, maximum gross floor area, minimum building setbacks, maximum number of units, minimum unit sizes, provision of locker space, and appropriate Section 37 benefits;

- (iii) the City Solicitor and City staff be authorized to continue discussions with the applicant concerning a revised proposal that addresses the concerns of Transportation Services regarding the design of the southerly access driveway from Rean Drive;
- (iv) prior to the implementing Zoning By-law coming into full force and effect, the owner be required to:
 - (a) enter into an Agreement under Section 37 of the Planning Act for:
 - the exemption of indoor private recreational amenity area from the calculation of gross floor area to a maximum of 1,122.5m²; and
 - depositing a letter of credit or certified cheque in the amount of \$10,000.00 to the satisfaction of the Chief Financial Officer and Treasurer, for future traffic monitoring to be undertaken;
 - (b) enter into a Site Plan Control Agreement under Section 41 of the *Planning Act*; and
 - (c) satisfy the requirements of the Technical Services Division as outlined in their memorandum dated June 26, 2006.

30. OMB Direction Report – OPA and Rezoning Application – 05 206510 NNY 25 OZ – Site Plan Control Application – 05 206515 NNY 25 SA – Adam Brown, Sherman Brown Dryer Karol – Page and Steele Architects – 2425 and 2427 Bayview Avenue (Ward 25 – Don Valley West)

(Speakers – 3:00 p.m.)

Report (June 26, 2006) from the Director, Community Planning, North York District, recommending refusal of applications to develop 20 three-storey townhouses on two properties on Bayview Avenue. As the applicant has appealed Council's failure to respond to these applications to the Ontario Municipal Board, the reports seeks Council's direction to staff to attend a hearing in support of the position outlined in the report.

Recommendation:

It is recommended that:

- (1) The City Solicitor and appropriate City staff be instructed to attend the Ontario Municipal Board to oppose the Official Plan Amendment Application, Zoning By-law Amendment Application and Site Plan Control Application for the reasons outlined in this report.

31. Request to Remove Three Privately-owned Trees – 1900 Sheppard Avenue West (Ward 9 – York Centre)

(Speakers – 3:15 p.m.)

Report (June 20, 2006) from the General Manager, Parks, Forestry and Recreation, reporting on an application that has been received for a permit to remove three privately-owned trees located at 1900 Sheppard Avenue West.

Recommendations:

It is recommended that:

- (1) the request for permit to remove three (3) Siberian elm trees located at 1900 Sheppard Avenue West, be approved; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

32. Final Report – Application to Amend the Official Plan and Zoning By-law – 05 198002 NNY 09 OZ and Application for Site Plan Control Approval – 05 198004 NNY 09 SA – Blandford Gates (Fleiss Gates McGowan Easton Architects Inc.) – 1900 Sheppard Avenue West (Ward 9 – York Centre)

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

Report (June 27, 2006) from the Director, Community Planning, North York District, reviewing and recommending approval of applications to amend the Official Plan and the Zoning By-law and for Site Plan Control Approval to permit a one storey public library and a three storey, 27 unit apartment building.

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, in the event that the new Official Plan for the City of Toronto is not yet in force.

- (2) amend Zoning By-law 7625 to permit the development of a one storey public library and a three storey, 27 unit apartment building on the subject property 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 draft Zoning By-law Amendment as may be required.
- (4) pursuant to Council's direction of April 25, 2006, that the site plan be approved by Council in principle, as indicated on the drawing entitled Site Plan (Attachment 1), and that the Chief Planner or his designate be authorized to issue final approval when the conditions to be satisfied, as set out in Attachment 10 to this report, have been fulfilled.
- (5) direct the City Solicitor to prepare and register any necessary site plan control agreement(s).
- (6) authorize the Director, Community Planning, North York District to execute the site plan control agreement.

32(a). Communication (June 21, 2006) from Nadia Scodeller, Sylvanna Pagura and Mr. & Mr. Pagura, residents on Whitbread Crescent.

32(b). Communication (June 21, 2006) from Antonio Pilla

33. Status Report – Site Plan Approval Application – 05 123493 NNY 23 SA – Walker Nott Dragicevic Associates Limited – Richard Wengle Architect Inc. – 61, 65, 69 & 71 Churchill Avenue and 2, 4 & 6 Basswood Road (Ward 23 – Willowdale)

(Speakers – 4:30 p.m.)

Report (June 27, 2006) from the Director, Community Planning, North York District, providing information on the Site Plan Control Application for 36 townhouses at the above address.

Recommendation:

It is recommended that this report be received for information.



**NORTH YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 6**

Date of Meeting: July 11, 2006

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.

24. Preliminary Report - Rezoning Application 05 212629 NNY 24 OZ & 06 104129 NNY 24 SA - Robert Stubbs - 90 Finch Avenue East (Ward 24 – Willowdale)

24(b). Communication (June 23, 2006) from Robert Stubbs, representing the applicant.

29. OMB Direction Report – Rezoning Application – 05 128488 NNY 24 OZ – Daniels HR Corporation – Kirkor Architects & Planners – 603-615 Sheppard Avenue East & 9-17 Rean Drive & 6-10 Dervock Crescent (Ward 24 – Willowdale)

29(a). Communication (June 29, 2006) from Perry So

30. OMB Direction Report – OPA and Rezoning Application – 05 206510 NNY 25 OZ – Site Plan Control Application – 05 206515 NNY 25 SA – Adam Brown, Sherman Brown Dryer Karol – Page and Steele Architects – 2425 and 2427 Bayview Avenue (Ward 25 – Don Valley West)

30(a). Communication (June 29, 2006) from Martha J. Hogarth

- 32. Final Report – Application to Amend the Official Plan and Zoning By-law – 05 198002 NNY 09 OZ and Application for Site Plan Control Approval – 05 198004 NNY 09 SA – Blandford Gates (Fleiss Gates McGowan Easton Architects Inc.) – 1900 Sheppard Avenue West (Ward 9 – York Centre)**
- 32(c).** Communication (July 3, 2006) from Betty Pennella
- 32(d).** Communication (July 5, 2006) from Tony Mastrangelo
- 33. Status Report – Site Plan Approval Application – 05 123493 NNY 23 SA – Walker Nott Dragicevic Associates Limited – Richard Wengle Architect Inc. – 61, 65, 69 & 71 Churchill Avenue and 2, 4 & 6 Basswood Road (Ward 23 – Willowdale)**
- 33(a).** Report (June 30, 2006) from the City Solicitor, responding to the request of North York Community Council for a staff report on the site plan application for this site at Churchill Avenue and Basswood Road, and advising Community Council of the outcome of appearances before the Ontario Municipal Board on June 22, 2006.

ADDED ITEMS:

- 34. Request to Conduct Poll for the Speed Hump Plan, under the City of Toronto Traffic Calming Policy – Hillmount Avenue, from Dufferin Street to Capital Avenue (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS residents of Hillmount Avenue, from Dufferin Street to Capital Avenue, have expressed concern with regards to vehicle speeds on the roadway ; and

WHEREAS residents of Hillmount Avenue, from Dufferin Street to Capital Avenue, 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 Hillmount Avenue, from Dufferin Street to Capital Avenue, 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 appropriate staff convey the results of the survey to the respondents; 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.”

35. Ontario Municipal Board Hearing – Committee of Adjustment Application – 57 Roslin Avenue (Ward 25 – Don Valley West)

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

“WHEREAS on May 4, 2006 the Committee of Adjustment, North York Panel, heard a Minor Variance application to permit a GFA of 0.75 times lot area and a proposed at-grade garage as a parking space for a lot having a frontage of 7.6m; and

WHEREAS several local residents expressed their opposition to this application through letters and their presence at the committee meeting; and

WHEREAS by first obtaining a building permit for a house that complied with zoning to the maximum built-form, and subsequently requesting an increasing in GFA for third floor use, the applicant has deprived the neighbours of the opportunity to work out a compromise to permit third floor use; and

WHEREAS the Committee of Adjustment gave approval to a modified GFA of 0.67 times lot area and allowed the at-grade garage; and

WHEREAS the residents have appealed the Committee’s decision to the Ontario Municipal Board on the basis that the variances on the basis that the variances do not meet the four tests set out in the *Planning Act*:

- The variances do not maintain the general intent and purpose of the Official Plan:

The building is 3.5 storeys and is clearly incompatible with the neighbourhood and not in keeping with the existing physical character.
- The variances do not maintain the general intent and purpose of the Zoning By-law:

To ensure compatibility, height, depth, setback and density are intended to work together to define the maximum permissible standards, not just GFA on its own.
- The variances are not desirable for the appropriate development of the subject property:

The applicant has not demonstrated that the variances are desirable for the appropriate development or use of the lands.

- The variances are not minor:

The length of the building causes significant negative impact on the neighbours' enjoyment of their homes.

THEREFORE BE IT RESOLVED that the City Solicitor and Planning staff, be requested to attend the Ontario Municipal Board hearing to oppose the Committee of Adjustment's decision to modify the application for 57 Roslin Avenue (A0253/06NY), and in the event that Planning staff is unable to oppose the Committee of Adjustment decision, the City Solicitor be authorized to retain outside planning consultants to defend the Committee of Adjustment decision."