
North York Community Council

Meeting No.	2	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, January 16, 2007	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

Members of the North York Community Council, Officials concerned and all others receiving a copy of the Agenda and accompanying material for this meeting are respectfully requested to bring them to such meeting and retain all documentation until the City Council meeting dealing with these matters has concluded. **No additional copies will be available.**

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North York Community Council		
Councillor Maria Augimeri (Chair)	Councillor Mike Feldman	Councillor Howard Moscoe
Councillor Anthony Perruzza (Vice-Chair)	Councillor John Filion	Councillor John Parker
Councillor Shelley Carroll	Councillor Cliff Jenkins	Councillor David Shiner
	Councillor Denzil Minnan-Wong	Councillor Karen Stintz

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 - September 13, 2006 and December 6, 2006

Speakers/Presentations:

9:45 a.m. – Items 1-2	2:30 p.m. – Item 43
10:00 a.m. - Items 3-6	2:45 p.m. – Item 44
10:15 a.m. – Items 7-10	3:00 p.m. – Item 45
10:30 a.m. – Items 11-13	3:15 p.m. – Item 46
10:45 a.m. – Items 14-15	3:30 p.m. – Item 47
11:00 a.m. – Items 16-20	4:00 p.m. – Item 48
12:00noon – Item 39	4:30 p.m. – Item 49
1:45 p.m. – Item 40	
2:00 p.m. – Item 41	
2:15 p.m. – Item 42	

NY2.1	ACTION	9:45 AM	Transactional	Ward: 23
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Removal of One Privately-owned Tree - 19 Church Avenue

(December 13, 2006) Report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. the request for a permit to remove one (1) privately-owned silver maple tree at 19 Church Avenue be denied; and
2. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

To report on an application for a permit to remove one (1) privately-owned, twin-stemmed silver maple tree (*Acer saccharinum*) having diameters of 43 centimetres and 47 centimetres that has been filed by the the owner of 19 Church Avenue.

The reason given for the application to remove the subject tree is the health of the tree, the proposed construction of a paved parking lot at the rear of the property and a proposed second access to Church Avenue on the east side of the property.

Confirmation that the proposed paved parking lot and second access to the rear conforms to the zoning by-law and that a permit had been granted for street access on the east side of the property was requested by Urban Forestry. Confirmation has not been received by Urban Forestry and, at the time of writing this report, no application had been made to Right-of-Way

Management for a second access to Church Avenue.

Urban Forestry staff advised the owner that a second protected tree located on the subject property would require the issuance of a tree injury permit should the project be implemented as planned. At the time of writing this report, no tree injury application has been received by Urban Forestry.

The intent of the Private Tree By-law is to preserve significant trees on private property and to ensure a sustainable urban forest in the City of Toronto. The silver maple tree is significant and, with proper professional maintenance, should continue to provide benefits to the community for years to come.

Background Information

2007-ny2-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-318.pdf>)

NY2.2	ACTION	9:45 AM	Transactional	Ward: 34
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Removal of One Privately-owned Tree - 275 Lesmill Road

(December 14, 2006) Report from General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. the request for a permit to remove one (1) privately owned Norway maple tree, located at 275 Lesmill Road, be approved conditional on the planting of nine (9) replacement trees and on the tree not being removed until the necessary building permits have been obtained for the construction of the proposed rear addition;
2. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The purpose of this report is to request Community Council's approval authorizing the removal of one (1) Norway maple tree, located on private property, that has been filed by the owner of 275 Lesmill Road.

The request to remove the tree is in connection with a proposal to construct a one-storey addition at the rear of the subject property. The subject tree is located within the building

envelope of the proposed addition and there are no viable options that would enable the construction to proceed and retain the tree on site.

The applicant has submitted a replanting plan that proposes planting nine (9) new trees. The species and size of the proposed new trees are satisfactory to Urban Forestry and we, therefore, recommend that Council approve the request for permission to remove the Norway maple tree conditional on the applicant planting nine (9) replacement trees upon completion of construction, and on the tree not being removed until the necessary building permits for the proposed addition have been obtained.

Background Information

2007-ny2-2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-332.pdf>)

NY2.3	ACTION	10:00 AM	Transactional	Ward: 25
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Request to designate 179 Lord Seaton Road as a Natural Garden

(December 19, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Parks, Forestry and Recreation – Natural Environments, states that this is a natural garden. Therefore Municipal Licensing and Standards recommends that the exemption be granted, subject to the following conditions:
 - a. The natural garden being limited to private property only; and,
 - b. The natural garden be kept to a maximum of one meter in height within 2.4 metres of the front property line.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 179 Lord Seaton Road to be exempted from Chapter 489 - Grass and Weeds, section 489-2. This section states that the maximum height of grass and weeds cannot exceed 20 centimetres. This report is to consider this exemption request in accordance with Chapter 489, Grass and Weeds, section 489-3(E)(6) and have their yard(s) designated a Natural Garden, as follows:

(6) An owner or occupant requesting a review of a notice, and any other interested person, shall be heard by the community council which may recommend that Council:

- (a) Grant the exemption, with or without conditions, and cancel the notice; or
- (b) Confirm the notice and direct that a second notice be given under this section.

Background Information

2007-ny2-3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-333.pdf>

NY2.4	ACTION	10:00 AM	Transactional	Ward: 25
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Fence Exemption Request - 13 Legacy Court

(December 21, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 13 Legacy Court to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard can be 1.2 metres.

The existing metal picket fence that is the subject of this exemption request is part of the free standing pool fence enclosure. Part of the pool has been constructed in the front yard and three sections of the fence on the south end of the pool that extend beyond the front building face are in contravention of the bylaw. These sections are 7.25, 6.0 and 7.25 metres respectively from west to east and all are 1.63 metres in height.

Background Information

2007-ny2-4

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-334.pdf>

NY2.5	ACTION	10:00 AM	Transactional	Ward: 23
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Fence Exemption Request - 116 Elmhurst Avenue

(December 20, 2006) Report from Manager, Municipal Licensing and Standards, North York

District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 116 Elmhurst Avenue to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard can be 1.2 metres unless it is within 2.4 metres of the front lot line and it restricts site lines then the maximum height can be 1 metre.

The proposed wood fence will be in the front yard on the inside of the east property line. The fence will extend from the front of the house 2.13 metres and be 1.8 metres in height.

Background Information

2007-ny2-5

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-335.pdf>

NY2.6	ACTION	10:00 AM	Transactional	Ward: 25
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Fence Exemption Request - 195 Erskine Avenue

(December 20, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 195 Erskine Avenue to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard can be 2 metres.

The subject of this exemption request is an existing sliding gate that is made of wood that is located in the rear yard at the southeast corner of the property. The gate extends from the

southeast corner and runs along the west side of the property. The gate is 4.6 metres in length and is 2.25 metres in height.

Background Information

2007-ny2-6

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-336.pdf>)

NY2.7	ACTION	10:15 AM	Transactional	Ward: 25
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Fence Exemption Request - 21 Truman Road

(December 21, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 21 Truman Road to be exempted from Chapter 447 - Fences, section 447-3(E)(2). This section states that the maximum size for the mesh in a chain link fence that forms part of a pool fence enclosure can be 38 millimetres.

The exemption request is to permit two sections of existing chain link tennis court fence to form part of the pool fence enclosure. The first section starts at the southwest corner of the lot and runs along south property line for 16.8 metres, is 2 metres in height built on top of a 1.08 metre retaining wall with mesh openings of 51 millimetres. The second section starts at the southwest corner of the lot and runs along the west property line for 31 metres, is 3 metres high with mesh openings of 51 millimetres.

Background Information

2007-ny2-7

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-337.pdf>)

NY2.8	ACTION	10:15 AM	Transactional	Ward: 25
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Fence Exemption Request - between 240 and 242 Sheldrake Boulevard

(December 20, 2006) Report from Manager, Municipal Licensing and Standards, North York

District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 240 and 242 Sheldrake Boulevard to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard can be 2 metres.

This fence separates the rear yards of 240 and 242 Sheldrake Blvd. It has two continuous sections. The first section starting at the rear of the houses is 6.77metres in length and 2.65 metres high. The second section is 7.25 metres in length and 2.48 metres high.

Background Information

2007-ny2-8

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-338.pdf>)

Communications

(January 15, 2007) letter from Robert B. McGee (NY.Main.8.1)

NY2.9	ACTION	10:15 AM	Transactional	Ward: 25
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Fence Exemption Request - 79 Gordon Road

(December 21, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 79 Gordon Road to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum

height of a fence in the side yard can be 2 metres.

The existing wood fence is in the side yard on the west side of the property. The fence separates the walkway between the houses and extends from the front to the back of the house for a distance of 10.3 metres and it is 2.77 metres in height.

Background Information

2007-ny2-9

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-339.pdf>

NY2.10	ACTION	10:15 AM	Transactional	Ward: 25
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Fence Exemption Request - 24 Strathgowan Crescent

(December 20, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 24 Strathgowan Crescent to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres.

This wood fence is in the front yard on the inside of the south property line beside the driveway for 24 Strathgowan Crescent. The fence is in two sections. The first section closest to the house is 2.2 metres long and 1.9 metres high. The second section is 2.3 metres long and 1.74 metres high.

Background Information

2007-ny2-10

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-340.pdf>

NY2.11	ACTION	10:30 AM	Transactional	Ward: 26
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Fence Exemption Request - 92 Brentcliffe Road

(December 20, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 92 Brentcliffe Road to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. This section also states that a solid fence that restricts site lines within 2.4 metres of the front lot line can be a maximum of 1 metre.

The proposed wood fence will be in the front yard on the inside of the south property line. The fence will extend from the front of the house 9.1 metres and be 2 metres in height.

Background Information

2007-ny2-11

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-342.pdf>

NY2.12	ACTION	10:30 AM	Transactional	Ward: 26
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Fence Exemption Request - 239 Hanna Road

(December 21, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 239 Hanna Road to be

exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard can be 2 metres.

The existing wood fence is in the rear yard along the south side of the property. The fence separates the backyard from 237 Hanna Road. The fence extends from the back of the house for a distance of 3.05 metres at a height of 2.45 metres and continues for another 3.35 metres at a height of 3.65 metres. The total length of the exemption request is 6.4 metres.

Background Information

2007-ny2-12

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-343.pdf>

Communications

(January 16, 2007) e-mail from John and Cathy Motherwell (NY.Main.12.1)

NY2.13	ACTION	10:30 AM	Transactional	Ward: 26
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Fence Exemption Request - Between 45 Killdeer Crescent

(December 20, 2006) Report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

The purpose of this report is to consider a request by the owner(s) of 45 Killdeer Crescent to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard can be 1.2 metres unless it is within 2.4 metres and it restricts site lines then it can be a maximum of 1 metre.

This existing wood fence is in the front yard on the south side of the property. The fence extends from the southeast corner of the house on the east side of the property 8.53 metres to within 2.4 metres of the front property line. The section along the south side extends 11.5 metres is parallel to and approximately 2 metres from the property line. The last section extends along the west property line 8.53 metres to the southwest corner of the house. The total length of fence for this exemption request is 28.56 metres. All of the fence sections are 1.8 metres in height.

Background Information

2007-ny2-13

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-344.pdf>

NY2.14	ACTION	10:45 AM	Transactional	Ward: 15
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Boulevard Leasing Agreement - 2178 Eglinton Avenue West

(July 26, 2006) Report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that the Boulevard Lease Agreement application be approved, subject to the following conditions:

1. That the area be no greater than 4.1 metres in width by 2.4 metres in length with a 1.0 metre clearance to the neighbouring planter box at the westerly limit of the property;
2. That the applicant enter into a Boulevard Lease Agreement with the City for a Patio Café license to the satisfaction of the Executive Director Municipal Licensing & Standards;
3. That the Boulevard lease Patio Café license be renewable on an annual basis with the appropriate insurance in place and any required fee being paid;
4. That a Street Allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof;
5. That no claims will be made against the City by the owner(s) for damages occurring to the patio, equipment, enclosure or its elements during snow removal;
6. That the occupancy permitted by the license is to be removed by the owner, at the expense of the licensee, within 30 days of receiving written notice from the Executive Director of Municipal Licensing & Standards;
7. The licensee agrees that the City, or any gas, telephone, telegraph, electric light or other public utility company, shall have the right at all times to enter upon the permitted encroachment for the purpose of constructing, repairing, maintaining, replacing or removing any sewer, mains, culverts, drains, water pipes, pole wires or other underground services and installations. The licensee shall not be entitled to any damages or compensation by reason of the exercise of the City and utility company's rights; and the licensee, at his own expense, shall carry out such alterations or removal of the encroachment as may be directed by the City;
8. In default of the removal not occurring as directed, the City may carry out the removal, at the expense of the licensee, and may recover the costs incurred by legal action or in a like manner as municipal taxes;

9. The licensee under the agreement must provide the City of Toronto with a certificate of insurance evidencing a third party bodily injury and property damage insurance in an amount not less than \$2,000,000 or such other coverage and greater amount as the City may require, and naming the City of Toronto as additional insured party under the policy;
10. The licensee will, at his expense and to the satisfaction of the Executive Director of Municipal Licensing & Standards, keep and maintain the boulevard café enclosure and all or any of its components in a good and proper state of repair and safety, and will not make any additions or modifications beyond what is allowed pursuant to the terms of the License permit;
11. The licensee pay an annual fee to the City of Toronto in accordance with former City of York Municipal Code Chapter 1004.12, namely \$25.00 plus \$5.50 per square metre, including G.S.T. All fees are subject to change;
12. The licensee will secure an endorsement on their business license for a patio from Municipal Licensing & Standards.
13. The patio is for temporary seasonal use only for the period between May 1st and September 30th;
14. Remove the fence and all furniture from the public right-of-way at the end of each season, and thereafter immediately restore the boulevard at no cost to the City of Toronto;
15. No music shall be played on the exterior and the patio shall be closed no later than 11:00 p.m. in strict accordance with Chapter 591 of the Toronto Municipal Code, Noise.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The purpose of this report is to consider a request by the owner of Bar Spazio 3000, to lease approximately 10.0 square metres of the municipal boulevard at 2178 Eglinton Avenue West, for the purpose of a boulevard Patio Café.

Background Information

2007-ny2-14-2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-345.pdf>

2007-ny2-14-1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-346.pdf>

NY2.15	ACTION	10:45 AM	Transactional	Ward: 15
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Boulevard Leasing Agreement - 630 Vaughan Road

(July 26, 2006) Report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that the Boulevard Lease Agreement application be approved, subject to the following conditions:

1. That the applicant enter into a Boulevard Lease Agreement with the City for a Patio Café license to the satisfaction of the Executive Director, Municipal Licensing and Standards;
2. That the boulevard lease Patio Café license be renewable on an annual basis with the appropriate insurance in place and the required fee being paid;
3. That a Street Allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof;
4. That no claims will be made against the City by the owner(s) for damages occurring to the patio, equipment, enclosure or its elements during snow removal;
5. That the occupancy permitted by the license is to be removed by the owner, at the expense of the licensee, within 30 days of receiving written notice from the Executive Director of Municipal Licensing and Standards;
6. The licensee agrees that the City, or any gas, telephone, telegraph, electric light or other public utility company, shall have the right at all times to enter upon the permitted encroachment for the purpose of constructing, repairing, maintaining, replacing or removing any sewer, mains, culverts, drains, water pipes, pole wires or other underground services and installations. The licensee shall not be entitled to any damages or compensation by reason of the exercise of the City and utility company's rights; and the licensee, at his own expense, shall carry out such alterations or removal of the encroachment as may be directed by the City;
7. In default of the removal not occurring as directed, the City may carry out the removal, at the expense of the licensee, and may recover the costs incurred by legal action or in a like manner as municipal taxes;
8. The licensee under the agreement must provide the City of Toronto with a certificate of insurance evidencing a third party bodily injury and property damage insurance in an amount not less than \$2,000,000 or such other coverage and greater amount as the City may require, and naming the City of Toronto as additional; insured party under the policy;

9. The licensee will, at his expense and to the satisfaction of the Executive Director of Municipal Licensing and Standards, keep and maintain the boulevard café enclosure and all or any of its components in a good and proper state of repair and safety, and will not make any additions or modifications beyond what is allowed pursuant to the terms of the License permit;
10. The licensee pay an annual fee to the City of Toronto in accordance with former City of York Municipal Code Chapter 1004.12, namely \$25.00 plus \$5.50 per square metre, including G.S.T. All fees are subject to change;
11. The licensee will secure an endorsement on their business license for a patio from Municipal Licensing & Standards;
12. No music shall be played on the exterior and the patio shall be closed no later than 11:00 p.m. in strict accordance with Chapter 591 of the Toronto Municipal Code, Noise;
13. The patio is for temporary seasonal use only during the period between May 1st and September 30th;
14. Remove the fence and all furniture from the public right-of-way at the end of each season, and thereafter immediately restore the boulevard, at no cost to the City of Toronto.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The purpose of this report is to consider a request by the owner of Piazza Sports Bar & cafe, to lease 26 square metres of the municipal boulevard at 630 Vaughan Road, for the purpose of a boulevard Patio cafe.

Background Information

2007-ny2-15

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-347.pdf>

NY2.16	ACTION	11:00 AM	Transactional	Ward: 16
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Sign Variance Request - 2300 Yonge Street

(December 22, 2006) Report from Director of Building and Deputy chief Building Official

Recommendations

The Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit, for identification purposes, two (2) flood illuminated fascia signs on the north and south elevations of the building at 2300 Yonge Street: and
2. the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

To review and make recommendations on a request by Dominic Rotundo of Pattison Sign Group, on behalf of Heart and Stroke Foundation of Canada, for approval of variances from former City of Toronto By-law No. 297, as amended to permit the erection of two (2) identification fascia signs, each approximately 193.2 sq. m in area. The signs are located on the walls enclosing the top three floors of the north and south elevations of the Yonge/Eglinton Centre at 2300 Yonge street.

The proposed signs will be similar in size to other signs already erected in the area, such as “GREENWIN” sign at 20 Eglinton Ave. West.

The Heart and Stroke Foundation need the larger signs for an increased visibility from greater distances.

Background Information

2007-ny2-16

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-348.pdf>

NY2.17	ACTION	11:00 AM	Transactional	Ward: 26
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Sign Variance Request 815-845 Eglinton Avenue East

(December 28, 2006) Report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto North York Building Division recommends that:

1. the request for variance from former Borough of East York Sign By-law 64-87 as amended, be denied for the reasons outlined in this report.

Financial Impact

There are no financial implications resulting from this report.

Summary

To review and make recommendations on a request by Lucy Chomolok of Lescar Signs Ltd. on behalf of Giant Carpet and Flooring for a variance from the former Borough of East York Sign By-law No. 64-87 as amended, to permit an illuminated wall sign at the above location.

The proposed illuminated facial wall sign will have a height of 3.02m, whereas the Sign By-law No. 64-87 as amended, limits the height of facial wall signs to 1.0m.

Background Information

2007-ny2-17

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-349.pdf>)

NY2.18	ACTION	11:00 AM	Transactional	Ward: 23
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Sign Variance Request - 9 McKee Avenue

(December 28, 2006) Report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto Building North York Division recommends that:

1. the request for variances for three Land Development ground signs be denied for the reasons outlined in this report.

Financial Impact

There are no financial implications resulting from this report.

Summary

To review and make recommendations on a request by Brian Fettes on behalf of Baywood Homes for variances from the former City of North York Sign By-law No. 30788, as amended, to permit three non illuminated Land Development ground signs at the above location. The subject site is located east of Yonge Street and is bounded by McKee Avenue on the north side, Doris Avenue on the east and Norton Avenue on the south side.

Background Information

2007-ny2-18

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-350.pdf>)

NY2.19	ACTION	11:00 AM	Transactional	Ward: 16
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Demolition Control By-law Application - 375 Elm Road

(December 22, 2006) Report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto Building North York Division recommends that:

1. the application to demolish the subject residential building be approved with the following conditions:
 - a. The Owner construct and substantially complete the new buildings authorized by building Permit file number 06 149936 BLD 00 NH on the site of the building to be demolished by not later than two (2) years from the day the demolitions are commenced.
 - b. The failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.
 - c. All debris and rubble be removed immediately after demolition.
 - d. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

In accordance with section 33 of the Planning Act and the former City of Toronto Municipal Code Chapter 146, Article II "Demolition Control" the application for a demolition permit at 375 Elm Road is referred to North York Community Council to grant the application including any conditions, if any, to be attached to the demolition permit.

Background Information

2007-NY2-19

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-351.pdf>)

(Deferred from September 13, 2006 meeting.)

NY2.20	ACTION	11:00 AM	Transactional	Ward: 24
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Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the Ontario Heritage Act - 285 Cummer Avenue (St. John's Convalescent Hospital)

(May 23, 2006) Report from Director, Policy and Research, City Planning Division

Recommendations

The Director, Policy and Research, City Planning Division recommends:

1. City Council include the property at 285 Cummer Avenue (St. John's Convalescent Hospital) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the property at 285 Cummer Avenue (St. John's Convalescent Hospital) 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.

Financial Impact

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2006 Policy and Research budget.

Summary

This report recommends that City Council include the property at 285 Cummer Avenue (St. John's Convalescent Hospital) 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.

Background Information

2007-ny2-20-2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-352.pdf>

2007-ny2-20-1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-353.pdf>

2007-ny2-20-4

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-354.pdf>

2007-ny2-20-3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-355.pdf>

20a Inclusion on the City of Toronto Inventory of Heritage Properties -and Intention to Designate under Part IV of the Ontario Heritage Act - 285 Cummer Avenue (St. John's Convalescent Hospital)

(September 1, 2006) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the North York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the revised report (May 23, 2006) from the Director, Policy and Research, City Planning Division.

Summary

Background Information

2007-ny2-20a

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-356.pdf>

NY2.21	ACTION		Transactional	Ward: 26
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Request permission to install two banners on the Wynford Drive bridge over the Don Valley Parkway to promote Second Harvest winter fundraiser 'Lunch Money Day'.

(December 13, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. City Council deny this application for installation of the two (2) banners because it is not a City sponsored event.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

Second Harvest is a registered non-profit charity whose mission is to help feed hungry people by picking up and preparing excess fresh food and delivering it daily to social service agencies in Toronto.

'Lunch Money Day' is their annual winter fundraiser. The organization is requesting that two banners be installed on Don Valley Parkway bridges for the period of February 11, 2007 to February 24, 2007 to promote this event.

Background Information

2007-ny2-21

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-397.pdf>)

NY2.22	ACTION		Transactional	Ward: 15, 16
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Pedestrian Crossing Prohibition: Bathurst Street at Viewmount Avenue

(December 20, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. pedestrian crossings be prohibited on Bathurst Street, between the south curb line of Viewmount Avenue and a point 30.5 metres north of the north curb line of Viewmount Avenue; 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.

Financial Impact

All costs associated with the pedestrian crossing restrictions are included within the Transportation Service, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to prohibit east - west pedestrian crossings at the intersection of Bathurst Street and Viewmount Avenue.

The implementation of the pedestrian crossing prohibition will eliminate pedestrian conflicts with eastbound and westbound left-turning traffic.

Background Information

2007-NY2-22

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-398.pdf>)

NY2.23	ACTION		Transactional	Ward: 24
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Parking Amendments: Newton Drive

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the north side of Newton Drive, from the easterly limit of Yonge Street to a point 122 metres east thereof;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Newton Drive, from a point 122 metres east of the easterly limit of Yonge Street to the westerly limit of Dumont Street;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking anytime on the north side of Newton Drive, from the easterly limit of Yonge Street to a point 40 metres easterly thereof;
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Newton Drive, from a point 40 metres east of the easterly limit of Yonge Street to the westerly limit of Dumont Street; and
5. 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.

Financial Impact

All costs associated with the amendments to the parking restrictions on Newton Drive are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to amend the parking prohibitions on the north side of Newton Drive between Yonge Street and Dumont Street.

The amendments to the parking restrictions will allow residents to park on this section of Newton Drive during the evening and weekends.

Background Information

2007-NY2-23

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-400.pdf>

Communications

(January 11, 2007) petition from Kennis Heath, containing 10 signatures of residents (NY.Main.23.1)

(January 12, 2007) letter from Laura Kwan, Lawrence, Sam, Linda, Marisa and Wesley Ng (NY.Main.23.2)

(January 14, 2007) e-mail from Eileen and Wayne Justesen (NY.Main.23.3)

(January 15, 2007) letter from Fatemeh Mansoorifar (NY.Main.23.4)

(January 15, 2007) letter from Mehdi Shams (NY.Main.23.5)

(January 15, 2007) letter from M. Ardolino (NY.Main.23.6)

NY2.24	ACTION		Transactional	Ward: 10
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Parking Prohibition - Findlay Boulevard

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of former City of North York, be amended to prohibit parking at anytime on the north side of Findlay Boulevard from the easterly limit of Banting Avenue to a point 29 metres easterly thereof; and,
2. The appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

Financial Impact

All costs associated with the amendment of the parking regulations are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to amend the existing parking regulations on the north side of Findlay Boulevard in the vicinity of 53 and 55 Findlay Boulevard.

The installation of the parking prohibition will address the residents concerns regarding the safety of their children, by improving visibility for motorists.

Background Information

2007-NY2-24

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-401.pdf>

NY2.25	ACTION		Transactional	Ward: 16
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Eastbound Right Turn Lane Designation: Elm Ridge Drive/Roselawn Avenue at Bathurst Street

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the southerly eastbound lane on Elm Ridge Drive/Roselawn Avenue at Bathurst Street be designated for right turning vehicles only, from the westerly limit of Bathurst Street to a point 30.5 metres westerly thereof; and
2. the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the designation of the right turn lane are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

Transportation Services, North York District, as part of the proposed 2007 reconstruction of Bathurst Street from Lawrence Avenue West to Shallmar Boulevard, identified the need to improve the lane configuration at the intersection of Bathurst Street and Elm Ridge Drive/Roselawn Avenue.

The designation of the eastbound curb lane on Elm Ridge Drive/Roselawn Avenue for right turns only, will improve the overall traffic operations and safety at the intersection of Bathurst Street and Elm Ridge Drive/Roselawn Avenue

Background Information

2007-NY2-25

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-403.pdf>

Communications

(January 15, 2007) memo from Director, Transportation Services, North York District (NY.Main.25.1)

NY2.26	ACTION		Transactional	Ward: 15
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Eastbound and Westbound Right Turn Lane Designation - Castlefield Avenue at Dufferin Street

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. The southerly eastbound curb lane on Castlefield Avenue at Dufferin Street, be designated for right turning vehicles only, from the westerly limit of Dufferin Street to a point 34 metres westerly thereof;
2. The northerly westbound curb lane on Castlefield Avenue at Dufferin Street, be designated for right turning vehicles only, from the easterly limit of Dufferin Street to a point 25 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.

Financial Impact

All costs associated with the implementation of the lane designation are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

Transportation Services Division, North York District staff, as part of an operational review and resurfacing program on Castlefield Avenue, identified the need to improve the lane configuration and designation of the eastbound and westbound curb lanes on Castlefield Avenue at Dufferin Street for right turns only.

The designation of the eastbound and westbound curb lanes on Castlefield Avenue for right-turns only, would reduce the potential for conflicts and improve overall traffic operations at the Castlefield Avenue and Dufferin Street intersection.

Background Information

2007-ny2-26

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-421.pdf>

NY2.27	ACTION		Transactional	Ward: 10
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Eastbound Right Turn Lane Designation - Wilson Avenue and Tippet Road/Wilson Heights Boulevard

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. The southerly eastbound lane on Wilson Avenue west of Tippet Road / Wilson Heights Boulevard be designated for right-turning vehicles only, buses excepted, from the westerly limit of Tippet Road to a point 120 metres westerly thereof; and
2. the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the implementation of the lane designation are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval for the designation of the eastbound curb lane on Wilson Avenue for right-turns only, buses excepted. This lane designation would prevent conflicts and improve safety at the intersection of Wilson Avenue and Tippet Road/Wilson Heights Boulevard.

Background Information

2007-NY2-27

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-422.pdf>

NY2.28	ACTION		Transactional	Ward: 8
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Stopping Prohibitions and Southbound Right Turn Lane Designation - Alness Street/Champagne Drive at Finch Avenue West

(December 18, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule IX of By-Law No. 31001, of the former City of North York, be amended to delete the No Stopping 7:00 a.m. to 6:00 p.m., Monday to Friday, prohibitions on the west side of Alness Street from the northerly limit of Finch Avenue West to a point 91 metres north of the northerly limit of Finch Avenue;
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at any time on the west side of Alness Street from the northerly limit of Finch Avenue West to a point 156 metres northerly thereof;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at any time on the west side of Champagne Drive from the southerly limit of Finch Avenue West to a point 97 metres southerly thereof;
4. the westerly southbound lane on Alness Street, north of Finch Avenue West, be designated for right turning vehicles only, buses excepted, from the northerly limit of Finch Avenue West to a point 30.5 metres northerly thereof; and
5. the appropriate City officials be directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the installation of the parking and stopping prohibitions and the lane designation are included within the Transportation Services, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to implement parking prohibitions on the west side of Champagne Drive south of Finch Avenue West; stopping prohibitions on the west side of Alness Street north of Finch Avenue West and to designate a southbound right-turn lane at Alness Street and Finch Avenue West.

The installation of parking and stopping prohibitions and the designation of a southbound right-turn lane will result in operational improvements at this location.

Background Information

2007-NY2-28

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-424.pdf>

NY2.29	ACTION		Transactional	Ward: 16
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40 km/h Speed Zone - Shelborne Avenue – Bathurst Street to Saguenay Avenue

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends:

1. that the regulatory speed limit on Shelborne Avenue, from Bathurst Street to Saguenay Avenue not be amended.

Financial Impact

There is no financial impact associated with the adoption of this report.

Summary

To deny the request to install a 40 km/h speed zone on Shelborne Avenue, from Bathurst Street to Saguenay Avenue.

The existing traffic and roadway conditions do not warrant the introduction of a 40 km/h speed limit on the above-noted roadway.

Background Information

2007-NY2-29

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-425.pdf>

NY2.30	ACTION		Transactional	Ward: 16
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Installation of an On-Street Parking Space for Persons with Disabilities - Deloraine Avenue

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. An on-street parking space for persons with disabilities be established on the south side of Deloraine Avenue, between a point 156 metres west of the westerly limit of Yonge Street and a point 5.5 metres further west thereof; and
2. The appropriate City officials be authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Financial Impact

All costs associated with the installation of the on-street disabled person's parking space at 43

Deloraine Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to install an on-street disabled persons' parking space adjacent to 43 Deloraine Avenue.

The introduction of the disabled persons' parking space will address the distinct needs of the residents of 43 Deloraine Avenue while only reducing the available on-street parking by one space.

Background Information

2007-NY2-30

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-427.pdf>)

NY2.31	ACTION		Transactional	Ward: 16
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All-Way Stop Control - Glengarry Avenue at Ledbury Street

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. Schedule XVIII and XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Glengarry Avenue and Ledbury Street; 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.

Financial Impact

All costs associated with the installation of an all-way stop control will be included in the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to introduce an all-way stop control at the intersection of Glengarry Avenue and Ledbury Street.

The installation of an all-way stop control at the intersection of Glengarry Avenue and Ledbury Street will address the existing right-of-way conflicts at this intersection.

Background Information

2007-NY2-31

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-429.pdf>

NY2.32	ACTION		Transactional	Ward: 23
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Prohibited U-turns - Yonge Street at Empress Avenue/Park Home Avenue

(December 15, 2006) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Southbound U-turns be prohibited at anytime on Yonge Street at Empress Avenue/Park Home Avenue;
2. Northbound U-turns be prohibited at anytime on Yonge Street at Empress Avenue/Park Home Avenue; and
3. the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the implementation of the u-turn prohibitions are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to prohibit southbound and northbound u-turns on Yonge Street at Empress Avenue/Park Home Avenue.

The implementation of the prohibited u-turns will maintain the overall level of safety for both vehicle and pedestrian traffic at this intersection.

Background Information

2007-NY2-32

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-447.pdf>

NY2.33	ACTION		Transactional	Ward: 15, 16, 25
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Business Improvement Area List of Nominees for the 2007-2010 Boards of Management

(December 22, 2006) Report from General Manager Economic Development, Culture & Tourism

Recommendations

The General Manager of Economic Development, Culture and Tourism recommends that:

1. Council appoint the nominees listed in Attachment No. 1 to this report to the Boards of Management for four Business Improvement Areas (BIAs) for a term expiring at the end of the term of Council or as soon thereafter as successors are appointed;
2. City of Toronto Municipal Code, Chapter 19, “Business Improvement Areas” be amended to alter the number of members on the Boards of Management, and the number of members required for quorum for various BIAs as set out in Attachment No. 2;
3. Leave be granted for the introduction of the necessary bills in Council to give effect thereto; and
4. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

These recommendations will have no financial impact to the City.

Summary

The purpose of this report is to recommend the Board of Management appointments for four Business Improvement Areas that fall within the North York Community Council boundaries, approve quorum and make necessary amendments to the City of Toronto Municipal Code Chapter 19, “Business Improvement Areas.”

Background Information

2007-NY2-33

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-449.pdf>

NY2.34	ACTION		Transactional	Ward: 34
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Assumption of Services – Subdivision owned by Don-Greenbelt Developments Inc., Plan 66M-2389, Subdivision File UDSB-1231 – 45 Green Belt Drive

(December 18, 2006) Report from Acting Director, Development Engineering

Recommendations

The Acting Director, Development Engineering, recommends that:

1. An assumption by-law be passed to assume municipal services in Subdivision Plan 66M-2389; and
2. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

There are no financial implications from this assumption of services other than those considered when the subdivision was approved in 2002.

Summary

This report recommends that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2389, dated October 11, 2002, between Don-Greenbelt Developments Inc. and the City of Toronto are in the required condition to be assumed by the City.

Background Information

2007-ny2-34

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-452.pdf>

NY2.35	Information		Transactional	Ward: 23
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Willowdale Plaza – 4759-4789 Yonge St. Official Plan Amendments/Modifications

(December 14, 2006) Report from Director, Community Planning, North York District

Recommendations

Financial Impact

There are no financial implications.

Summary

An Official Plan Amendment and Zoning By-law Amendment application has been submitted to permit a high density mixed use development on the Willowdale Plaza lands located at the southeast corner of Yonge Street and Sheppard Avenue. Council requested that prior to scheduling a community consultation meeting, staff provide a further report to North York Community Council on the applicable Official Plan policies and amendments required for the

approval of the proposed development. This report responds to that Council direction.

Background Information

2007-NY2-35

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-453.pdf>)

NY2.36	ACTION		Transactional	Ward: 26
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Preliminary Report - Zoning By-law Amendment and Site Plan Control Applications - 85 Laird Drive

(December 19, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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*.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

An application has been submitted to permit four automobile dealerships on the former industrial property at 85 Laird Drive.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting should be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a final staff report should be presented and Public Meeting held in the Fall of 2007.

Background Information

2007-NY2-36

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-459.pdf>)

NY2.37	ACTION		Transactional	Ward: 9
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Preliminary Report - Rezoning Application - 28 Privet Road

(December 8, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

An application has been submitted to amend the Zoning By-law to permit the construction of two semi-detached dwellings.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for late February or early March 2007. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for mid-2007, provided that any required information is submitted in a timely manner.

Background Information

2007-NY2-37

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-460.pdf>

NY2.38	ACTION		Transactional	Ward: 15
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Preliminary Report - Rezoning Application - 458 Oakwood Avenue

(December 21, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends 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.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The applicant has applied for an amendment to the former City of York Zoning By-law to permit a two-storey double duplex dwelling with 4 units. This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for summer 2007, provided that any required information is submitted in a timely manner.

Background Information

2007-NY2-38

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-463.pdf>

NY2.39	ACTION	12:00 PM	Transactional	Ward: 25
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Request for Direction Report - Zoning By-law Amendment Application - 2709 Yonge Street

(December 20, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board to support the position outlined in this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

An application has been submitted to expand the range of commercial-retail uses permitted at 2709 Yonge Street.

This purpose of this report is to seek Council direction regarding the appeal to the Ontario Municipal Board by the applicant (on behalf of Commercial Condominium Corporation MTCC 1194).

Background Information

2007-NY2-39

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-467.pdf>

Communications

(January 15, 2007) letter from J. Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 (NY.Main.39.1)

(January 16, 2007) e-mail from Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 (NY.Main.39.2)

NY2.40	ACTION	1:45 PM	Transactional	Ward: 23
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Final Report - Rezoning Application and Site Plan Control Application - 35 Hendon Avenue

Statutory - Planning Act, RSO 1990

(August 28, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends:

1. amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment 5, which includes the repeal of Zoning By-law No. 145-2005.
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. enter into a section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:

- i. a minimum of 1.5 m² per dwelling unit of private indoor recreational area to be provided on the site;
 - ii. a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network or buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed 559 m² density incentive. The owner shall provide the monetary contribution in the form of an irrevocable letter of credit upon execution of the section 37 agreement, and shall within 10 days of the site-specific zoning by-law amendment for the project coming into full force and effect replace the letter of credit with a certified cheque;
 - iii. the conveyance to the City of Part 1 and Part 9 of Plan 66R-21470 (widening and corner rounding associated with the property known municipally as 35 Hendon Avenue), to the satisfaction of the City Solicitor, within 10 days of the site-specific zoning by-law for the project coming into full force and effect; and
 - iv. a Construction Management Plan for the Phase 2 project, to the satisfaction of the Executive Director, Technical Services, prior to the issuance of any demolition permit in relation to the site.
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 subject to stylistic and technical changes.
 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.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of an application to amend the Zoning By-law to include 35 Hendon Avenue in the development project for the Finch Avenue West, Duplex Avenue, Hendon Avenue and Greenview Avenue block, and recommends site plan approval for the northern portion of the project (Phase 2).

Background Information

2007-NY2-40

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-469.pdf>

NY2.41	ACTION	2:00 PM	Transactional	Ward: 23
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Final Report - Rezoning Application - 210 and 212 Finch Avenue West

Statutory - Planning Act, RSO 1990

(August 18, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends:

1. amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. approve in principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9.
4. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 of this report have been fulfilled.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of an application to amend the Zoning By-law for a proposed 8 unit, 3-storey residential townhouse development located at 210 & 212 Finch Avenue West.

Background Information

2007-NY2-41

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-473.pdf>

NY2.42	ACTION	2:15 PM	Transactional	Ward: 23
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Final Report - Rezoning Application - 1 and 3 Kenton Drive

Statutory - Planning Act, RSO 1990

(August 18, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends:

1. amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 6.
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. approve in principle the site plan as indicated on the drawings in Attachment 1 and Attachment 2, subject to the conditions of approval as listed in Attachment 9.
4. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 of this report have been fulfilled.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of an application to amend the Zoning By-law and approve in principle the Site Plan Control Application for a 4-storey, 48-bed residential care facility located at 1 & 3 Kenton Drive.

Background Information

2007-NY2-42

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-474.pdf>

Communications

(January 11, 2007) letter from Casey Piekarz (NY.Main.42.1)

(January 15, 2007) letter from Margaret Thomson (NY.Main.42.2)

(January 12, 2007) letter from Casey Piekarz (NY.Main.42.3)

NY2.43	ACTION	2:30 PM	Transactional	Ward: 23
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Final Report - Official Plan Amendment & Rezoning Application 65 and 67 Finch Ave West

Statutory - Planning Act, RSO 1990

(August 23, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends:

1. amend the Central Finch Area Secondary Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.8.
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. approve in principle the site plan as indicated on the drawings listed in Attachment 1 subject to the Conditions of Approval listed in Attachment 9.
5. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 of this report have been fulfilled.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of an application to amend the Central Finch Area Secondary Plan and the Zoning By-law for a proposed development comprised of seven, 4-storey townhouses and two, 3-storey single detached dwellings at the south-east corner of Finch Avenue West and Madeline Road.

Background Information

2007-NY2-43

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-483.pdf>

Communications

(August 29, 2006) e-mail from Victor Tossutti (NY.Main.43.1)

(September 7, 2006) e-mail from Ryan Lepik (NY.Main.43.2)

(September 12, 2006) letter from M. Hsu (NY.Main.43.3)

43a Supplementary Report - Official Plan, Zoning, and Site Plan Applications - 65 and 67 Finch Avenue West

(December 13, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that City Council:

1. amend the Central Finch Area Secondary Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment shown as Attachment No.7., and
2. amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment shown as Attachment No. 8., and
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required, and
4. approve in principle the site plan as indicated on the drawings listed in Attachment No.1 subject to the Condition of Approval listed in Attachment No. 9., and
5. Before introducing the necessary Bills to City Council for enactment, the owner is required to:
 - (i) site plan approval from the Director, Community Planning, North York District and enter into a Site Plan Agreement under Section 41 of the Planning Act based on the conditions and plans prior to issuance of a building permit.
 - (ii) convey to the City, for a nominal sum and free and clear of all encumbrances, a road widening measuring approximately 2.76 metres along the Finch Avenue West frontage

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

An application has been submitted to permit a development consisting of seven, 4-storey townhouses and two, 3-storey single detached dwellings at 65 and 67 Finch Avenue West.

The purpose of this report is to update Community Council on the status of this application proposing to amend the Official Plan and Zoning By-law for the subject lands and to make changes to the “Recommendations” originally listed in the Final Report dated August 23, 2006.

Background Information

NY2.43a

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5745.pdf>

NY2.44	ACTION	2:45 PM	Transactional	Ward: 23
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**Refusal Report - Official Plan Amendment & Rezoning Application -
169, 177 and 181 Maplehurst Ave.**

(August 23, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan applications; and,
2. the applications be appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report recommends refusal of an application to develop nine 3-storey townhouses at the southwest corner of Maplehurst Avenue and Dudley Avenue and seek Council's direction for staff to attend the Ontario Municipal Board in opposition to the development should the application be appealed.

Background Information

2007-NY2-44

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-502.pdf>

Communications

(August 30, 2006) letter from Joe and Vi Clow (NY.Main.44.1)

(January 8, 2007) letter from Vincent Maida, Assistant Professor, University of Toronto (NY.Main.44.2)

NY2.45	ACTION	3:00 PM	Transactional	Ward: 23
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Final Report - Rezoning Application and Site Plan Control Application - 93 Finch Avenue East

Statutory - Planning Act, RSO 1990

(August 25, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division Recommends:

1. amend former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment in Attachment 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. authorize the City Solicitor to introduce the necessary Bills to City Council for enactment;
4. approve in principle the site plan as indicated in drawings listed in Attachment 6 subject to the conditions of approval as listed in Attachment 6;
5. prior to final site plan approval require the owner to convey to the City a 4.89m widening across the entire frontage of the site at a nominal cost and free of all encumbrances for dedication as a public highway; and
6. authorize the Chief Planner, or his designate, to grant final approval to the site plan when the conditions of site plan approval listed in Attachment 6 are fulfilled.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of an application to amend the Zoning By-Law and approve in principle the Site Plan Control Application for the conversion of a single detached dwelling to a professional office at 93 Finch Avenue East.

Background Information

2007-NY2-45

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-507.pdf>)

Communications

(September 18, 2006) e-mail from Laurie Siegel (NY.Main.45.1)

NY2.46	ACTION	3:15 PM	Transactional	Ward: 23
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Final Report - Rezoning Application and Site Plan Application - 5435 Yonge Street

Statutory - Planning Act, RSO 1990

(August 29, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends:

1. 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.
2. authorize the City Solicitor to make such stylistic, technical and other changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of this Report.
3. before introducing the necessary Bills to City Council for enactment, require the owner to:
 - a. enter into a section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
 - i. lands with a total area of 743 m² (known municipally as 32 Byng Avenue) for the North York Centre Service Road and associated buffer area, to be conveyed to the City for a nominal sum and free and clear of structures and encumbrances, to the satisfaction of the City Solicitor, within 30 days of the site-specific zoning by-law for the project coming into full force and effect;
 - ii. lands with a total area of 743 m² (known municipally as 38 Byng Avenue) for the North York Centre Service Road and associated buffer area, to be conveyed to the City for a nominal sum and free and clear of structures and encumbrances, to the satisfaction of the City Solicitor, within 30 days of the site-specific zoning by-law for the project coming into full force and effect;
 - iii. lands with a total area of 694 m² (known municipally as 31 Olive Avenue) for the North York Centre Service Road and associated buffer area, to be conveyed to the City for a nominal sum and free and clear of structures and encumbrances, to the satisfaction of the City Solicitor, within 30 days of the site-specific zoning by-law for the project coming into full force and effect;
 - iv. a monetary contribution toward the cost of land acquisition for the North York Centre Service Road and associated road network or buffer areas and/or the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed 16,903 m² density, to be provided in the form of an irrevocable letter of credit within 10 days of the conveyance of 31 Olive Avenue and 32 and 38 Byng Avenue by the owner to the City, which the owner shall replace with a certified cheque within 10 days of the conveyance of the existing public lane by the City to the owner, which public lane is located on the property and which is directly perpendicular to Byng Avenue;

- v. a total of 315 m² of bicycle storage space to be provided within the buildings on the site;
 - vi. a public art contribution in the amount of \$300,000.00 for a public art programme to be provided on-site and/or on public lands adjacent to the site. The Owner shall submit to the City a public art plan for the site and obtain approval by the Chief Planner or designate in consultation with the Toronto Public Art Commission prior to the issuance of the first building permit for the first building, or shall in lieu thereof, deposit the entire public art obligation in respect of that building permit with the City;
 - vii. public access to be provided over the landscaped open space lands at the southwest corner of Byng Avenue and Doris Avenue, the pathway along the south side of the driveway connecting with Doris Avenue and across the driveway connecting to the landscaped open space lands, the midblock connection between Yonge Street and the interior courtyard of the development, referred to as the Breezeway, and the public access lands located along the east side of Yonge Street on the property located 2.5 metres from the main building face of the podiums along Yonge Street, all as generally shown on Attachment 4;
 - viii. a financial security in the form of a certified cheque or letter of credit to fund proposed future landscape improvements at the southeast corner of Yonge Street and Byng Avenue, to be installed following the City's future realignment of the intersection in accordance with the Uptown Service Road Environmental Study Report, the maintenance of such landscape improvement which shall be the responsibility of the owner, and the City shall provide an indemnification to the owner against all costs and liabilities associated with occupation of the City road allowance for this purpose that do not result from the negligence of the owner;
 - ix. a Construction Management Plan, to the satisfaction of the Executive Director, Technical Services, prior to the issuance of any demolition permit in relation to the site; and
 - x. a report assessing the affordable housing component for the entire C3(5) site based on unit size, for the approval of the Chief Planner and Executive Director, prior to the issuance of any above-grade building permit for the proposed development.
- b. have provided a written undertaking in a form satisfactory to the City Solicitor, that upon the site-specific zoning by-law amendment described in this report coming into effect, the applicant's appeal of the new Toronto Official Plan as it relates to a portion of this site, be withdrawn.
4. approve in principle the Site Plan Control Application as indicated on the drawings and

subject to the conditions of approval listed in Attachment 7 subject to stylistic and technical changes.

5. authorize the Chief Planner and Executive Director 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 set out in Attachment 7 of this report have been fulfilled.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of an application to amend the Zoning By-law and for site plan approval for a 30-storey residential and commercial building, and an 8-storey seniors' residential and commercial building, on the east side of Yonge Street south of Byng Avenue.

Background Information

2007-NY2-46

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-520.pdf>

Communications

- (September 16, 2006) letter from Simon Chu (NY.Main.46.1)
- (January 16, 2007) letter from Melissa Chriqui (NY.Main.46.10)
- (January 16, 2007) letter from Leily Shahandeh and Mohammad Jafarpour (NY.Main.46.11)
- (January 15, 2007) letter from Roger Chin (NY.Main.46.2)
- (January 11, 2007) letter from Jackson Lo and Wendy Lo (NY.Main.46.3)
- (January 15, 2007) letter from Jonathan Li (NY.Main.46.4)
- (January 15, 2007) e-mail from Venetia Michaelidis (NY.Main.46.5)
- (January 14, 2007) letter from Wangden and Palden Carson (NY.Main.46.6)
- (January 5, 2007) letter from Babak Bakhtiar (NY.Main.46.7)
- (January 9, 2007) e-mail from Wade Chen (NY.Main.46.8)
- (January 9, 2007) letter from Resident at 28 Byng Ave. (NY.Main.46.9)

46a Supplementary Report - Zoning By-law Amendment and Site Plan Control Application - 5435 Yonge Street

Statutory - Planning Act, RSO 1990

(December 20, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council 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 2.

2. City Council authorize the City Solicitor to make such stylistic, technical and other changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of this Report.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
 - (a) enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
 - (i) lands with a total area of 743 m² (known municipally as 32 Byng Avenue) for the North York Centre Service Road and associated buffer area, to be conveyed to the City for a nominal sum and free and clear of structures and encumbrances, to the satisfaction of the City Solicitor, within 30 days of the site-specific Zoning By-law for the project coming into full force and effect;
 - (ii) lands with a total area of 743 m² (known municipally as 38 Byng Avenue) for the North York Centre Service Road and associated buffer area, to be conveyed to the City for a nominal sum and free and clear of structures and encumbrances, to the satisfaction of the City Solicitor, within 30 days of the site-specific Zoning By-law for the project coming into full force and effect;
 - (iii) lands with a total area of 14.5 m² (a portion of lands known municipally as 31 Olive Avenue) for the North York Centre Service Road and associated buffer area, to be conveyed to the City for a nominal sum and free and clear of structures and encumbrances, to the satisfaction of the City Solicitor, within 30 days of the site-specific Zoning By-law for the project coming into full force and effect;
 - (iv) a monetary contribution toward the cost of land acquisition for the North York Centre Service Road and associated road network or buffer areas and/or the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of 18,663 m² gross floor area, in an amount satisfactory to the Director of Real Estate Services as per Attachment 4; to be provided in the form of an irrevocable letter of credit or a certified cheque upon the site-specific Zoning By-law for the project coming into full force and effect, to be held in trust, which security the owner shall replace with a certified cheque to the City within 10 days of the conveyance of the existing public lane on the property by the City to the owner;
 - (v) a total of 315 m² of bicycle storage space to be provided within the buildings on the site;

- (vi) a public art contribution in the amount of \$300,000 for a public art programme to be provided on-site and/or on public lands adjacent to the site. The Owner shall submit to the City a public art plan for the site and obtain approval by the Chief Planner or designate in consultation with the Toronto Public Art Commission prior to the issuance of the first building permit for the first building, or shall in lieu thereof, deposit the entire public art obligation in respect of that building permit with the City;
 - (vii) public access to be provided over the landscaped open space lands at the southwest corner of Byng Avenue and Doris Avenue, the pathway along the south side of the driveway connecting with Doris Avenue and across the driveway connecting to the landscaped open space lands, the midblock connection between Yonge Street and the interior courtyard of the development, referred to as the Breezeway, and the public access lands located along the east side of Yonge Street on the property located 2.5 metres from the main building face of the podiums along Yonge Street, all as generally shown on Attachment 4 of the August 29, 2006 Final Report;
 - (viii) a financial security in the form of a certified cheque or letter of credit to fund proposed future landscape improvements at the southeast corner of Yonge Street and Byng Avenue, to be installed following the City's future realignment of the intersection in accordance with the Uptown Service Road Environmental Study Report, and the City shall provide an indemnification to the owner against all costs and liabilities associated with occupation of the City road allowance by the owner for the purpose of construction of the Yonge Byng intersection landscape improvements, that do not result from the negligence of the owner;
 - (ix) a Construction Management Plan, to the satisfaction of the Executive Director, Technical Services, prior to the issuance of any demolition permit for the site;
 - (x) a report assessing the affordable housing component for the entire C3(5) site based on unit size, for approval by the Chief Planner and Executive Director, prior to the issuance of any above-grade building permit for the proposed development; and
 - (xi) 1.5 m² per unit of private indoor recreational amenity space; and
- (b) have provided a written undertaking in a form satisfactory to the City Solicitor, that upon the site-specific Zoning By-law Amendment described in this report coming into effect, the applicant's appeal of the new Toronto Official Plan as it relates to a portion of this site, be withdrawn.

4. City Council approve in principle the Site Plan Control Application as indicated on the

drawings and subject to the conditions of approval listed in Attachment 3 subject to stylistic and technical changes.

5. City Council authorize the Chief Planner and Executive Director 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 set out in Attachment 3 of this report have been fulfilled.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report recommends a revision to the proposed density transfers and incentives outlined in the August 29, 2006 Final Report. This revision incorporates a change proposed by the applicant with respect to the amount of land to be conveyed to the City from the 31 Olive Avenue property. This supplementary report provides the complete recommendations for the development, updated to reflect the recent revision, and attaches the revised draft Zoning By-law Amendment and Site Plan Control Approval conditions.

Background Information

2007-NY2-46a

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-521.pdf>

NY2.47	ACTION	3:30 PM	Transactional	Ward: 8
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Final Report - Zoning Amendment and Draft Plan of Subdivision Applications - 1100 Sheppard Ave West

Statutory - Planning Act, RSO 1990

(August 25, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends:

1. amend the former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required.
3. approve the Draft Plan of Subdivision subject to the conditions set out in Attachment 11 to this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report reviews and recommends approval of applications to amend the Zoning By-law and approve a Draft Plan of Subdivision to permit a mixed commercial residential development and to establish a public road and a centrally-located park on lands at the northwest corner of Sheppard Avenue West and Allan Road.

Background Information

2007-ny2-47-3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-548.pdf>)

2007-ny2-47-2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-549.pdf>)

2007-ny2-47-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-550.pdf>)

Communications

(August 31, 2006) e-mail from Bo Chen, Toronto Hydro (NY.Main.47.1)

(January 18, 2007) letter from John P. Stephenson (NY.Main.47.2)

(September 18, 2006) letter from Andrew L. Jeanrie from Fraser Milner Casgrain LLP (NY.Main.47.3)

(September 12, 2006) letter from Howard J. Kirshenbaum, representing Markirsh Holdings (NY.Main.47.4)

(January 15, 2007) letter from Andrew L. Jeanrie, Fraser Milner Casgrain, representing Tectrol Incorporated (NY.Main.47.5)

(January 16, 2007) letter from Stephen J. D'Agostino, Thomson Rogers, representing Kodiak Crescent Bus. Assoc. (NY.Main.47.6)

47a Supplementary Report - Zoning Amendment and Draft Plan of Subdivision Applications - 1100 Sheppard Avenue West

(December 20, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required; and
3. City Council approve the Draft Plan of Subdivision subject to the conditions set out in Attachment 2 to this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The purpose of this report is to present an updated draft Zoning By-law and updated Conditions of Draft Plan of Subdivision Approval from those attached to the previous Final Report on these applications dated August 25, 2006.

The proposed modifications contained in the attached draft Zoning By-law and Conditions of Draft Plan of Subdivision are appropriate and should be approved to permit mixed commercial residential development on the subject lands.

Background Information

2007-ny2-47a-3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-560.pdf>

2007-ny2-47a-2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-561.pdf>

2007-ny2-47a-1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-562.pdf>

NY2.48	ACTION	4:00 PM	Policy	Ward: 9, 10
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Final Report - Official Plan and Zoning By-law Amendment Applications - Wilson Avenue, between Keele Street and Bathurst Street

Statutory - Planning Act, RSO 1990

(December 22, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 1;
2. City Council 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 2; and
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

Amendments to the Official Plan and the former City of North York Zoning By-law for the segment of Wilson Avenue running generally between Keele Street and Bathurst Street to fully implement the results of the Wilson Avenue – Avenue Study are recommended by this report.

Appropriate comments arising from the Community Consultation sessions held in late May and early June and suggested changes from internal and external circulations have been incorporated into the draft Official Plan and Zoning By-law Amendments.

This report recommends approval of those amendments as presented in the attached documents.

Background Information

2007-ny2-48-2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-568.pdf>

2007-ny2-48-1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-569.pdf>

Communications

(January 12, 2007) letter from Peter Smith, Bousfields Inc., on behalf of Malibu Investments Inc. (NY.Main.48.1)

(January 12, 2007) letter from Adam Brown, Sherman Brown Dryer Karol, on behalf of Wise Management Inc. (NY.Main.48.2)

(January 15, 2007) letter from Tony Di Santo, President, Ancaster Ratepayers Association (NY.Main.48.3)

NY2.49	ACTION	4:30 PM	Transactional	Ward: 25
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Refusal Report - Official Plan and Zoning By-law Amendment Applications - 1121 Leslie Street north of Eglinton Avenue East

(December 22, 2006) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan and Zoning By-law Amendment applications.
2. Should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

An application has been submitted to permit the conversion of employment lands to three residential apartment buildings and two office buildings at 1121 Leslie Street.

The application for the conversion of employment lands for predominately residential use is not supported based on the Provincial Policy Statement (PPS) and the Official Plan policies. The PPS requires the City to promote economic development and competitiveness by planning for, protecting and preserving employment areas for current and future uses. The Official Plan policies governing Employment Districts and Employment Areas state that the site should be retained for employment uses in the long term and protected from the encroachment of non-economic functions. The lands are required for employment purposes and are suitable for that use. The conversion of employment lands can only be considered in the context of a comprehensive review. This report reviews and recommends refusal of the applications to amend the Official Plan and Zoning By-law.

Background Information

2007-NY2-49

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-574.pdf>)

Communications

(January 15, 2007) e-mail from Margaret Miu-Ling Wong (NY.Main.49.1)

(January 16, 2007) letter from Janet Gilles (NY.Main.49.2)

NY2.50	ACTION		Transactional	Ward: 24
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 292-294 Cummer Avenue

(January 16, 2007) Member Motion from Councillor David Shiner

Recommendations

1. That Council authorize the City Solicitor to retain outside Planning Consultants and attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decision.
2. That Council authorize the appropriate City Staff to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decision.

Summary

Jovi Holdings Corporation, the owner of 292-294 Cummer Avenue, Lot # 3 (proposed 6 Geranium Court), submitted an application to the North York District Committee of Adjustment to permit the construction of a new two storey dwelling on one of the lots in the

proposed subdivision.

Variations were requested with a respect to a below grade garage.

The Committee of Adjustment for the City of Toronto (North District) refused the application at the November 16, 2006 meeting.

Planning staff commented on the history of the subject site and recommended conditions of approval.

The applicant has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board.

The Ontario Municipal Board has not yet set a hearing date for this application.

The Councillor is requesting representation at the Ontario Municipal Board hearing.

Background Information

2007-NY2-50

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-810.pdf>)

2007-NY2-50Attach1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-811.pdf>)

2007-NY2-50Attach2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-845.pdf>)

NY2.51	ACTION		Transactional	Ward: 23
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Ontario Municipal Board Hearing - Committee of Adjustment Application – 304 Churchill Avenue

(January 16, 2007) Member Motion from Councillor John Filion

Recommendations

1. That Council authorize the City Solicitor and City Planning Staff to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decisions.

Summary

Tal Ha Yek, the owner of 304 Churchill Avenue, submitted a Consent application to the North York District Committee of Adjustment for the division of a parcel of residential lands fronting onto the north side of Churchill Avenue into two lots having frontages of 10.63m.

Tal Ha Yek, the owner of 304 Churchill Avenue, submitted two Minor Variance applications to the North York District Committee of Adjustment to permit the construction of a new two storey dwelling on each of the proposed lots.

Variations were requested with respect to lot frontage and width, lot area, lot coverage, east and west side yard setbacks, rear yard setback and below grade garages.

The Committee of Adjustment for the City of Toronto (North District) refused the Consent application and the two associated Minor Variance applications at the October 5th, 2006 meeting.

Planning staff commented that the resulting lots would be the smallest in terms of both lot frontage and lot area and would be contrary to the by-law requirement. There would appear to be no need for the introduction of smaller lots into this area.

The applicant has appealed the decisions of the Committee of Adjustment to the Ontario Municipal Board.

The Ontario Municipal Board has not set a hearing date for these applications.

The Councillor is requesting representation at the Ontario Municipal Board hearing.

Background Information

2007-NY2-51

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-825.pdf>

2007-NY2-51Attach1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-856.pdf>

NY2.52	ACTION		Transactional	Ward: 8
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Report Request - Status of Zoning & Official Plan Designation of 102-134 Hucknall Road

(January 16, 2007) Member Motion from Councillor Anthony Perruzza

Recommendations

The Chief Planner and Executive Director, City Planning be requested to:

1. Review the zoning and official Plan designation of 102-134 Hucknall Road.
2. Report to City Council through the North York Community Council, at its next meeting on February 13, 2007, as to the status of this development.
3. Given that the local community has not had review or input into this development, that staff recommends on how community input can be secured and incorporated into the final design of the development.

Summary

On April 12, 2005 City Council refused a proposed development of 67 residential dwelling units at 102-134 Hucknall Road.

On September 28, 2005 the OMB upheld City Council's decision.

On August 21, 2006 without plans being submitted to Council and without public input, the OMB approved a conditional 48 unit residential development and approximately 600 square metre commercial development at 102-134 Hucknall Road.

Background Information

2007-NY2-52

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-828.pdf>

NY2.53	ACTION		Transactional	Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Request for Pilot Project to Monitor Sign Installations

(January 16, 2007) Member Motion from Councillor David Shiner

Recommendations

That:

1. the Director of Building and Deputy Chief Building Official and the Director, Community Planning, North York District, establish and implement a protocol for notifying the North York District Building Division of development applications that may result in signs being erected on sites in the North York District;
2. the North York District Building Division monitor sites where applications for sign permits have been made; and
3. this protocol be established as a pilot project for a period of approximately one year and be followed by a report back to North York District Community Council.

Summary

Motion submitted by Councillor Shiner regarding a request for a pilot project to monitor sign installations in the North York Community Council boundary area, for consideration by the North York Community Council.

Background Information

2007-NY2-53

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-829.pdf>