

North York Community Council

Meeting No.	4	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, March 27, 2007	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

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

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Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes - February 13, 2007

Schedule of Timed Items

9:30 a.m.	-	Item 1
9:45 a.m.	-	Items 2-6
10:00 a.m.	-	Items 7-10
10:15 a.m.	-	Items 11-14
10:30 a.m.	-	Items 15-18
11:00 a.m.	-	Items 19-22
11:15 a.m.	-	Items 23-25
12:15 p.m.	-	Item 52

Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.

NY4.1	Presentation	9:30 AM	Transactional	
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Presentation on Delegation to Community Councils**Summary**

Presentation by the City Manager's Office on delegation to Community Councils.

NY4.2	ACTION	9:45 AM	Transactional	Ward: 23
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Permanent Closure of the Public Lane Lying East of Yonge Street and South of Byng Avenue

Statutory - City of Toronto Act, 2006

(March 13, 2007) from Draft By-law from City Solicitor

Recommendations

That Draft By-law from the City Solicitor be enacted by City Council.

Summary

To enact By-law to permanently close the public lane lying east of Yonge Street and south of Byng Avenue.

Background Information

Draft By-law Permanent Lane Closure

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2094.pdf>)

NY4.3	ACTION	9:45 AM	Transactional	Ward: 23
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Intention to Designate under Part IV of the Ontario Heritage Act - 172 Finch Avenue West

(February 1, 2007) report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 172 Finch Avenue West (Arthur Edward Waine House) under Part IV of the *Ontario Heritage Act*;
2. If there are no objections to the designation in accordance with Section 26(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*;
3. If there are 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
4. The appropriate City Officials be authorized and directed to take 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 2007 Policy and Research budget.

Summary

This report recommends that City Council state its intention to designate the property under Part IV of the Ontario Heritage Act. The owner is requesting the designation of the site, which contains a house form building that has been occupied by his family since its construction in the early 1920s.

Background Information

172 Finch Avenue West - Intention to Designate, Part IV, Ontario Heritage Act

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1800.pdf>)

172- Finch Avenue West - Intention to Designate - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1801.pdf>)

172 Finch Avenue West- Intention to Designate - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1803.pdf>)

172 Finch Avenue West - Intention to Designate - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1802.pdf>)

3a Intention to Designate, Part IV, Ontario Heritage Act - 172 Finch Avenue West

(March 1, 2007) letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board:

- A. recommended to the North York Community Council that:
1. City Council state its intention to designate the property at 172 Finch Avenue West (Arthur Edward Waine House) under Part IV of the Ontario Heritage Act.
 2. If there are no objections to the designation in accordance with Section 26(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.
 3. If there are 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.
 4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.
- B. requested that Heritage Toronto be advised of the designation of the building and requested to consider the possibility of placing a plaque on the house to commemorate the history of the family and property.

Summary

Background Information

Intention to Designate - 172 Finch Avenue West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1992.pdf>)

Intention to Designate - 172 Finch Avenue West - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1994.pdf>)

Intention to Designate - 172 Finch Avenue West - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1993.pdf>)

Intention to Designate - 172 Finch Avenue West - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1995.pdf>)

NY4.4	ACTION	9:45 AM	Delegated	Ward: 8
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Fence Exemption Request - 1 Forge Drive

(February 23, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The request to permit the existing board on board fence to remain be refused based upon on-compliance with the requirements set out in Chapter 447, of The Toronto Municipal Code dealing with fences.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws. The purpose of this report is to consider a request by the owner(s) of 1 Forge Drive for an exemption from the City of Toronto Municipal Code, Chapter 447-Fences, section 2B. (1). The Municipal Code permits a maximum height of 800 millimetres for an opaque fence within 2.4 meters of a driveway, whereas the exemption request is seeking an exemption to allow a fence to remain at a height of 1.83 meters along the north side property line which abuts a neighbouring driveway, and 1.52 meters along the west and south sides.

Background Information

Request for Fence Exemption - 1 Forge Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1858.pdf>)

NY4.5	ACTION	9:45 AM	Delegated	Ward: 24
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Fence Exemption Request - 42 Bunty Lane

(March 6, 2007) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the provisions of Chapter 447 be supported by not granting the exemption request.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 42 Bunty Lane 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 subject of this exemption request is an existing fence made of wood that is located in the side yard on the north side of the property. The bottom part of the fence is board on board and is 1.9 metres high. A section of framed lattice that is 2.7 metres in length has been affixed to the top of the fence, making it 3.1 metres high in that section.

Background Information

Request for a Fence Exemption - 42 Bunty Lane

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2024.pdf>

NY4.6	ACTION	9:45 AM	Delegated	Ward: 24
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Fence Exemption Request - 45 Citation Drive

(March 6, 2007) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the provisions of Chapter 447 be supported by not granting the exemption request.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 45 Citation Drive 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 board on board fence with lattice extension that forms part of the pool enclosure in the rear yard of the property. The maximum fence height varies from 2.36 metres to 2.41 metres including post and caps. The section of fence in question extends west from the southwest side of the house, along the west, south and east

property lines up to the east side of the house connecting to a legal fence for a distance of 81.6 metres.

Background Information

Request for a Fence Exemption - 45 Citation Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2025.pdf>)

NY4.7	ACTION	10:00 AM	Delegated	Ward: 24
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Fence Exemption Request - 41 Tollerton Avenue

(March 6, 2007) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the provisions of Chapter 447 be supported by not granting the exemption request.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 41 Tollerton Avenue to be exempted from three different requirements of Chapter 447 - Fences, section 447-2(B). The first is that the maximum height of a fence in the front yard is 1.2 metres, except for a fence which restricts sight lines in which case the maximum is 1 metre. The second is that the maximum height for a fence in the side or rear yard is 2 metres. The third is that the maximum height for a fence that restricts sight lines within 2.4 metres of the side lot line and 2.4 metres of any driveways is 800 millimetres.

The subject of this exemption request is an existing board on board/lattice top wood fence in the front, side and rear yards of this corner lot. The fence is 2.3 metres in height and is 63 metres in length. This fence encloses all of the property from the west side of the driveway in the front yard to the southeast corner of the house. The fence is within 2.4 metres of the driveway and the front lot line where the maximum height can be 1 metre. The maximum height for the rest of the fence in the front yard is 1.2 metres. The fence in the rear yard is approximately 2 metres from the driveway for 37 Tollerton Avenue where the maximum height can be 800 millimetres within 2.4 metres of the driveway. The maximum height for the rest of this fence is 2 metres.

Background Information

Request for a Fence Exemption -41 Tollerton Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2067.pdf>)

NY4.8	ACTION	10:00 AM	Delegated	Ward: 25
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Fence Exemption Request - 31 Upper Canada Drive

(March 6, 2007) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the provisions of Chapter 447 be supported by not granting the exemption request.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 31 Upper Canada Drive 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.

The subject of this exemption request is an existing lattice frame wood fence that runs parallel to the apartment building wall in the front yard. The fence is 1.53 to 1.63 metres in height and is 44.25 metres in length.

Background Information

Request for Fence Exemption - 31 Upper Canada Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2023.pdf>

NY4.9	ACTION	10:00 AM	Delegated	Ward: 25
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Fence Exemption Request - 29 Upper Canada Drive

(March 6, 2007) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the provisions of Chapter 447 be supported by not granting the exemption request.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 29 Upper Canada Drive 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.

The subject of this exemption request is an existing lattice frame wood fence that runs parallel to the apartment building wall in the front yard. The fence is 1.53 to 1.68 metres in height and is 46.2 metres in length.

Background Information

Request for a Fence Exemption - 29 Upper Canada Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2027.pdf>)

NY4.10	ACTION	10:00 AM	Delegated	Ward: 26
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Fence Exemption Request - 288 Laird Drive

(March 6, 2007) report from Manager, Municipal Licensing and Standards, North York District

Recommendations

1. Municipal Licensing and Standards recommends that the provisions of Chapter 447 be supported by not granting the exemption request.

Financial Impact

There is no financial impact anticipated in this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to consider a request by the owner(s) of 288 Laird Drive 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 two sections of existing wood fence in the rear yard on the northwest and southwest corners of the property. The northwest section is 2.1 metres in height; it extends 2.4 metres along the north property line and 1.8 metres along the west property line. The southwest section is 2.1 metres in height; it extends 2.4 metres along the

south property line and 1.8 metres along the west property line.

Background Information

Request for a Fence Exemption - 288 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2026.pdf>)

NY4.11	ACTION	10:15 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 189 The Bridle Path

(January 26, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
4. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment, at which time the City may consider the Agreement for further extension, if requested by the applicant;
5. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
6. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
7. the owner(s) pay the following fees:
 - a. Application Fee of \$447.81 (paid).

- b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
- c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws. The purpose of this report is to consider a request by the owner(s) of 189 The Bridle Path, for an encroachment agreement. The existing encroachment consists of a wrought iron fence, four brick pillars with lights, decorative boulder, and a light located on the City road allowance.

Background Information

Request for an Encroachment Agreement - 189 Bridle Path

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1987.pdf>)

NY4.12	ACTION	10:15 AM	Delegated	Ward: 15
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Encroachment Agreement Request - 155 Glen Park Avenue

(February 12, 2007) report from District Manager, Municipal Licensing and Standards

Recommendations

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

1. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
4. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
5. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in

an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;

6. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
7. the owner(s) pay the following fees:
 - d. Application Fee of \$452.03 (paid).
 - e. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
 - f. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws. The purpose of this report is to consider a request by the owner(s) of 155 Glen Park Avenue, for an encroachment agreement. The existing encroachment consists of a cedar board fence, interlocking walkway and sprinkler system located on the City road allowance.

Background Information

Request for an Encroachment Agreement - 155 Glen Park Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1859.pdf>

NY4.13	ACTION	10:15 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 7 Cedarwood Avenue

(February 6, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. that the owner(s) remove the drain pipe from the City road allowance to the satisfaction of Transportation Services, North York District;
2. that the owner(s) alter the sprinkler heads to be level with the grade to the satisfaction of Transportation Services, North York District;

3. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
4. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
5. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
6. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
7. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
8. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
9. the owner(s) pay the following fees:
 - a. Application Fee of \$447.81 (paid).
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
 - c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws. The purpose of this report is to consider a request by the owner(s) of 7 Cedarwood Avenue, for an encroachment agreement. The existing encroachment consists of four planters, a bench, precast curb, two pear trees, hedge, several lights, electrical receptacles/pull box, precast sign pillar, architectural bollards, drain pipe and sprinkler heads located on the City road allowance.

Background Information

Request for an Encroachment Agreement - 7 Cedarwood Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1861.pdf>)

NY4.14	ACTION	10:15 AM	Delegated	Ward: 16
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Encroachment Agreement Request - 414 Bedford Park Avenue

(January 29, 2007) report from District Manager , Municipal Licensing and Standards, North York District

Recommendations

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

1. that the owner(s) remove or relocate the existing stone retaining wall to a minimum of 0.46 metre from the City sidewalk to the satisfaction of Transportation Services, North York District;
2. that the owner(s) trim the hedge to a minimum of 1.0 metre from the edge of the City sidewalk, to the satisfaction of Transportation Services, North York District;
3. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
4. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
5. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
6. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
7. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
8. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
9. the owner(s) pay the following fees:
 - a. Application Fee of \$447.81 (paid).
 - b. Legal Administration Cost and Registration on Title, plus

- disbursements, including G.S.T.
- c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws. The purpose of this report is to consider a request by the owner(s) of 414 Bedford Park Avenue, for an encroachment agreement. The existing encroachment consists of an interlocking walkway, stone retaining wall, hedge and steps located on the City road allowance.

Background Information

Request for an Encroachment Agreement - 414 Bedford Park Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1863.pdf>

Deferred from February 13, 2007 meeting

NY4.15	ACTION	10:30 AM	Delegated	Ward: 34
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Sign Variance Request - 67 Parkwoods Village Drive

(January 25, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. the request for variance be refused.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To review and make recommendations on a request by Dominic Rotundo of the Pattison Sign Group, on behalf of the property owner Morgis Properties Ltd., for approval of a variance from the former City of North York by-law No. 30788, as amended, to permit the erection of an illuminated ground sign at the above noted location.

The proposed ground sign will measure 3.05m high X 2.86m wide (10'-0" by 9'- 4 5/8") and will extend 3.05m (10 feet) above ground level. The proposed sign will display the name of the property owner and will include an electronic message display to advertise the apartment

vacancies for rental. The intensity of illumination will be maintained at a constant level.

Background Information

Sign Variance Request - 67 Parkwoods Village Drive
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1796.pdf>)

Communications

(February 12, 2007) e-mail from Gary Hadfield, Pattison Sign Group, on behalf of applicant – NY4.15.1

Deferred from February 13, 2007 meeting

NY4.16	ACTION	10:30 AM	Delegated	Ward: 34
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Sign Variance Request - 70 Parkwoods Village Drive

(January 25, 2007) report from Director of Building and Deputy Chief Building Officer

Recommendations

Toronto Building North York Division recommends that:

1. the request for variance be refused.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To review and make recommendations on a request by Dominic Rotundo of the Pattison Sign Group, on behalf of the property owner Morgis Properties Ltd., for approval of a variance from the former City of North York by-law No. 30788, as amended, to permit the erection of an illuminated ground sign at the above noted location.

The proposed ground sign will measure 3.05m high X 2.86m wide (10'-0" by 9'- 4 5/8") and will extend 3.05m (10 feet) above ground level. The proposed sign will display the name of the property owner and will include an electronic message display to advertise the apartment vacancies for rental. The intensity of illumination will be maintained at a constant level.

Background Information

Sign Variance Request - 70 Parkwoods Village Drive
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1797.pdf>)

Communications

(February 12, 2007) e-mail from Gary Hadfield, Pattison Sign Group, on behalf of applicant – NY4.16.1

NY4.17	ACTION	10:30 AM	Delegated	Ward: 15
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Sign Variance Request - 184 Marlee Avenue

(March 13, 2007) report from Director of Building and Deputy chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. Request for variances be refused.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Sid Catalano of Pattison Outdoor Advertising, on behalf of the property owner Zito Angelo, for an approval of variances from former City of York Sign By-law No. 3369-79, as amended to permit installation of one off-premise double faced roof sign on a residential building.

This off premise roof sign exceeds the maximum number allowable by the City of York Sign By-law No. 3369-79 and no signs are allowed in residential zones.

Background Information

Sign Variance Request - 184 Marlee Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2087.pdf>)

NY4.18	ACTION	10:30 AM	Delegated	Ward: 34
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Sign Variance Request - 135 Fenelon Drive

(March 13, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request for variance be refused.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Daniel Pitoscia of Strategic Media, on behalf of the property owner Beaux Properties, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a non-illuminated wall sign at the above noted location. The proposed wall sign, which has been erected without the benefit of a sign permit, measures 18.3 m high x 12.2 m wide (60'-0" by 40'-0") and spans the top 7 storeys of the existing 19 storey apartment building. The sign is an off premise sign, for advertising purposes, located on the north wall of the building.

This off premise sign is prohibited under the former City of North York Sign By-law No. 30788, as amended.

Background Information

Sign Variance Request - 135 Fenelon Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2088.pdf>)

NY4.19	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit a Second Residential Boulevard Parking Pad - 622 Duplex Avenue

(March 1, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the application for a second residential parking pad be denied as the proposal does not comply with the requirements of the Municipal Code.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision. To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit a second residential boulevard parking pad at 622 Duplex Avenue which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Request for an Exemption - Second Residential Boulevard - 622 Duplex Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1951.pdf>)

NY4.20	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit a Second Driveway Widening Parking Pad - 48 Heddington Avenue

(March 1, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the application for a second driveway widening parking pad be denied as this proposal does not comply with the requirements of the Municipal Code.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision. To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit a second driveway widening parking pad at 48 Heddington Avenue which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Request for an Exemption - Second Driveway Widening - 48 Heddington Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1955.pdf>)

NY4.21	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit a Second Driveway Widening Parking Pad - 50 Heddington Avenue

(March 1, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the application for a second driveway widening parking pad be denied as the proposal does not comply with the requirements of the Municipal Code.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision. To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit a second driveway widening parking pad at 50 Heddington Avenue which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Request for an Exemption - Second Driveway Widening - 50 Heddington Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2203.pdf>)

NY4.22	ACTION	11:00 AM	Delegated	Ward: 25
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Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit a Second Driveway Widening Parking Pad - 176 Broadway Avenue

(March 1, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the application for a second driveway widening parking pad be denied as the proposal does not comply with the requirements of the Municipal Code whereby only one

driveway widening parking pad is permitted.

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision. To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit a second driveway widening parking pad at 176 Broadway Avenue which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Request for an Exemption - second driveway widening - 176 Broadway Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1961.pdf>)

Deferred from February 13, 2007 meeting

NY4.23	ACTION	11:15 AM	Delegated	Ward: 16
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Removal of On-Street Parking Space for Persons With Disabilities - Cheritan Avenue

(January 19, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the existing on-street parking space for persons with disabilities on the south side of Cheritan Avenue, between a point 3.5 metres east of the easterly limit of Cortland Avenue and a point 5.5 metres further east, be removed; 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 removal of the on-street disabled person's parking space at 27 Cheritan Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to remove the existing on-street disabled persons' parking space adjacent to 27 Cheritan Avenue, that was being utilized by the resident at 1 Cheritan Avenue.

The removal of the on-street disabled parking space for persons with disabilities will not result in any negative impact, as the parking space is no longer being used.

Background Information

Removal of On-Street Parking Space for Persons with Disabilities: Cheritan Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1799.pdf>)

Communications

(January 16, 2007) e-mail from Jackie Kennedy – NY4.23.1

NY4.24	ACTION	11:15 AM	Transactional	Ward: 23
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Payment In-Lieu of Parking- Owner Parham Rezaie - 89 Sheppard Avenue West

(March 1, 2007) report from Director, Transportation Services, North York Division

Recommendations

It is recommended that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 parking requirements of eight (8) parking spaces, subject to payment-in-lieu for a two (2) parking space deficiency:
2. the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the additional area of the proposed building expansion, which in this case amounts to \$26,500.00; and
3. the appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction to Council of any bills that may be required.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$26,500.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agrees with the financial impact information.

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning

By-law 7625 requirement of eight (8) parking spaces for a new commercial building whereby only six (6) parking spaces can be provided on-site, conditional upon a payment-in-lieu of parking for the two (2) parking space deficiency.

Background Information

Payment In-Lieu of Parking - 89 Sheppard Avenue West
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1978.pdf>

NY4.25	ACTION	11:15 AM	Transactional	Ward: 16
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Payment In-Lieu of Parking- Owner 1667333 Ontario Ltd. - 480 Eglinton Avenue West

(March 1, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of Toronto Zoning By-law 438-86 parking requirement of two (2) parking spaces, subject to payment-in-lieu for the two (2) parking space deficiency;
2. the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the additional area and internal alteration of the existing area, which in this case amounts to \$10,000.00; and
3. the appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$10,000.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agrees with the financial impact information.

Summary

To seek Council's approval to exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of two (2) parking spaces for a new commercial building, whereby zero (0) parking spaces are provided on-site, conditional upon a payment-in-lieu of parking for the two (2) parking space deficiency.

Background Information

Payment In-Lieu of Parking - 480 Eglinton Avenue West
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1976.pdf>

NY4.26	ACTION		Transactional	Ward: 15
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Traffic Control Signal Installation - Bathurst Street at Caribou Road/ Dell Park Avenue

(February 28, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. traffic control signals be installed at Bathurst Street and Caribou Road/Dell Park Avenue
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 installation of traffic control signals at Bathurst Street and Caribou Road/Dell Park Avenue, estimated at \$140,000.00, will be included for consideration as part of Transportation Services 2007 Capital Works Program.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Bathurst Street and Caribou Road/Dell Park Avenue.

Based upon the results of the traffic studies, the installation of traffic control signals at the intersection of Bathurst Street and Caribou Road/Dell Park Avenue is justified and will provide safe pedestrian crossing protection and safe egress of minor street traffic entering onto Bathurst Street.

Background Information

Traffic Control Signal Installation - Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1964.pdf>)

NY4.27	ACTION		Transactional	Ward: 10
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All-Way Stop Control - Delahaye Street at Touraine Avenue

(February 26, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the installation of an all-way stop control at the intersection of Delahaye Street and Touraine Avenue not be implemented.

Financial Impact

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

Summary

To deny the request to install an all-way stop control at the intersection of Delahaye Street and Touraine Avenue.

The existing traffic and roadway conditions do not warrant the introduction of an all-way stop control at the above-noted intersection.

Background Information

All-Way Stop Control: Delahaye Street at Touraine

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2031.pdf>)

NY4.28	ACTION		Transactional	Ward: 25
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All-Way Stop Control - Donino Avenue and Donwoods Drive (north leg)

(February 26, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete the through street designation on Donino Avenue between the southerly limit of Donino Avenue and the northerly limit of Donino Avenue;
2. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Donino Avenue as a through street between the southerly limit of Donino Avenue and the southerly limit of Donwoods Drive (north leg);
3. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Donino Avenue as a through street between the northerly limit of Donino Avenue and the northerly limit of Donwoods Drive (north leg);
4. Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the requirement for vehicles to stop on Donino Avenue, north and south of Donino Court;
5. Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Donino Court, east of Donino Avenue
6. Schedule XIX of By-law No. 31001, of the former City of North York, be amended to

require vehicles to stop on Donino Avenue, north and south of Donwoods Drive (north leg);

7. Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require vehicles to stop on Donwoods Drive, west of Donino Avenue; and
8. 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 removal of the all-way stop control at Donino Avenue at Donino Court and installation of the all-way stop controls at Donino Avenue and Donwoods Drive (north leg) are included within the Transportation Services Division, North York District’s 2007 Operating Budget estimates.

Summary

To obtain approval to install an all-way stop control at the intersection of Donino Avenue and Donwoods Drive (north leg) and to remove the existing northbound and southbound stop control on Donino Avenue at Donino Court.

The relocation of the all-way stop controlled intersection on Donino Avenue from Donino Court to Donwoods Drive (north leg) will improve the efficiency of right-of-way control along Donwoods Avenue.

Background Information

All-Way Stop Control - Donino Avenue and Donwoods Drive (north leg)
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2033.pdf>

NY4.29	ACTION		Transactional	Ward: 16
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All-Way Stop Control - Esgore Drive and Saunders Street/ Apsley Road

(February 26, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the installation of an all-way stop control at the intersection of Esgore Drive and Saunders Street/Apsley Road not be implemented.

Financial Impact

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

Summary

To deny the request to install an all-way stop control on Esgore Drive at Saunders Street/Apsley Road.

The existing traffic and roadway conditions do not warrant the introduction of an all-way stop control on Esgore Drive at Saunders Street/Apsley Road.

Background Information

All-Way Stop Control: Esgore Drive and Saunders Steet, Apsley Road
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2034.pdf>)

NY4.30	ACTION		Transactional	Ward: 15
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All-Way Stop Control - Ranee Avenue at Khedive Avenue

(February 26, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Ranee Avenue and Khedive Avenue; 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 are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to install an all-way stop control at the intersection of Ranee Avenue and Khedive Avenue.

The installation of an all-way stop control at the intersection of Ranee Avenue and Khedive Avenue will address the existing right-of-way conflicts at the intersection.

Background Information

All-Way Stop Control - Ranee Avenue at Khedive Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2036.pdf>)

NY4.31	ACTION		Transactional	Ward: 23
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All-Way Stop Control - Dudley Avenue at Holmes Avenue

(February 28, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on Dudley Avenue, north and south of Holmes Avenue;
2. Schedule XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on Holmes Avenue, east and west of Dudley Avenue;
3. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Holmes Avenue as a through street between the easterly limit of Kenneth Avenue to the westerly limit of Dudley Avenue;
4. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Holmes Avenue as a through street between the easterly limit of Dudley Avenue to the westerly limit of Willowdale Avenue;
5. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Dudley Avenue as a through street between the northerly limit of Byng Avenue to the southerly limit of Finch Avenue;
6. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Dudley Avenue as a through street between the southerly limit of Finch Avenue to the northerly limit of Holmes Avenue; and
7. 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 at Dudley Avenue and Holmes Avenue are included within 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 Dudley Avenue at Holmes Avenue.

The installation of an all-way stop control at the intersection of Dudley Avenue at Holmes Avenue will address the existing right-of-way conflicts at this intersection.

Background Information

All-Way Stop Control - Dudley Avenue at Holmes Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2037.pdf>)

NY4.32	ACTION		Delegated	Ward: 15
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One-Way Street Designations - Tommy Douglas Gardens, Beograd Gardens

(February 28, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended to designate Tommy Douglas Gardens as a one-way street from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time in a counter-clockwise direction;
2. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended to designate Beograd Gardens as a one-way street from the southerly limit of Roselawn Avenue (west leg) to the southerly limit of Roselawn Avenue (east leg), any time in a counter-clockwise direction;
3. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Tommy Douglas Gardens (east leg) from the southerly limit of Roselawn Avenue;
4. By-law Nos. 196-84 and 2958-94, of the former City of York, be amended to prohibit entry to Beograd Gardens (east leg) from the southerly limit of Roselawn Avenue; and,
5. 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 one-way street operation on Tommy Douglas Gardens and Beograd Gardens are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to introduce a one-way traffic flow operation on Tommy Douglas Gardens and Beograd Gardens.

Background Information

One-Way Street Designations - Tommy Douglas Gardens, Beograd Gardens
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2038.pdf>)

NY4.33	ACTION		Delegated	Ward: 10
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Parking Prohibition - Findlay Boulevard, east of Banting Avenue

(February 27, 2007) 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 to prohibit parking from 8:00 a.m. to 6:00 p.m. Monday to Friday on the north side of Findlay Boulevard from a point 29 metres east of the easterly limit of Banting Avenue to a point 92 metres east 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

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To obtain approval to prohibit parking from 8:00 a.m. to 6:00 p.m. Monday to Friday on the north side of Findlay Boulevard from a point 29 metres east of the easterly limit of Banting Avenue to a point 92 metres east thereof.

The implementation of the parking prohibition will address the residents concern pertaining to motorists parking daily on the north side of Findlay Boulevard.

Background Information

Parking Prohibition: Findlay Boulevard, east of Banting Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1957.pdf>)

NY4.34	ACTION		Delegated	Ward: 16
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Traffic Calming Measures - Fairlawn Avenue, Avenue Road and Grey Road

(February 27, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the City Clerk be directed to undertake a poll of the residents of Fairlawn Avenue, from Avenue Road to Grey Road regarding the installation of traffic calming measures (speed humps) as per plan NY-1674 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy;
2. subject to a favourable poll;
 - (i) a road alteration by-law be prepared for Fairlawn Avenue, from Avenue Road to Grey Road for traffic calming purposes generally as shown on the speed hump plan circulated to the residents;
 - (ii) the speed limit be reduced from 40 km/h to 30 km/h on Fairlawn Avenue, between Avenue Road and Grey Road, coincident with the implementation of the speed humps; 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 installation of traffic calming measures (speed humps) are included within the Transportation Services' 2007 Capital Budget estimates for the installation of traffic calming measures in the City of Toronto. The installation of speed humps are subject to competing priorities and budget availability.

Summary

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

This report requests authority to continue the process for the installation of traffic calming measures, authorizing the City Clerk to poll the residents of Fairlawn Avenue from Avenue Road to Grey Road regarding this installation (speed humps) as per plan NY-1674.

Background Information

Traffic Calming Measures - Fairlawn Avenue, Avenue Road to Grey Road
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1963.pdf>)

NY4.35	ACTION		Delegated	Ward: 16
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Winter Maintenance By-Law Exemption - Brookdale Avenue, Avenue Road to the Former City of North York/City of Toronto Boundary.

(March 7, 2007) report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends:

1. that the north side of Brookdale Avenue, from Avenue Road to the former City of North York/City of Toronto boundary not be exempted from the By-law 30662 (Winter Maintenance).

Financial Impact

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

To deny the request for an exemption from By-law 30662 Winter Maintenance on Brookdale Avenue, from Avenue Road to the former City of North York/City of Toronto boundary.

Due to the off-street parking supply and the impact on winter maintenance activities, an exemption to the Winter Maintenance By-law is not justified on the subject section of Brookdale Avenue.

Background Information

Winter Maintenance By-Law Exemption: Brookdale Avenue, Avenue Road
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1956.pdf>)

NY4.36	ACTION		Transactional	Ward: 8, 24, 25, 34
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes

(March 8, 2007) report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. part or those parts of the private road or roads shown on the site plan filed with the Fire

Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes - 3999 – 4211 Keele Street, 365 Murray Ross Parkway & 375 Cook Road, 946 Lawrence Avenue East, 45 – 53 York Mills Road, 18 Valley Woods Road

2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the spread of fires and the delivery of fire protection services.

Background Information

Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2200.pdf>

NY4.37	ACTION		Transactional	Ward: 8
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Naming of Proposed Streets at York University

(March 13, 2007) report from City Surveyor

Recommendations

The City Surveyor recommends that, subject to City Council granting an exception to its policy of avoiding the naming of streets after living persons:

1. the names Hackett Avenue, Jack Evelyn Wiggins Drive and Saywell Avenue, be approved for use in the York University subdivision; 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

This report recommends that, subject to City Council approval, the names Hackett Avenue, Jack Evelyn Wiggins Drive and Saywell Avenue be approved for three proposed streets at the

York University subdivision.

Background Information

Naming of Proposed Streets at York University

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2095.pdf>)

NY4.38	ACTION		Transactional	Ward: 25
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To Permanently Close and Declare Surplus a Portion of Overland Drive, adjoining 3 Tottenham Road

(March 7, 2007) report from General Manager, Transportation Services & Chief Corporate Officer

Recommendations

The General Manager of Transportation Services and the Chief Corporate Officer recommends that:

1. Subject to compliance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and subject to Council approving the sale of the portion of Overland Drive adjoining 3 Tottenham Road, being a portion of Overland Drive on Plan 4761 and shown as Part 1 on Sketch No. PS-2005-040 (“the Highway”), the Highway be permanently closed as a public highway.
2. Subject to Council approving the sale of the Highway, notice be given to the public of a proposed by-law to permanently close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and the North York Community Council hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. The Highway be declared surplus to the City’s requirements, and the Chief Corporate Officer be authorized to list the Highway for sale on the open market.
4. All steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken.

Financial Impact

Revenue will be generated from the eventual sale.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this report is to permanently close and declare a portion of Overland Drive adjoining 3 Tottenham Road surplus to municipal requirements, and to authorize the Chief Corporate Officer to list the property for sale on the open market.

Background Information

Overland Drive, adjoining 3 Tottenham Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2096.pdf>)

NY4.39	ACTION		Transactional	Ward: 10
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Sale of Vacant Land Adjoining 280 Searle Avenue

(March 6, 2007) report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The Offer to Purchase from Luxor Homes Corporation to purchase the vacant parcel of land adjoining 280 Searle Avenue, more particularly described as being Part of PIN 10176-0169(LT) being Part of Lot 10 Plan 1899 Twp of York, City of Toronto, shown as Part 3 on Sketch No. PS-2006-028 (the "Property"), in the amount of \$128,000.00 be accepted substantially on the terms and conditions outlined in Appendix "A" to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
2. Authority be granted to direct the net proceeds to the Land Acquisition Reserve Fund – Parks, Forestry and Recreation.
3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the -closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

We anticipate that revenue in the amount of \$128,000.00, (exclusive of GST), less closing costs and the usual adjustments will be generated by this sale.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this report is to authorize the sale of a parcel of City-owned vacant land adjoining 280 Searle Avenue, more particularly described in the Recommendations below, and shown as Part 3 in the Sketch attached as Appendix “B”.

Having completed negotiations with the adjoining land owner, Luxor Homes Corporation, we are recommending acceptance of the Offer to Purchase substantially on the terms and conditions outlined in the attached Appendix “A”.

The terms for completing the transaction, as set out herein, are considered to be fair, reasonable and reflective of market value.

Background Information

Sale of Vacant Land Adjoining 280 Searle Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2064.pdf>)

Sale of Vacant Land Adjoining 280 Searle Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2065.pdf>)

Sale of Vacant Land Adjoining 280 Searle Avenue - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2066.pdf>)

NY4.40	ACTION		Transactional	Ward: All
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Nomination of Two Citizen Representatives from the North York Community Council area to the Heritage Toronto Board of Directors

Confidential - Personal matters about an identifiable individual, including municipal or local board employees

(March 9, 2007) report from Nomination Selections Committee, Heritage Toronto

Recommendations

The Nominations Selection Committee for the Heritage Toronto Board recommends:

1. That the North York Community Council recommend to Council the appointment of the selected individuals listed in confidential Attachment No. 1, to the Heritage Toronto Board of Directors for a term commencing upon approval for the current term of Council, or until a successor is appointed; and
2. That the names become public once Council appoints them.

Financial Impact

There are no financial implications to this report.

Summary

The Heritage Toronto Nominations Selection Committee recommends two citizen representatives from the North York Community Council area to be approved as members of

the Heritage Toronto Board of Directors for the 2006 - 2010 term of Council.

Background Information

Nomination to the Toronto Heritage Toronto Board of Directors
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2039.pdf>)

NY4.41	ACTION		Delegated	Ward: 15
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The York-Eglinton Business Improvement Area - Board of Management Additions and Deletions

(March 8, 2007) report from General Manager, Economic Development, Culture & Tourism

Recommendations

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

1. North York Community Council approve the deletions to the Board of Management of the York-Eglinton BIA set out in Attachment No. 1; and
2. Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to this BIA Board.

Financial Impact

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

Summary

The staff report is about a matter over which the North York Community Council has the delegated authority to make a final decision. The purpose of this report is to make changes to the Board of Management (the “Board”) of the York-Eglinton Business Improvement Area (the “BIA”).

Background Information

York-Eglinton BIA - Board of Management Additions and Deletions
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2272.pdf>)

NY4.42	ACTION		Transactional	Ward: 15, 16
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Fairbank Village, Old Queen Street and The Eglinton Way Business Improvement Areas - Board of Management Appointments, Additions and Deletions

(March 8, 2007) report from General Manager, Economic Development, Culture & Tourism

Recommendations

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

1. Council approve the deletion and appointment to The Eglinton Way BIA Board of Management as set out in Attachment No. 1;
2. Council approve the establishment of a Board of Management for the Fairbank Village BIA and the appointment of the nominees set out in Attachment No. 1 to the new Board; and
3. Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the addition of and changes to these BIA Boards.

Financial Impact

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

Summary

The purpose of this report is to make changes to the Board of Management (the “Board”) of The Eglinton Way BIA Business Improvement Area (the “BIA”), and to establish a Fairbank Village BIA Board and to appoint nominees to the new BIA Board. As both these BIAs are governed by the North York Community Council and the Toronto and East York Community Council, City Council has to approve the recommendations.

Background Information

Fairbank Village, Old Queen Street and The Eglinton Way BIAs
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2275.pdf>)

NY4.43	ACTION		Delegated	Ward: 16
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Nominees for the City Board for North Toronto Memorial Arena

(March 12, 2007) letter from Senior Management Consultant, Governance Liaison for Board operated Arenas

Recommendations

The Senior Management Consultant recommends that the North York Community Council:

1. Appoint the nominees listed in the letter from the Senior Management Consultant Governance Liaison for Board operated Arenas, to the City Board for North Toronto Memorial Arena for a term expiring at the end of this term of Council.

Summary

In accordance with the Civic Appointments Policy, the City Board for North Toronto Arena has put forward a list of residents of the City of Toronto for appointment to the City Board for North Toronto Arena for a term expiring at the end of this term of Council.

Background Information

Nominees for the City Board for North Toronto Memorial Arenas
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2061.pdf>)

NY4.44	ACTION		Delegated	Ward: 26
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Nominees for the City Board for Leaside Memorial Community Gardens Arena

(March 12, 2007) letter from Senior Management Consultant, Governance Liaison for Board operated Arenas

Recommendations

The Senior Management Consultant recommends that the North York Community Council:

1. Appoint the nominees listed in the letter from the Senior Management Consultant Governance Liaison for Board operated Arenas, to the Leaside Memorial Community Gardens Arena for a term expiring at the end of this term of Council.

Summary

In accordance with the Civic Appointments Policy, the City Board for Leaside Memorial Community Gardens Arena has put forward a list of residents of the City of Toronto for appointment to the City Board for Leaside Memorial Community Gardens Arena for a term expiring at the end of this term of Council.

Background Information

Nominees for the City Board of Leaside Memorial Community Gardens Arena
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2060.pdf>)

NY4.45	ACTION		Delegated	Ward: 16
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Nominees for the City Board for Larry Grossman Forest Hill Memorial Arena

(March 12, 2007) letter from Senior Management Consultant, Governance Liaison for Board Operated Arenas

Recommendations

The Senior Management Consultant recommends that the North York Community Council:

1. Appoint the nominees listed in the letter from the Senior Management Consultant Governance Liaison for Board operated Arenas, to the City Board for Larry Grossman Forest Hill Memorial Arena for a term expiring at the end of this term of Council.

Summary

In accordance with the Civic Appointments Policy, the City Board for Forest Hill Arena has put forward a list of residents for City of Toronto appointments to the City Board for Larry Grossman Forest Hill Memorial Arena for a term expiring at the end of this term of Council.

Background Information

Nominees for the City Board for Larry Grossman Forest Hill Memorial Arena
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2057.pdf>)

NY4.46	ACTION		Transactional	Ward: 33
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Request for Extension of Existing Liquor Licence for Community Event - Armenian Community Centre Annual Summer Festival

(February 22, 2007) letter from Ani Tuysusian, Manager, Armenian Community Centre

Summary

Request by the Manager, Armenian Community Centre for an extension of the existing Liquor License for the annual Armenian Community Centre Summer Festival being held on Friday July 6, 2007 from 5:00 p.m. to 2:00 a.m.; Saturday July 7, 2007 from 4:00 p.m. to 2:00 a.m.; and Sunday July 8, 2007 from 5:00 p.m. to 1:00 a.m.

NY4.47	ACTION		Transactional	Ward: 26
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Preliminary Report - Zoning Application - 211 Laird Drive

(February 27, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit a 839 m² (8,395 ft²) single storey commercial building at 211 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.

Assuming the applicant provides all required information in a timely manner, a final staff report should be presented and a Public Meeting held in the summer of 2007.

Background Information

Preliminary Report - Zoning Application - 211 Laird Drive
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1981.pdf>)

NY4.48	ACTION		Transactional	Ward: 34
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Preliminary Report - Official Plan & Zoning Amendment Applications - 0 Graydon Hall Drive

(March 2, 2007) 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

The recommendations in this report have no financial impact.

Summary

An application has been submitted by Hillside Properties to permit an 8-storey, 41-unit condominium apartment building on a vacant site located at the northeast corner of Don Mills Road and Graydon Hall Drive. The building comprises 36 units on six floors above a 2-storey high podium containing five grade-related townhouses facing Graydon Hall Drive.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications 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 will be scheduled when appropriate, provided that any required information is submitted in a timely manner.

Background Information

Official Plan & Zoning Amendment Applications - 0 Graydon Hall Drive
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1864.pdf>)

NY4.49	ACTION		Transactional	Ward: 23
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Preliminary Report - Zoning By-law Amendment and Site Plan Control Applications - 218, 220, 222 and 224 Finch Avenue West

(March 6, 2007) 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

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit a 4-storey building for mixed commercial/office and residential use on the lands known as 218, 220, 222 and 224 Finch Avenue West.

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

Staff will schedule a community consultation meeting together with the local Councillor and a

subsequent Public Meeting. It is expected that a Final report can be completed in the third quarter of 2007 provided that any required information is provided by the applicant in a timely manner.

Background Information

Preliminary Report 218, 220, 222, 224 Finch Avenue West, Zoning By-law
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1873.pdf>)

NY4.50	ACTION		Transactional	Ward: 16
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Preliminary Report- Official Plan and Zoning By-Law Amendment Applications - 1066 Avenue Road

(March 12, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. the applicant be directed to revise the proposal to a development more in keeping with the existing neighbourhood context.
2. a Community Consultation meeting be arranged in conjunction with the Ward Councillor for a revised proposal that addresses Recommendation 1 above;
3. notice for the Community Consultation meeting be given to landowners and residents within 120 metres of the site; and
4. notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report reviews an application to amend the Official Plan and the Zoning By-law for an 8-storey, 120-unit retirement residence at 1066 Avenue Road. The proposed building would have a height of 23.5 metres and a density of 4.0 times the lot area. This report recommends the applicant revise the proposal to create a development which more closely respects the existing neighbourhood context.

Background Information

Preliminary Report - 1066 Avenue Road
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2267.pdf>)

Deferred from January 16, 2007 meeting

NY4.51	ACTION		Transactional	Ward: 8
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Final Report - Zoning Amendment and Draft Plan of Subdivision Applications - 1100 Sheppard Ave West

(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

Final Report - 1100 Sheppard Ave West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1988.pdf>)

Final Report - 1100 Sheppard Avenue West Attachment 10

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1989.pdf>)

Final Report - 1100 Sheppard Avenue West Attachment 11

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1991.pdf>)

Communications

(August 31, 2006) e-mail from Bo Chen, Toronto Hydro – NY4.51.1

(September 12, 2006) letter from Howard J. Kirshenbaum, representing Markirsh Holdings – NY4.51.2

(September 18, 2006) e-mail from Andrew L. Jeanrie, Fraser Milner Casgrain, representing Tectrol Incorporated – NY4.51.3

(January 15, 2007) letter from Andrew L. Jeanrie, Fraser Milner Casgrain, representing Tectrol Incorporated – NY4.51.4

(January 16, 2007) letter from Stephen J. D'Agostino, Thomson Rogers, representing Kodiak Crescent Bus. Assoc. – NY4.51.5

(January 18, 2007) letter from John P. Stephenson – NY4.51.6

(January 22, 2007) letter from Adam Brown, Sherman Brown Dryer Karol LLP, representing the applicant – NY4.51.7

51a Supplementary Report - Zoning By-law 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

Supplementary Report - 1100 Sheppard Avenue West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1996.pdf>)

Supplementary Report - 1100 Sheppard Avenue West Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2002.pdf>)

Supplementary Report - 1100 Sheppard Avenue West Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1997.pdf>)

51b Supplementary Report - Zoning By-Law Amendment and Draft Plan of Subdivision Applications - 1100 Sheppard Avenue West

(March 9, 2007) 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 2;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
3. City Council recommend to the Chief Planner that the draft Plan of Subdivision be generally approved, subject to the conditions set out in Attachment 3 to this report.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The purpose of this report is to present additional information on these applications as directed by North York Community Council at its meeting of January 16, 2007.

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

Background Information

Supplementary Report B - 1100 Sheppard Avenue West and Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2080.pdf>)

Supplementary Report B - 1100 Sheppard Avenue West, Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2081.pdf>)

Supplementary Report - 1100 Sheppard Avenue West - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2082.pdf>)

NY4.52	ACTION	12:15 PM	Transactional	Ward: 23
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Request for Direction Report - Zoning Amendment and Site Plan Control Applications – 23 & 33 Sheppard Avenue East and 4 Anndale Drive

(March 13, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council support a Zoning Amendment to allow a phase 2 residential tower of up to 33 storeys in height on the southern portion of the site, for an overall maximum gross floor area of 57,090.9 m² on a site of 9,539 m², which includes density incentives and density transfers permitted by the North York Centre Secondary Plan, and subject to the zoning provisions as generally outlined in Attachment 9 (draft zoning provisions).
2. City Council require that the applicant convey to the City the lands municipally known as 2 Anndale Drive, with an area of approximately 395 m², for the purpose of the City's construction of the Service Road, in exchange for the density attributed to this property under the North York Centre Secondary Plan, prior to the implementing zoning by-law coming into effect. Should the applicant be successful in purchasing the 2 Anndale Drive property for conveyance to the City, those lands should also be rezoned to recognize the density transfer to the development project.
3. As an alternative to Recommendation 2, should the applicant (Minto) have used reasonable efforts to acquire the 2 Anndale Drive property and have not been successful in acquiring those lands, that City Council authorize City staff to initiate the expropriation process including serving and publishing Notices of Application for Approval to Expropriate, forwarding to the Chief Inquiry Officer any requests for hearing received, attending at the hearing to present the City's position, and reporting the Inquiry Officer's recommendations to Council for its consideration, with all costs incurred and compensation payable as a result of any expropriation to be at the owner's (Minto's) sole expense, up to a total maximum limit of \$125,000 for these additional costs.
4. City Council support a Site Plan Control Approval application for the proposed development, subject to the zoning requirements of Recommendation (1) and subject to the Site Plan Control Approval conditions outlined in Attachment 10.
5. City Council authorize the City Solicitor and the appropriate City staff to attend at the Ontario Municipal Board to support the position outlined in this Report.
6. City Council require the Owner to have provided a written undertaking in a form satisfactory to the City Solicitor, that upon the site-specific zoning by-law coming into effect, any outstanding appeal that the Owner may have in relation to the new Toronto Official Plan respecting this site, be withdrawn.

Financial Impact

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

Summary

An application has been submitted to permit a 33-storey residential building for phase 2 (southern portion) of the development at 23 and 33 Sheppard Avenue East.

The purpose of this report is to recommend approval of the proposed Zoning Amendment and Site Plan Control Approval applications, subject to modifications as outlined in this Report, and to seek Council's direction for staff to attend at the Ontario Municipal Board in support of the position described herein.

Background Information

Request for Direction Report - 23 & 33 Sheppard Avenue East
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2093.pdf>

NY4.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bill