
North York Community Council

Meeting No.	5	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, May 1, 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

9:45 a.m.	-	Item NY5.1 – NY5.5
10:00 a.m.	-	Items NY5.6 – NY5.9
10:30 a.m.	-	Items NY5.10 – NY5.14
10:45 a.m.	-	Items NY5.15- NY5.20
11:00 a.m.	-	Items NY5.34
11:15 a.m.	-	Items NY5.35
12:15 a.m.	-	Items NY5.36
12:25 p.m.	-	Item NY5.37

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

NY5.1	ACTION	9:45 AM	Transactional	Ward: 26
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Inclusion on Heritage Property Inventory - 211 Laird Drive

(April 16, 2007) report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 211 Laird Drive (Pease Foundry Company Building) on the City of Toronto Inventory of Heritage Properties; and
2. 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.

Summary

This report recommends that City Council include the property at 211 Laird Drive (Pease Foundry Company Building) on the City of Toronto Inventory of Heritage Properties. The inclusion of the property on the City's heritage inventory would enable staff to monitor the site and encourage the retention of its heritage attributes in any proposed development.

Background Information

Heritage-211LairdDr

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2989.pdf>)

Heritage-211Laird Dr attachment1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2990.pdf>)

Heritage-211Laird Dr attachment2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2991.pdf>)

Heritage-211Laird Dr attachment3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2992.pdf>)

NY5.2	ACTION	9:45 AM	Transactional	Ward: 24
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Removal of Eleven (11) City Owned Trees - 2901 Bayview Avenue

(April 11, 2007) report from Brenda Librecz, General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that Council approve the request for permission to remove eleven (11) City-owned boulevard trees fronting 2901 Bayview Avenue, conditional on:

- a. the applicant paying all applicable costs and complying with all other requirements as set out in City of Toronto Municipal Code, Chapter 813, Trees, Article II;
- b. the subject trees not being removed until permitted construction and/or demolition-related activities in accordance with the approved plans commence that warrant the destruction of the trees;
- c. the applicant planting eleven (11) 70-millimetre calliper replacement trees, with an automatic sprinkler system, to the satisfaction of the General Manager of Parks, Forestry and Recreation; and
- d. the applicant paying an additional fee of \$19,229.00 as cash-in-lieu at a 3 to 1 replacement tree ratio.

Financial Impact

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

Summary

To report on a request filed by the property owner for permission to remove eleven (11) City-owned boulevard trees, located on the Bayview Avenue frontage. Tree removal is required to accommodate the construction of an access route that will be used during construction. The route will provide access for overhead cranes, and the delivery of supplies during the construction of a 15-storey residential condominium that was approved by the Ontario Municipal Board (OMB).

The applicant has explored alternative access options including the usage of a neighbouring property and the closure of the Bayview Avenue northbound curb lane, with permission for both options being denied by the neighbour and Transportation Services respectively.

Removing and replacing the eleven (11) trees at the applicant's expense with cash-in-lieu being provided for additional tree planting in the community will allow the OMB-approved development to proceed and improve the growing environment for City-owned trees on the site.

Background Information

Removal of Eleven (11) City Owned Trees - 2901 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2957.pdf>

Deferred from March 27, 2007 meeting

NY5.3	ACTION	9:45 AM	Delegated	Ward: 25
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Fence Exemption Request - 29 Upper Canada Drive

(March 6, 2007) report from District 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-2876.pdf>

Deferred from March 27, 2007 Meeting

NY5.4	ACTION	9:45 AM	Delegated	Ward: 25
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Fence Exemption Request - 31 Upper Canada Drive

(March 6, 2007) report from District 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 a Fence Exemption - 31 Upper Canada Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2873.pdf>

Deferred from March 27, 2007 Meeting

NY5.5	ACTION	9:45 AM	Delegated	Ward: 24
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Fence Exemption Request - 45 Citation Drive

(March 6, 2007) report from District 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-2872.pdf>)

NY5.6	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 183 Banff Road

(April 11, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. that the owner(s) remove the existing walkway with steps which connect to the City curb onto Broadway Avenue and replace with soil and sod, to the satisfaction of Transportation Services, North York District;
2. the owner(s) remove the existing landscaping rocks to a minimum of 2.13 metres behind the City curb to the satisfaction of Transportation Services, North York District;
3. the owner(s) remove the existing hedge along the front entrance on Banff Road to the satisfaction of Transportation Services, North York District;
4. 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;
5. that the appropriate City Officials be authorized to take the necessary action to give

effect thereto;

- 6. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
- 7. 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;
- 8. 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;
- 9. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
- 10. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (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 183 Banff Road being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachment consists of hedges, a walkway with steps, landscaping rocks, retaining walls with guards, and a porch with steps including guardrails. The proposed encroachment consists of a wooden fence located on the City road allowance.

Background Information

Encroachment Agreement Request - 183 Banff Road

NY5.7	ACTION	10:00 AM	Delegated	Ward: 15
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Encroachment Agreement Request - 75 Hillmount Avenue

(April 5, 2007) report District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. that the owner(s) remove all existing paths (walkways) that connect to the City curb to the satisfaction of Transportation Services, North York District;
2. the proposed sprinkler system to be a minimum of 0.45 metre behind the City curb 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 75 Hillmount Avenue being a one-family detached dwelling Fourth Density Zone (R4), for an encroachment agreement. The existing encroachment consists of timber edging, trees and paths. The proposed encroachment consists of concrete walls, natural stone steps, flagstone path, flagstone paving, various light fixtures, sprinkler system, river stone, raised planter areas and various landscaping plants located on the City road allowance.

Background Information

Encroachment Agreement - 75 Hillmount Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2893.pdf>)

NY5.8	ACTION	10:00 AM	Delegated	Ward: 33
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Encroachment Agreement Request - 98 Alamosa Drive

(April 5, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. that the owner(s) remove the existing boulders or relocate to a minimum of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) remove the existing rock with the house number or relocate to a minimum of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
3. that the owner(s) remove the existing river rock or relocate to a minimum of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
4. 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;
5. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
6. that no claims will be made against the City by the owner(s) for damages occurring to

- the area of the encroachment or its elements during snow removal;
7. 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;
 8. 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;
 9. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
 10. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (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 98 Alamosa Drive, being a one-family detached dwelling Third Density Zone (R3), for an encroachment agreement. The encroachment consists of decorative boulders, heated driveway, chain link fence, wrought iron fence, irrigation heads, rock with house number, river rock, low voltage lighting, plant bed, a hedge, various trees and shrubs located on the City road allowance.

Background Information

Encroachment Agreement Request -

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2892.pdf>)

NY5.9	ACTION	10:00 AM	Delegated	Ward: 23
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Noise Exemption Request - 18 Spring Garden Avenue

(March 14, 2007) report from District Manager, Municipal Licensing and Standards, North

York District

Recommendations

1. Municipal Licensing and Standards recommends that provisions of Chapter 591 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 Rosedale Development Inc. to be exempted from Chapter 591 - Noise, section 591-4B(7). This section states that the operation of construction equipment is prohibited 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. on Saturdays, Sundays and statutory holidays.

The subject of this exemption request is to permit 'cement finishing' from 7 p.m. to 11 p.m., Monday to Friday, from February 1, 2007 until August 31, 2007. This activity requires the use of gas powered cement trowels to level the cement floors

Background Information

Noise Exemption Request - 18 Spring Garden Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2895.pdf>

Deferred from March 27, 2007 Meeting

NY5.10	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, North District

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-2877.pdf>

Communications

(March 16, 2007) letter from Stanley Makuch, Cassels Brock, Solicitor, on behalf of the applicant – NY5.10.1

(March 23, 2007) e-mail from Alison Gorbould – NY5.10.2

(March 23, 2007) e-mail from Peter de Konig – NY5.10.3

(March 24, 2007) e-mail from Roxanne Ignatius – NY5.10.4

(March 25, 2007) e-mail from Corinne Alstrom – NY5.10.5

(March 25, 2007) e-mail from Stewart C. Russell – NY5.10.6

(March 27, 2007) e-mail from Raj Bharati – NY5.10.7

(March 26, 2007) e-mail from Amy Stewart – NY5.10.8

(March 25, 2007) e-mail from Albert Kwan – NY5.10.9

NY5.11	ACTION	10:30 AM	Delegated	Ward: 15
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Sign Variance Request - 192 Bridgeland Avenue

(April 17, 2007) report from Director of Building and Deputy Chief Building Official, North District

Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one ground sign located

at the north end of the property and a wall sign with an area of 13.16 square meters be erected on the second storey, north elevation at 192 Bridgeland Avenue: and

2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official and necessary approvals from the Ministry of Transportation.

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 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 Mark MacLean of Kaboom Fireworks Inc., on behalf of the property owners Bridgecorp Canada Inc., for an approval of variances from former City of North York Sign By-law No. 30788, as amended to permit installation of one illuminated, double faced ground sign on the north end of the property perpendicular to Highway 401 and one illuminated, wall sign on the north wall of the building facing the highway with a sign area of 13.16 sq.m.

Background Information

Sign Variance Request - 192 Bridgeland Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2983.pdf>)

NY5.12	ACTION	10:30 AM	Delegated	Ward: 16
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Sign Variance Request - 3705 Bathurst Street

(April 17, 2007) report from Director of Building and Deputy Chief Building Official, North District

Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one identification ground sign located at the south side of the property with an area of 3.4 square meters at 3705 Bathurst Street: and
2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

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 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 Svetlana Levant of Permit World, on behalf of the property owners Terrace Gardens Retirement Residence, for an approval of a variance from former City of North York Sign By-law No. 30788, as amended to permit installation of one identification double faced ground sign on the south side of the property.

Background Information

Request for Sign Variance - 3705 Bathurst Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2994.pdf>)

NY5.13	ACTION	10:30 AM	Delegated	Ward: 16
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Sign Variance Request - 3334 Yonge Street

(April 17, 2007) report from Director of Building and Deputy Chief Building Official, North District

Recommendations

Toronto Building North York Division recommends that:

1. 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 Sid Catalano of Pattison Outdoor, on behalf of Wendelyn Financial Services, for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended to permit erection of one illuminated double-faced off premise roof sign at 3334 Yonge Street.

The former City of Toronto Sign By-law No. 297, as amended, does not allow any roof signs in the MCR zone where this property is located. There are existing roof signs within the close proximity that obtained council approvals prior to the erection of these signs.

Background Information

Sign Variance Request - 3334 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2973.pdf>

NY5.14	ACTION	10:30 AM	Transactional	Ward: 23
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Sign Variance Request - 5900 Yonge Street

(April 11, 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 community council has not been delegated authority to make a final decision.

The purpose of this report is to review and make recommendations on a request by Roman Kaske, on behalf of Barent Investments Ltd. for approval of a variance from the City of North York By-law No. 30788, as amended, to permit the erection of an animated flashing off premise ground sign located at 5900 Yonge St.

The proposed animated ground sign will display date, time and temperature information along with advertising a variety of third party information. The proposed sign will be connected to a computer server that has the ability to communicate with the display and enable to sign to change as programmed.

Background Information

Sign Variance Request - 5900 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2972.pdf>

NY5.15	ACTION	10:45 AM	Delegated	Ward: 16
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Sign Variance Request - 2076 Avenue Road

(April 17, 2007) report from Director of Building and Deputy Chief Building Official, North District

Recommendations

Toronto Building North York Division recommends that:

1. 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 Steve Wolowich of CBS Outdoor, on behalf of the property owner Freddy James, for an approval of a variance from former City of North York Sign By-law No. 30788, as amended to permit installation of one illuminated single sided off premise roof sign at 2076 Avenue Road.

The City of North York Sign By-law 30788 as amended, does not permit a roof sign to be located within 150 m of another roof sign on the same side of the street. The proposed off premise roof sign will 107.33 m (360 ft) closer to this proposed sign than permitted by the by-law.

Background Information

Request for Sign Variance- 2076 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2974.pdf>

NY5.16	ACTION	10:45 AM	Delegated	Ward: 25
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Sign Variance Request - 946 Lawrence Avenue East

(April 16, 2007) report from Director of Building and Deputy Chief Building Official, North District

Recommendations

Toronto Building North York Division recommends that:

1. The request for variance be approved.

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 Domenic Rotundo of Teksign Inc. on behalf of the tenant CIBC, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of five (5) wall signs with a total sign area of 40 square meters, four of which will be illuminated at the

above noted location.

Background Information

Sign Variance Request - 946 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2898.pdf>)

NY5.17	ACTION	10:45 AM	Delegated	Ward: 23
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Residential Demolition Application - 103 Sheppard Avenue East

(April 12, 2007) report from Director of Building and Deputy Chief Building Official, North District

Recommendations

Toronto Building North York Division recommends that:

1. The request to demolish subject residential building be approved with the following conditions:
 - a. All debris and rubble be removed immediately after demolition and the excavation be filled in.
 - b. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

Financial Impact

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

Summary

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-law.

In accordance with section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 103 Sheppard Avenue E. is referred to Toronto North Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permit.

Background Information

Residential Demolition - 103 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3137.pdf>)

NY5.18	ACTION	10:45 AM	Delegated	Ward: 16
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Residential Demolition Applications - 398 and 400 Deloraine Avenue

(April 17, 2007) report from Director of Building and Deputy Chief Building Official, North District

Recommendations

Toronto Building North York Division recommends that:

1. The request for the demolition of these residential dwellings be approved, subject to the following conditions:
 - a. The Owner obtain the site plan approval for the new development at 1838 – 1844 Avenue Road prior to the demolishing the residential dwellings at 398 and 400 Deloraine Avenue,
 - b. All debris and rubble be removed immediately after demolition,
 - c. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.
 - d. The Owner obtain building permits and substantially complete the construction of the new building's the sites of the building to be demolished by not later than two (2) years from the day the demolitions are commenced.
 - e. The failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for each dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

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.

In accordance with section 33 of the Planning Act and the Municipal Code Chapter 363, Article II "Demolition Control" the applications for the demolition of two residential dwellings at 398 and 400 Deloraine Avenue are referred to the North York Community Council to refuse or to grant the issuance of a demolition permits because applications have not been made for replacement of the dwelling units on these sites.

If the North York Community Council grants issuance of the demolition permits, it may do so with or without conditions.

Background Information

Demolition - 398 400 Deloraine

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2997.pdf>

NY5.19	ACTION	10:45 AM	Transactional	Ward: 16
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Payment In-Lieu of Parking – Goodview Investments Co Ltd. -1838-1844 Avenue Road

(April 10, 2007) report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 66 parking spaces, subject to payment-in-lieu for the 26 parking space deficiency;
2. the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 26 parking spaces based upon the proposed new building total gross floor area (GFA), which in this case amounts to \$455,000.00; 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 \$455,000.00 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 North York Zoning By-law 7625 requirement of 66 parking spaces for a new two-storey retail commercial building, whereby 40 parking spaces can be provided on-site, conditional upon a payment-in-lieu of parking for the 26 parking space deficiency.

Background Information

Payment In-Lieu of Parking - 1838 -1844 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2886.pdf>

NY5.20	ACTION	10:45 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 driveway widening parking pad - 91 Snowdon Avenue

(April 11, 2007) report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends:

1. that the application for a 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.

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

Summary

This staff report is about a matter for which 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 an existing driveway widening parking pad at 91 Snowdon 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 - Driveway Widening - 91 Snowdon Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2887.pdf>

NY5.21	ACTION		Delegated	Ward: 15
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Stopping Prohibition - Hillmount Avenue - Danesbury Avenue to Marlee Avenue

(April 11, 2007) report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping from 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday on both sides of Hillmount Avenue from the easterly limit of Danesbury Avenue to the westerly limit of Marlee Avenue; and

2. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction of any bills that are required.

Financial Impact

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

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

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 stopping on the south side of Hillmount Avenue from 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday from the easterly limit of Danesbury Avenue to the westerly limit of Marlee Avenue.

The installation of the stopping prohibition will address the residents' concern pertaining to parents stopping on the both sides of Hillmount Avenue to drop-off and pick-up their children.

Background Information

Stopping Prohibition: Hillmount Avenue - Danesbury Avenue to Marlee Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2879.pdf>)

NY5.22	ACTION		Delegated	Ward: 34
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Stopping Prohibitions - Brookbanks Drive

(April 11, 2007) report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday on the north side of Brookbanks Drive from the easterly limit of Fenside Drive to a point 152.4 metres east of the easterly limit of Fenside Drive;
2. Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday on the south side of Brookbanks Drive from a point 137 metres west of the westerly limit of Parkwoods Village Drive to a point 60 metres west of the westerly limit of Fenside

Drive;

3. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the north side of Brookbanks Drive from 8:00 a.m. to 4:00 p.m., Monday to Friday, from a point 60 metres west of the westerly limit of Fenside Drive to a point 152.4 metres east of the easterly limit of Fenside Drive;
4. Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Brookbanks Drive from a point 15 metres west of westerly limit of Fenside Drive to a point 60 metres west of the westerly limit of Fenside Drive;
5. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit Stopping at Any Time on the south side of Brookbanks Drive from a point 15 metres west of the westerly limit of Fenside Drive to a point 40 metres east of the easterly limit of Fenside Drive;
6. Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Brookbanks Drive from a point 40 metres east of easterly limit of Fenside Drive to a point 137 metres west of the westerly limit of Parkwoods Village Drive; and
7. the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction of any bills that are required.

Financial Impact

All costs associated with the amendment of the parking regulations on Brookbanks Drive 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 amend the existing parking regulations on both sides of Brookbanks Drive in the vicinity of Crestwood Preparatory College.

The amendments to the parking regulations will address concerns related to student pick-up and drop-off activities in front of the school on Brookbanks Drive.

Background Information

Stopping Prohibitions - Brookbanks Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2880.pdf>)

NY5.23	ACTION		Delegated	Ward: 26
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Heavy Truck Prohibition - Ferrand Drive

(April 11, 2007) report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule XX of By-law No. 31001, of the former City of North York, be amended to include Ferrand Drive as a Prohibited Heavy Truck Route from the northerly limit of Rochefort Drive to the northerly limit of Deauville Lane, and
2. the appropriate City officials be authorized to take whatever action is necessary to implement the foregoing, including the introduction of any bills that are required.

Financial Impact

All costs associated with the implementation of a prohibited heavy truck route on Ferrand Drive 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 designate Ferrand Drive as a Prohibited Heavy Truck Route in order to address the residents' concerns that large vehicles including transport trucks and school buses are parked on the road

Background Information

Heavy Truck Prohibition - Ferrand Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2884.pdf>)

NY5.24	ACTION		Delegated	Ward: 15
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Request for Speed Hump Poll - Livingstone Avenue between Times Road and Marlee Avenue

(April 5, 2007) memo from Councillor Howard Moscoe, Ward 15 - Eglinton-Lawrence

Recommendations

1. The City Clerk be directed to conduct a poll of eligible residents of Livingstone Avenue between Times Road and Marlee Avenue for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy;

2. The City Clerk convey the results of the survey to the respondents;
3. Subject to favourable results of the poll a by-law be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30 km/hr; and
4. 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.

Summary

Residents of Livingstone Avenue between Times Road and Marlee Avenue have expressed concern with vehicle volume and speed on this section of roadway and have requested speed humps be considered for installation.

Background Information

SpeedHumpPoll-LivingstoneAve.

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2910.pdf>)

NY5.25	Information		Transactional	Ward 23
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Construction Timeline for the Interim Anndale Drive

(April 11, 2007) report from Executive Director, Technical Services

Recommendations

Financial Impact

There are no financial implications associated with the adoption of this report.

City staff will include a funding request for the construction of the Anndale Drive Service Road section to be funded from the Development Charges Account through the City's Transportation Capital Works Program and Toronto Water's Capital Works Program for 2008.

Summary

The purpose of this report is to present information on the construction timetable for the extension of the Anndale Drive Service Road section between approximately Bales Avenue and Tradewind Avenue/Bonnington Place as directed by North York Community Council at its meeting of March 27, 2007.

Background Information

AnndaleDrConstructTime

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2958.pdf>)

NY5.26	ACTION		Transactional	Ward: 34
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Sale of 220 Duncan Mill Road, Suite 217

(April 13, 2007) report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends:

1. The City of Toronto accept the Offer to Purchase from Montego Investments Limited to purchase the commercial condominium, 220 Duncan Mill Road, Suite 217, together with one parking space and two separate storage units, more particularly described as being, PIN 11918-0076 (LT) Unit 17, Level 2, PIN 11918-0080 (LT) Unit 21, Level 2, PIN 11918-0431 (LT) Unit 212, Level A, PIN 11918-0464 (LT) Unit 245, Level A, all of Metro Toronto Condominium Plan No. 918, and their appurtenant interests, (collectively, the “Property”) in the amount of \$72,000.00 substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate be authorized severally to accept the Offer to Purchase on behalf of the City.
3. A portion of the proceeds of closing be directed 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

Revenue in the amount of \$72,000.00, (exclusive of GST), less closing costs and the usual adjustments is anticipated.

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 obtain approval for the sale of a City-owned commercial condominium, 220 Duncan Mill Road, Suite 217, together with one parking unit and two storage units.

The property was listed on the open market, and the Offer to Purchase from Montego Investments Limited is being recommended for acceptance by the City.

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 Duncan Mill Road, Suite 217

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2998.pdf>

Sale of Duncan Mill Road, Suite 217 - App. A

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2999.pdf>

Sale of 220 Duncan Mill Road, Suite 217 - App. B

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3000.pdf>

NY5.27	ACTION		Transactional	Ward: 23
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Sale of Public Lane Abutting 181 to 185 Willowdale Avenue

(April 10, 2007) report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The City of Toronto accept the Offer to Purchase from Hanamar Investments Inc. to purchase the City-owned property described as the 12 Foot Lane on Plan 1801 adjoining Lot 66 (the "Lane"), in the amount of \$66,000.00, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. 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.
3. A portion of the proceeds of closing be directed to fund the outstanding expenses related to the Lane 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

Revenue in the amount of \$66,000.00 plus GST if applicable, less closing costs and the usual adjustments is anticipated.

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 obtain approval for the sale of the public lane at the rear of 181 to 185 Willowdale Avenue, extending south from Hollywood Avenue and shown as Part 1 on Sketch No. PS-2003-067 attached as Appendix "B".

Negotiations with the adjoining land owner, Hanamar Investments Inc., resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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 Public Lane - 181 to 185 Willowdale Ave

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3002.pdf>)

Sale of Public Lane - 181 -185 Willowdale Ave. - App. A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3003.pdf>)

Sale of Public Lane - 181 to 185 Willowdale Avenue - App. B

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3004.pdf>)

NY5.28	ACTION		Delegated	Ward: 16
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Uptown Yonge Business Improvement Area - Board of Management Appointment

(April 10, 2007) report from General Manager, Economic Development, Culture and Tourism

Recommendations

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

1. North York Community Council approve an addition to the Board of Management for the Uptown Yonge BIA as 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 change to the BIA Board of Management.

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 community council has the delegated authority to make a final decision. The purpose of this report is to add one member to the Board of Management of the Uptown Yonge Business Improvement Area (BIA).

Background Information

Uptown Yonge BIA appointment

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3001.pdf>)

NY5.29	ACTION		Delegated	Ward: 23
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Citizen Appointments to Gibson House / Zion Schoolhouse Community Museum Management Board

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

(April 11, 2007) report from Donald G. Eastwood, General Manager Economic Development, Culture and Tourism

Recommendations

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

1. North York Community Council authorizes the public release of the confidential information and recommendations in Attachment 1, upon adoption of this report.
2. The North York Community Council nominate the selected individuals listed in Attachment No. 1 to the Gibson House/Zion Schoolhouse Community Museum Management Board for a term expiring on or before November 30, 2010, or until a successor is appointed; and
3. The appropriate City official 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 staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report requests the North York Community Council's authority to appoint five citizen members, one member from the North York Historical Society and one member from the Toronto Region Conservation Authority to the Gibson House/Zion Schoolhouse Community Museum Management Board.

Terms of Board members are coincident with Council terms. In 2006, a recruitment process was initiated to appoint the five citizen members of the board. Applications were made available through existing boards and committees, community centres and libraries, were advertised in the U of T Bulletin, on the City's website and on the websites of the Volunteer Centre of Toronto and Charity Village. The Multicultural History Society of Ontario was hired to recruit and submit the names of qualified candidates from the diverse communities across the city, and a public information session was held. Review panels were established for each board to consider applications, conduct interviews and make recommendations regarding the candidates best qualified to fill the vacancies.

Schedule A to Chapter 103, Heritage, Toronto Municipal Code, states that the Gibson House/Zion Schoolhouse Community Museums Management Board be comprised of five citizen members, one representative from the North York Historical Society, one representative from the Toronto Region Conservation Authority, one representative from the Toronto District School Board, one representative from the Toronto Catholic School Board and one to two members of City Council.

Background Information

Citizen Appointment - Gibson House/ Zion Schoolhouse

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3211.pdf>)

NY5.30	Information		Transactional	Ward: 26
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Community Festival Permit Application - Cypriot Community of Toronto Inc. - Cultural and Wine Festival - June 23 and 24, 2007

(April 10, 2007) report from City Clerk

Recommendations

The City Clerk recommends that:

1. City Council deem the Cultural and Wine Festival to be held on Saturday, June 23, 2007 and Sunday, June 24, 2007, and hosted by the Cypriot Community of Toronto Inc., a Community Festival; and
2. City Council sanction and grant the Community Festival Permit for the Cultural and Wine Festival to Cypriot Community of Toronto Inc., subject to the following terms and conditions:
 - a. Section 3.2 (f) of the former Borough of East York By-law No. 67-95 regarding security provisions to the Community Festival Permit be waived provided that the Cypriot Community of Toronto Inc. provides approximately five to ten security officers from their membership who will oversee the security for the Cultural and Wine Festival;
 - b. the applicant shall be responsible for arranging the private collection and disposal of all waste generated from the Cultural and Wine Festival;
 - c. where the festival takes place outdoors, the applicant shall ensure that adequate containers are provided to control litter and that the containers are emptied on a regular basis to ensure that litter does not become a problem on the permitted or surrounding properties;
 - d. for any portion of the event to be held outdoors, the applicant shall ensure that there is provision of barriers for liquor control, portable washrooms and increased security;
 - e. the applicant comply with the following requirements of the Building Division, North York District:
 - i. drawings in duplicate must be submitted to the Building Division at the North York Civic Centre, 5100 Yonge Street and a building permit must be obtained, for the installation of any tents and the construction of the

- stage for the orchestra, prior to the actual installation/construction; as for the stage, a building permit would be required if the stage is more than 2 feet above adjacent ground and is more than 10 m² in area;
 - ii. drawings must indicate the size and location of the tent with distances from the property lines and other buildings;
 - iii. details of the tent and its material must be submitted, as per Attachment 1 to this report;
 - iv. the drawings must also show the size of the stage platform, the structural framing and its support, steps, guards and handrails; and
 - v. a qualified professional engineer and/or a qualified designer may be required to provide the design, as per Attachment 1 to this report;

- f. the applicant comply with the following requirements of the Municipal Licensing & Standards Division, North York District:
 - i. the sound emitted from any equipment shall not exceed an equivalent sound level (Leq) of 85 dBA when measured 20 metres from the source over a five minute period;
 - ii. where the sound level exceeds 85 dBA, the applicant shall comply with any request made by an officer of the Toronto Police Service or a Municipal Standards Officer of the Municipal Licensing & Standards Division with respect to the volume of sound from the equipment to ensure compliance with Toronto Municipal Code, Chapter 591 – Noise, subsection D(1);
 - iii. no sound other than the equipment approved under the permit shall be used by the applicant;
 - iv. the event or activity shall be restricted to the approved location;
 - v. the permission granted is for the date and times for the event or activity as set out in the permit; and
 - iv. the Executive Director, Municipal Licensing and Standards Division, grant an exemption to the Toronto Municipal Code, Chapter 591 – Noise, to permit the amplification of sound or playing of music until 2:00 a.m. on June 24, 2007; and 1:00 a.m. on June 25, 2007, on the basis that no complaints have been received by Municipal Licensing and Standards on past events;

- g. the applicant comply with the following requirements of the Fire Prevention Division, North Command, Toronto Fire Services:
 - i. no open flames (candles, food warmers, etc.) to be used inside the tent(s) and/or marquis;
 - ii. one 3A, 10BC rated ULC Listed portable fire extinguisher is to be provided near the BBQ area;
 - iii. if the BBQ is to be located under a canopy, the canopy is to be of non combustible material; and
 - iv. all fire department access routes to the building and to temporary tents/marquis are to be maintained clear and available for emergency vehicle access at all times; and

- h. the applicant comply with the requirements of Toronto Public Health to ensure that the event organizer and food vendors comply with all requirement of the Ontario Food Premises Regulation (O. Reg 562 as amended), and that an onsite inspection by Toronto Public Health staff will be conducted on the days of the event (June 24 and 25, 2006).

Financial Impact

The applicant has submitted the appropriate application fee (\$250.00) and the required deposit (\$2,000.00). The applicant's insurance coverage expires July 31, 2007.

Summary

A Community Festival Permit Application from the Cypriot Community of Toronto Inc. was received by the City Clerk's North York Office regarding a proposed Cultural and Wine Festival to be held at 6 Thorncliffe Park Drive on June 23 and 24, 2007.

The purpose of the event is to raise funds for the Cypriot community.

Background Information

Cypriot Community of Toronto - Festival Permit
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2845.pdf>

Deferred From February 13, 2007 Meeting

NY5.31	Information		Transactional	Ward: 8
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102 - 134 Hucknall Road

(January 29, 2007) report from City Solicitor

Recommendations

Financial Impact

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

Summary

At its meeting of January 16, 2007, North York Community Council requested that a report be brought forward to its next meeting on February 13, 2007, concerning the official plan designation and zoning bylaw affecting this site at 102 – 134 Hucknall Road and recommend on how community input can be secured and incorporated into the final design of the development. This report responds to that request.

Background Information

102 -134 Hucknall Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2908.pdf>)

NY5.32	ACTION		Transactional	Ward: 23
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Public Art Plan - 5435 Yonge Street

(April 13, 2007) report from Robert Freedman, Director, Urban Design

Recommendations

The City Planning Division recommends that:

1. City Council approve the attached 5435 Yonge Street Public Art Plan.

Financial Impact

The recommendations in this report have no financial impact.

Summary

In compliance with the development approval provisions, the owners of 5435 Yonge Street have submitted a public art plan for approval by City Council. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art along the privately owned, publicly accessible pedestrian connection (breezeway) at the mid-block of the development. The plan provides an overview of the art site, public art objectives, estimated budget, art selection and the jury, and a project schedule. The owner will commence the selection of the art once the plan is approved. The resulting art installation will be owned and maintained by the 5435 Yonge Street condominium corporation.

The 5435 Yonge Street Public Art Plan provides a framework for the commissioning of art and for the collaboration of artists with design teams to create a public art project that would integrate with the pedestrian connection (breezeway) and enhance the urban design objectives of this space. The attached plan meets the objectives of the City Planning Percent for Public Art Program and Guidelines, and is supported by the Toronto Public Art Commission.

Background Information

Public Art Plan - 5435 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2948.pdf>)

NY5.33	ACTION		Transactional	Ward: 25
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Preliminary Report - Official Plan & Zoning Amendment Applications - 939 Lawrence Avenue East, 49 & 75 The Donway West

(April 17, 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 and develop a community consultation strategy, in consultation with both Ward Councillors, including meetings with working groups of local agency groups, community representatives, City staff from various departments, and the applicant;
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

A revised Official Plan and Zoning By-law amendment application has been submitted to permit a mixed use development at the Don Mills Shopping Centre.

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.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. In addition, staff be directed to develop a community consultation strategy, in consultation with the Ward Councillor and adjacent Ward Councillor, including meetings with working groups of local agency groups, community representatives, City staff from various departments, and the applicant.

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

Preliminary Report - 939 Lawrence Avenue East
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2993.pdf>)

NY5.34	ACTION	11:00 AM	Transactional	Ward: 24
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Request for Direction Report - Zoning By-law Amendment and Site Plan Control Applications - 90 Finch Avenue East

(April 16, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council not support the application proposing to construct two, 3-storey semi-detached dwellings in its current form; and
2. City Council support the recommended modifications to the proposed Zoning By-law amendment to permit construction of two, 3-storey semi-detached dwellings, subject to the recommendations and conditions generally outlined in this report; and
3. City Council support in principle a site-specific amendment to Zoning By-law 7625, to include, among other matters, the following provisions to be specified in the implementing zoning by-law to the satisfaction of the City Solicitor and the Director, Community Planning, North York District:
 - a. The only permitted use shall be a semi-detached dwelling as identified on Schedule “RM2 (43)”.
 - b. The maximum number of dwellings shall be 2.
 - c. The minimum gross floor area of each semi-detached unit shall be 97 m².
 - d. The minimum lot frontage shall be 7.6 metres for each semi detached dwelling unit and 15.3 metres for each semi-detached dwelling.
 - e. The maximum front yard setback shall be 3.0 metres.
 - f. The minimum side yard setback shall be 1.8 metres for each semi-detached dwelling unit.
 - g. The minimum rear yard setback shall be 9.5 metres.
 - h. The maximum lot coverage for each semi-detached dwelling unit shall be 40%.
 - i. The maximum building height shall be 9.8 metres.
 - j. The maximum front yard hard surfacing for each semi-detached dwelling unit shall be 70%.
 - k. An uncovered third storey rear deck measuring 6.5m² in area is permitted for each semi-detached dwelling unit.
 - l. The provisions of this exception shall apply collectively to the lands zoned RM2 (43) notwithstanding their future severance, partition or division for any purpose.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the Zoning By-law to permit construction of two, 3-storey semi-detached dwelling units on lands know municipally as 90 Finch Avenue East.

This purpose of this report is to seek Council direction regarding the further processing of this application and its appeal to the Ontario Municipal Board by the applicant.

Background Information

Request for Direction - 90 Finch Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2934.pdf>

NY5.35	ACTION	11:15 AM	Transactional	Ward: 9, 10
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Final Report - Official Plan and Zoning By-law Amendment Applications - Wilson Avenue, between Keele Street and Bathurst Street

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

Recommendations

The City Planning Division recommends that:

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

Financial Impact

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

Summary

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

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

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

Background Information

Final Report - Official Plan and Zoning By-law Amendment - Wilson Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2909.pdf>)

Communications

(January 12, 2007) letter from Peter Smith, Bousfields Inc., on behalf of Malibu Investments Inc. – NY5.35.1
(January 12, 2007) letter from Adam Brown, Sherman Brown Dryer Karol, on behalf of Wise

Management Inc. – NY5.35.2

(January 15, 2007) letter from Tony Di Santo, President, Ancaster Ratepayers Association – NY5.35.3

(April 16, 2007) email from Michael S. Goldberg, Principal, Goldberg Group, representing Wise Management Inc. -NY5.35.4

35a Supplementary Report - Official Plan and Zoning By-law Amendment Wilson Avenue, between Keele Street and Bathurst

(April 17, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 1;
2. City Council amend the Zoning By-law for the former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2; and
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

The attached draft Official Plan Amendment and Zoning By-law are appropriate and should be approved as presented in the attached documents.

Background Information

Supplementary Report - Wilson Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2914.pdf>

Supplementary Report - Wilson Avenue, Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2915.pdf>

Supplementary Report - Wilson Avenue, Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2916.pdf>

NY5.36	Presentation	12:15 PM	Transactional	
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Presentation to Recipients of the Community Police Liaison Committee (C.P.L.C.) 32 Division - 2007 Poster Awards

Summary

Presentation to recipients of the Community Police Liaison Committee (C.P.L.C.) - Poster Awards.

NY5.37	Presentation	12:25 PM	Transactional	Ward: 16
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Presentation to Ward 16 Volunteer of the Year

Summary

Presentation to recipient of the Ward 16 Volunteer of the Year Award.

NY5.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bill