
North York Community Council

Meeting No. 6
Meeting Date Tuesday, May 29, 2007
Start Time 9:30 AM
Location Council Chamber, North York Civic Centre

Contact Francine Adamo, Committee Administrator
Phone 416-395-7348
E-mail nycc@toronto.ca

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

Members of Council and staff: Please keep this agenda and the accompanying material until the City Council meeting dealing with these matters has ended. **The City Clerk's Office will not provide additional copies.**

Special assistance for members of the public: City staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-395-0480, TTY 416-338-0889 or e-mail nycc@toronto.ca.

Closed meeting requirements: If the North York Community Council wants to meet in closed session (privately), a member of the community council must make a motion to do so and give the reason why the Committee has to meet privately. (City of Toronto Act, 2006)

Notice to people writing to the committee: The City of Toronto collects any personal information in your communication to Toronto City Council or its committees under the City of Toronto Act, 2006 and the City of Toronto Municipal Code.

The City collects this information to enable it to make informed decisions on the relevant issue(s). Individuals who submit letters and other information should be aware that any personal information in their communication will become part of the public record. The City will make it available to the public, unless the individual expressly requests the City to remove the personal information.

Direct any questions about this collection to the City Clerk's Office, Ground Floor, 5100 Yonge Street, Toronto, ON M2N 5V7 or by calling 416-395-0480.

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

Confirmation of Minutes - May 1, 2007

Schedule of Timed Items

9:45 a.m.	-	Item NY6.1 – NY6.4
10:00 a.m.	-	Items NY6.5 – NY6.8
10:15 a.m.	-	Items NY6.9
10:30 a.m.	-	Items NY6.10- NY6.12
10:45 a.m.	-	Items NY6.13 – NY 6.14
11:00 a.m.	-	Items NY6.15 – NY6.18
11:30 a.m.	-	Items NY6.31
11:45 a.m.	-	Items NY6.32

Deferred from May 1, 2007 Meeting

NY6.1	ACTION	9:45 AM	Transactional	Ward: 26
-------	--------	---------	---------------	----------

Inclusion on Heritage 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 - 211 Laird Dr

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3491.pdf>)

Heritage - 211 Laird Dr - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3492.pdf>)

Heritage - 211 Laird Dr - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3493.pdf>)

Heritage - 211 Laird Dr - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3494.pdf>)

Deferred from May 1, 2007 Meeting

NY6.2	ACTION	9:45 AM	Delegated	Ward: 25
--------------	--------	---------	-----------	----------

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

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3483.pdf>)

NY6.3	ACTION	9:45 AM	Delegated	Ward: 16
-------	--------	---------	-----------	----------

Encroachment Agreement Request - 2793 Bathurst Street

(May 2, 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) 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 \$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 2793 Bathurst Street being a General Commercial zone (C1), for an encroachment agreement. The existing encroachment consists of four window wells, handicapped access ramp and stairs including guardrails on the City road allowance.

Background Information

Encroachment Agreement Request - 2793 Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3530.pdf>)

NY6.4	ACTION	9:45 AM	Delegated	Ward: 16
--------------	--------	---------	-----------	----------

Encroachment Agreement Request - 400 Elm Road

(May 7, 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) 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 \$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 400 Elm Road, being a one-family detached dwelling seventh density zone (R7), for an encroachment agreement. The proposed encroachment consists of a wooden fence on the City road allowance.

Background Information

Encroachment Agreement Request - 400 Elm Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3525.pdf>

NY6.5	ACTION	10:00 AM	Delegated	Ward: 25
-------	--------	----------	-----------	----------

Encroachment Agreement Request - 3 McBain Avenue

(May 4, 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 hedges to a distance of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) remove the decorative rocks to a distance of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
3. that the owner(s) remove or relocate the shrubs to 1.0 metres from the fire hydrant area, 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 3 McBain Avenue, being a one-family detached dwelling seventh density zone (R7) for an encroachment agreement. The existing encroachment consists of two hedges, decorative rocks and shrubs located on the City road allowance.

Background Information

Encroachment Agreement Request - 3 McBain Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3524.pdf>

NY6.6	ACTION	10:00 AM	Delegated	Ward: 16
-------	--------	----------	-----------	----------

Encroachment Agreement Request - 587 Old Orchard Grove

(May 3, 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) alter the sprinkler heads to be level with grade to the satisfaction of Transportation Services, North York District;
2. that the owner(s) remove the basketball net from the City road allowance 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 \$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 587 Old Orchard Grove being a one-family detached dwelling Fourth Density Zone (R4), for an encroachment agreement. The existing encroachment consists of landscaping stones, hedge, basketball net, sprinkler system, low voltage lights and various landscaping plants located on the City road allowance.

Background Information

Encroachment Agreement Request - 587 Old Orchard Grove
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3529.pdf>

Deferred from May 1, 2007 Meeting

NY6.7	ACTION	10:00 AM	Delegated	Ward: 34
-------	--------	----------	-----------	----------

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-3477.pdf>

Communications

(March 16, 2007) letter from Stanely Makuch, Cassels Broack, Solicitor, on behalf of the applicant – NYMain6.7.1

(March 23, 2007) e-mail from Alison Garbould – NYMain6.7.2

(March 23, 2007) e-mail from Peter de Konig – NYMain6.7.3

(March 24, 2007) e-mail from Roxanne Ignatius – NYMain6.7.4

(March 25, 2007) e-mail from Corinne Alstrom – NYMain6.7.5

(March 25, 2007) e-mail from Stewart C. Russell – NYMain6.7.6

(March 26, 2007) e-mail from Raj Bharati – NYMain6.7.7

(March 26, 2007) e-mail from Amy Stewart – NYMain6.7.8

(March 25, 2007) e-mail from Albert Kwan – NYMain6.7.9

(April 23, 2007) letter from Stanely Makuch, Cassels Brock, Solicitor, on behalf of Strategic Media – NYMain6.7.10

(April 26, 2007) e-mail from Amy Stewart – NYMain6.7.11

(April 27, 2007) e-mail from Alison Garbould - NYMain6.7.12

(April 29, 2007) e-mail from Stever Mercer – NYMain6.7.13

(April 29, 2007) e-mail from Alice Barton – NYMain6.7.14

Deferred from May 1, 2007 Meeting

NY6.8	ACTION	10:00 AM	Delegated	Ward: 16
-------	--------	----------	-----------	----------

Sign Variance Request - 3334 Yonge Street

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

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-3476.pdf>

Communications

(April 26, 2007) e-mail from Amy Stewart – NYMain6.8.1

(April 27, 2007) e-mail from Alison Gorbould – NYMain6.8.2

(April 30, 2007) e-mail from Stewart C. Russell – NYMain6.8.3

(April 29, 2007) e-mail from Sara Lipson – NYMain6.8.4

(April 29, 2007) e-mail from Steve Mercer – NYMain6.8.5

(April 29, 2007) e-mail from Alice Barton – NYMain6.8.6

NY6.9	ACTION	10:15 AM	Delegated	Ward: 26
-------	--------	----------	-----------	----------

Sign Variance Request - 150 Kilgour Road

(May 9, 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 approved with the following conditions:
 - (a) The applicant enter into an encroachment with the City of Toronto to permit the erection of the sign on the public road allowance; and
 - (b) 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 Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

The purpose of this report is to review and make recommendations on a request by John Lohmus of IBI Group, on behalf of Bloorview Kids Rehab and Toronto Rehabilitation Institute for approval of a variance from the Former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of a standardized outdoor advertising structure (billboard) on the public road allowance at the southeast corner of Kilgour Road and Bayview Avenue.

The proposed sign will provide shared advertising for two public hospitals known as Bloorview Kids Rehab and the Toronto Rehabilitation Institute. The proposed sign will also provided directional information for clients and visitors to the hospitals. Both of the facilities are located on the north side of Kilgour Road east of Bayview Avenue

Background Information

Sign Variance Request - 150 Kilgour Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3610.pdf>)

Sign Variance - 150 Kilgour Road - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3650.pdf>)

Sign Variance - 150 Kilgour Road - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3651.pdf>)

Sign Variance - 150 Kilgour Road - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3652.pdf>)

Sign Variance - 150 Kilgour Road - attachment 4

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3653.pdf>)

NY6.10	ACTION	10:30 AM	Delegated	Ward: 15
--------	--------	----------	-----------	----------

Sign Variance Request - 1300 Castlefield Avenue

(May 11, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building, North York District recommends that:

1. North York Community Council approve the request to permit three wall sign located on the south building elevation.
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 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 Mark Bales of Counterpoint Engineering, on behalf of Lowe's Companies Canada U.L. C. and Castlefield/Caledonia Developments Inc., for an approval of a variance from former City of York Sign By-law No. 3369-79, as amended to permit installation of three illuminated wall signs erected on the south building elevation facing Castlefield Avenue.

Background Information

Sign Variance Request - 1300 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3609.pdf>)

Sign Variance - 1300 Castlefield Road - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3723.pdf>)

Sign Variance - 1041 Avenue Road - attachment 1b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3725.pdf>)

Sign Variance - 1041 Avenue Road - attachment 2a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3726.pdf>)

Sign Variance - 1041 Avenue Road - attachment 2b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3727.pdf>)

Sign Variance - 1041 Avenue Road - attachment 2c

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3728.pdf>)

Sign Variance - 1041 Avenue Road - attachment 3a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3730.pdf>)

Sign Variance - 1041 Avenue Road - attachment 3b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3731.pdf>)

Sign Variance - 1041 Avenue Road - attachment 3C

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3732.pdf>)

Sign Variance - 1041 Avenue Road - attachment 4a

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3733.pdf>

Sign Variance - 1041 Avenue Road - attachment 4B

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3734.pdf>

Sign Variance - 1041 Avenue Road - attachment 4C

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3735.pdf>

NY6.11	ACTION	10:30 AM	Delegated	Ward: 16
--------	--------	----------	-----------	----------

Sign Variance Request - 1041 Avenue Road

(May 10, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building, North York District 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 David Mackie of Titan Worldwide, on behalf of the property owners Stancorp properties, for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended, to permit the installation of one third-party advertising fascia sign at 1041 Avenue Road.

The City of Toronto Sign By-law No 297 as amended, does not permit a fascia sign used for the purposes of third-party advertising to be located on a wall facing a street. The proposed fascia sign will be located on a west wall of the building facing Avenue Road.

Background Information

Sign Variance Request - 1041 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3608.pdf>

Sign Variance - 1041 Avenue Road - attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3659.pdf>

Sign Variance - 1041 Avenue Road - attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3660.pdf>

Sign Variance - 1041 Avenue Road - attachment 3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3661.pdf>

Sign Variance - 1041 Avenue Road - attachment 4a

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3662.pdf>

Sign Variance - 1041 Avenue Road - attachment 4b

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3663.pdf>

Sign Variance - 1041 Avenue Road - attachment 5a

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3664.pdf>

Sign Variance - 1041 Avenue Road - attachment 5b

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3665.pdf>

NY6.12	ACTION	10:30 AM	Delegated	Ward: 10
---------------	--------	----------	-----------	----------

Sign Variance Request - 6250 Bathurst Street

(May 10, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

The 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 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 Leslie Abro of Abcon Media, on behalf of Toronto Community Housing Corporation for a variance from the Former City of North York Sign By-law 30788, as amended to permit an off premise wall sign 10.15 meters high x 9.1 meters wide on the north face of an existing 14 storey residential apartment building.

Background Information

Sign Variance - 6250 Bathurst Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3994.pdf>

NY6.13	ACTION	10:45 AM	Delegated	Ward: 16
---------------	--------	----------	-----------	----------

Residential Demolition Application - 70 Shields Avenue

(May 11, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building, North York District recommends that:

1. The request for the demolition of the residential dwelling be approved subject following conditions:

- a. The Owner construct and substantially complete the new building authorized by building permit file number 07 151443 BLD 00 NH on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced.
- b. 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.
- c. All debris and rubble be removed immediately after demolition,
- d. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

Financial Impact

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

Summary

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 application for the demolition of a residential dwelling at 70 Shields Avenue is referred to the North York Community Council for consideration for the issuance of a demolition permit because the property is located in the Former City of Toronto and a written notice of objection to the issuance of demolition permit was received within 14 days of the posting of the Public Notice of the Proposed Residential Demolition.

The owner requires permission to demolish the existing building in order to construct a new two storey single family dwelling.

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

Background Information

Residential Demolition Application - 70 Shields Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3614.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3636.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 2a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3637.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 2b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3638.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3639.pdf>)

NY6.14	ACTION	10:45 AM	Delegated	Ward: 23
--------	--------	----------	-----------	----------

Residential Demolition Application - 49 Horsham Avenue, 47 Hounslow Avenue and 36 Finch Avenue West

(May 9, 2007) report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential buildings 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 bylaws.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11 “Demolition Control”, the applications for demolition of the three single family dwellings at 49 Horsham Avenue, 47 Hounslow Avenue and 36 Finch Avenue W. are referred to Toronto North Community Council to refuse or to grant the applications including any conditions, to be attached to the demolition permits.

Background Information

Residential Demolition - 47 Hounslow Avenue, and 36 Finch Avenue W.

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3612.pdf>)

Residential Demolition - 49 Horsham - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3641.pdf>)

Residential Demolition - 49 Horsham - attachment 1b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3642.pdf>)

NY6.15	ACTION	11:00 AM	Transactional	Ward: 23
--------	--------	----------	---------------	----------

Request for an Exemption from the Driveway Entrance Policy for the former North York Wards - 51 Franklin Avenue

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

Recommendations

Transportation Services, North York District recommends:

1. that the proposed driveway variance be approved, as it will address the front yard tree protection zone and would save the City tree from removal.

Financial Impact

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

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

Summary

Number 51 Franklin Avenue, Lot 264, will be a new single family detached dwelling with a frontage of approximately 7.62 metres and a depth of 39.72 metres. The proposed driveway entrance does not comply with the policy requirements of a 1.0 metre side yard set-back. The variance requested to the policy is to address requirements that Forestry has advised, in order to respect the tree protection zone.

Background Information

Request for an Exemption - Driveway Entrance - 51 Franklin Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3606.pdf>)

Request for an Exemption - Driveway Entrance - 51 Franklin Avenue - att 1
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3607.pdf>)

NY6.16	ACTION	11:00 AM	Transactional	Ward: 23
--------	--------	----------	---------------	----------

Request for an Exemption from the Driveway Entrance Policy for the Former North York Wards - 15 Walker Road

(May 29, 2007) report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends:

1. that the proposed driveway variance be approved, as it will address the front yard tree protection zone and would save the City tree from removal.

Financial Impact

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

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

Summary

Number 15 Walker Road, will be a new single family detached dwelling with a frontage of approximately 12.19 metres and a depth of 47.54 metres. The proposed driveway entrance does not comply with the policy requirements of a 1.0 metre side yard set-back. The variance requested to the policy is to address requirements that Forestry has advised, in order to respect the tree protection zone.

Background Information

Request for an Exemption - North York Wards - 15 Walker Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3574.pdf>

NY6.17	ACTION	11:00 AM	Transactional	Ward: 24
--------	--------	----------	---------------	----------

Payment In-Lieu of Parking - Applicant - Seoul Station - 6365 Yonge Street

(May 7, 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 29 parking spaces, subject to payment-in-lieu for 2 parking spaces;
- (2) the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 2 parking spaces, based upon the proposed new building total gross floor area (GFA), 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 North York Zoning By-law 7625 requirement of 29 parking spaces to permit the conversion of the previous take-out restaurant in the basement level of a two-storey retail commercial building to a commercial recreation space/karaoke bar, where as 14 parking spaces can be provided on-site. The karaoke bar as proposed is presently in operation.

Background Information

Payment In-Lieu of Parking - 6365 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3599.pdf>

NY6.18	ACTION	11:00 AM	Delegated	Ward: 16
--------	--------	----------	-----------	----------

Report on Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road

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

Recommendations

Transportation Services, North York District recommends that:

1. Council not implement the traffic attenuation measures as identified in the Minutes of Settlement between Riocan Real Estate Investment Trust and AveFair Holdings (Applicant) and the local Ward 16 Ratepayer Associations, dated April 12, 2007; and
2. the Applicant retain a qualified transportation consultant to investigate the operation of the site driveways in consultation with Transportation Services and the Ward Councillor, to review the need and merit for the traffic attenuation measures described in the Minutes of Settlement. The follow-up study should be undertaken not earlier than six months and no later than one year after the full occupancy of the proposed development.

Financial Impact

There are no financial impacts 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 report back to North York Community Council to not implement the recommendations outlined in the Minutes of Settlement, between the Applicant and the Ratepayer groups, pertaining the development application for lands municipally known as 1705, 1717, 1719 and 1743 Avenue Road.

Background Information

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3602.pdf>

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road- att 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3603.pdf>

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road - att 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3604.pdf>

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road - att 3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3605.pdf>

NY6.19	ACTION		Delegated	Ward: 8
--------	--------	--	-----------	---------

Parking Prohibition - Hullmar Drive

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

Recommendations

Transportation Services, North York District recommends that:

1. the existing “No Parking Anytime” prohibitions on the west side of Hullmar Drive from the northerly limit of Skye Court to a point 40 metres northerly thereof, be retained.

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 to remove the “No Parking Anytime” prohibition on the west side of Hullmar Drive, north of Skye Court.

The existing parking prohibitions are required to ensure that sightlines for motorists when exiting Skye Court are not restricted by parked vehicles.

Background Information

Parking Prohibition - Hullmar Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3844.pdf>)

NY6.20	ACTION		Delegated	Ward: 16
--------	--------	--	-----------	----------

Removal of On-Street Parking Space for Persons with Disabilities - Edith Drive

(May 10, 2007) report from Acting 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 west side of Edith Drive, between a point 57.0 metres north of Orchard View Boulevard and a point 5.5 metres further north be removed; 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 removal of the on-street disabled persons' parking space on Edith Drive are included within the Transportation Services Division, North York District's 2007 Operating Budget.

The Deputy City Manager and Chief Financial Officer has 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 remove an on-street disabled persons' parking space adjacent 70 Edith Drive.

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

Background Information

Removal of On-Street Parking - Edith Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3575.pdf>)

NY6.21	ACTION		Transactional	Ward: 23
--------	--------	--	---------------	----------

All-Way Stop Control - Empress Avenue at Longmore Street

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

Recommendations

Transportation Services, North York District recommends that:

1. the installation of all-way stop control at the intersection of Empress Avenue and Longmore Street 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 Empress Avenue and Longmore Street.

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

Background Information

All-Way Stop Control - Empress Avenue at Longmore Street - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3600.pdf>)

All-Way Stop Control - Empress Avenue at Longmore Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3601.pdf>)

NY6.22	ACTION		Delegated	Ward: 34
--------	--------	--	-----------	----------

Parking Prohibition - Old Eglinton Avenue

(May 10, 2007) report from Acting 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 at any time on the south side of Old Eglinton Avenue from the westerly limit of Bermondsey Road to a point 100 metres west 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 of 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.

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 at any time on the south side of Old Eglinton Avenue, west of Bermondsey Road, in order to facilitate unrestricted access to/from the adjacent Fire Station.

Background Information

Parking Prohibition - Old Eglinton Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3576.pdf>)

NY6.23	ACTION		Transactional	Ward: 34
--------	--------	--	---------------	----------

All-Way Stop Control - Graydon Hall Drive at Graydon Hall Place

(May 10, 2007) report from Acting 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 Graydon Hall Drive, east and west of Graydon Hall Place;
2. Schedule XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on Graydon Hall Place, north of Graydon Hall Drive; 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 an all-way stop control are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to introduce an all-way stop control at the intersection of Graydon Hall Drive at Graydon Hall Place.

The installation of an all-way stop control at the intersection of Graydon Hall Drive at Graydon Hall Place will address the existing right-of-way conflicts for motorists and pedestrians at this intersection.

Background Information

All-Way Stop Control - Graydon Hall Drive at Graydon Hall Place
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3573.pdf>

Deferred from May 1, 2007 Meeting

NY6.24	INFORMATION		Transactional	Ward: 23
--------	-------------	--	---------------	----------

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

Anndale Drive - Construction Timeline

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3495.pdf>)

24a Status of Expropriation Proceedings - 2 Anndale Drive

(May 14, 2007) report from Chief Corporate Officer

Recommendations**Financial Impact**

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

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 present information on the status of the expropriation of 2 Anndale Drive

Background Information

Status of Expropriation Proceedings - 2 Anndale

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3621.pdf>)

NY6.25	ACTION		Transactional	Ward: 23
--------	--------	--	---------------	----------

To Permanently Close and Declare Surplus a Portion of Oakburn Crescent, South of Avondale Avenue and the whole of Oakburn Place, branching southerly from south side of Oakburn Crescent

(May 14, 2007) report from General Manager, Transportation Services & Chief Corporate Officer

Recommendations

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

1. The North York Community Council recommend to City Council, conditional upon the

Government Management Committee recommending Recommendation 2 of this report, that City Council

- a. Permanently close as public highways, on a phased basis, that portion of Oakburn Crescent, south of Avondale Avenue, shown as Part 1 on Sketch No. PS-2007-145b and the whole of Oakburn Place, branching off southerly from the south side of Oakburn Crescent, shown as Parts 2, 3 & 4 on Sketch No. PS-2007-145b (collectively “the Highways”), subject to compliance with the requirements of City of Toronto Municipal Code Chapter 162, and provided that City Council subsequently approves a sale of the Highways.
 - b. If City Council approves a sale of the Highways, direct Transportation Services staff to give notice to the public of a proposed by-law to permanently close the Highways in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, with the North York Community Council hearing any member of the public who wishes to speak to this matter during consideration of the proposed by-law.
 - c. Following the closure of the Highways, easements be reserved by the City and/or granted to any affected utility companies, as may be necessary to protect the existing services and utilities in the Highways, or with the consent of the City and the said utility companies, the services and utilities be removed from the Highways and/or relocated, at the sole cost of the purchaser of the Highways.
2. The Government Management Committee recommend to City Council, conditional upon the North York Community Council recommending Recommendation 1 of this report, that:
- a. City Council declare the Highways surplus to the City’s requirements and direct the Chief Corporate Officer to take all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code.
 - b. Authorize the Chief Corporate Officer to invite an offer(s) to purchase the Highways from the abutting landowners, K&G Oakburn Apartments I Limited and K&G Oakburn Apartments II Limited (collectively, “Oakburn”), on a phased basis.
3. City Council authorize and direct the appropriate City officials to take the necessary action to give effect to the above recommendations, including the introduction in City Council of any necessary bills.

Financial Impact

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

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 Oakburn Crescent, south of Avondale Avenue and the whole of Oakburn Place surplus to municipal requirements, and to authorize the Chief Corporate Officer to invite an offer(s) to purchase from the abutting landowners, K&G Oakburn Apartments I Limited and K&G Oakburn Apartments II Limited.

Background Information

To Permanently Close and Declare Surplus - Oakburn Crescent, South Avondale Ave.
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3631.pdf>

NY6.26	ACTION		Transactional	Ward: 23
--------	--------	--	---------------	----------

Designation of Fire Routes - Fire Route and Amendment to Chapter 880 - 5 Kenneth Avenue

(May 14, 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 – 5 Kenneth Avenue
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 prevention of spreading fires and the delivery of fire protection services.

Background Information

Designation of Fire Routes - Chapter 880
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3539.pdf>

NY6.27	ACTION		Transactional	
--------	--------	--	---------------	--

Requests for Endorsement of Events for Liquor Licensing Purposes

Summary

Seeking Council's endorsement of various events for liquor licensing purposes.

27a Toronto Taste 2007

Recommendations

That City Council, for liquor license purposes, declare Toronto Taste 2007, taking place Sunday, June 10, 2007 beginning at 5:00p.m. at the Japanese Canadian Cultural Centre (6 Garamond Ct, Toronto, On, M3C 1Z5), to be an event of community and/or municipal significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to its taking place.

NY6.28	ACTION		Transactional	Ward: 16
--------	--------	--	---------------	----------

Residential Demolition Applications - 58 to 68 Orchard View Boulevard and 439 to 441 Duplex Avenue - Amendment to Conditions

(April 27, 2007) Member Motion from Councillor Karen Stintz

Recommendations

1. That Condition 2(e) outlined in Clause 23, North York Report 8, adopted by City Council on October 26, 27 and 28, 2004, be deleted from the conditions of approval for the residential demolition applications.

Summary

On October 12, 2004 North York Community Council approved the residential demolition applications subject to a number of conditions, including the planting of sod.

<http://www.toronto.ca/legdocs/2004/minutes/committees/tn/tn041012.pdf>.

On October 26, 27 and 28, 2004, City Council approved the North York Community Council recommendations.

The current owner of the aforementioned site is working with the City to satisfy the approved conditions for the demolition permit. However, condition 2e) "that the site be planted with sod" should be removed as a result of a Committee of Adjustment application for a temporary use

parking lot.

Background Information

Residential Demolition - 58 to 68 Orchard View Boulevard
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3623.pdf>

NY6.29	ACTION		Transactional	Ward: 10
--------	--------	--	---------------	----------

Preliminary Report - Official Plan & Zoning By-Law Amendment Applications - 695 - 717 Sheppard Avenue West

(May 7, 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 meters 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

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the Sheppard West/Dublin Secondary Plan and the Zoning By-law to construct an eight-storey mixed use building with commercial uses at grade and residential uses above at 695 – 717 Sheppard Avenue West.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for early June, 2007. A final report and Public meeting under the *Planning Act* to consider this application is targeted for late-2007 or early-2008 provided that any required information is submitted in a timely manner.

Background Information

Preliminary Report - Official Plan & Zoning By-Law - 695 - 717 Sheppard Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3473.pdf>

NY6.30	ACTION		Transactional	Ward: 10
--------	--------	--	---------------	----------

Preliminary Report - Zoning Application - 633 Sheppard Avenue West

(May 9, 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to rezone the property at 633 Sheppard Avenue West to permit the construction of a second floor on the existing dwelling and convert the building into an office.

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

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for fall 2007, provided that any required information is forthcoming in a timely manner.

Background Information

Preliminary Report - Zoning Application - 633 Sheppard Avenue West
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3519.pdf>

NY6.31	ACTION		Transactional	Ward: 25
--------	--------	--	---------------	----------

Subdivision Agreement Amendment - 19 Legacy Court

(May 9, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor to amend the Subdivision Agreement governing Lot 2, Registered Plan 66M-2331, former City of North York, to grant the request of the owners of the subject lands to alter the permitted building envelope by constructing a single storey garage addition to the rear northeast corner of the dwelling;
2. City Council authorize the City Solicitor and other affected City officials as appropriate to do all things necessary to execute and amend the subdivision agreement between the owner and the City to grant this request; and

Financial Impact

There are no financial implications resulting from this report.

Summary

The purpose of this report is to seek Council's direction in response to a request from the owners of the subject lands to amend the existing Subdivision Agreement (Schedule H) as it relates to Lot 2 (19 Legacy Court) on the attached plan to permit the construction of a single storey double car garage addition to be located outside of the established building envelope.

Staff concludes that the proposed addition should not affect any significant view lines which currently exist as the garage would be built into the existing 3.0m high retaining wall and berm, rendering it visually undetectable to adjacent neighbours. As such, Council should direct staff to amend the existing Subdivision Agreement as it relates to Lot 2, Reference Plan 66M-2331, to reflect changes to the building envelope to permit the construction of the single storey addition.

Background Information

Subdivision Agreement Amendment - 19 Legacy
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3475.pdf>

NY6.32	ACTION	11:30 AM	Transactional	Ward: 9
--------	--------	----------	---------------	---------

Final Report - Zoning By-law Amendment Application - 28 Privet Road

(May 7, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. 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 No. 5; and
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.

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 the construction of a semi-detached dwelling.

The proposal is in keeping with similar developments for semi-detached dwellings along Privet Road. This report reviews and recommends approval of the application to amend the Zoning By-law, and approval in principle of the associated Site Plan Control Application.

Background Information

Final Report - Zoning By-law Amendment Application - 28 Privet Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3474.pdf>

NY6.33	ACTION	11:45 AM	Transactional	Ward: 9
--------	--------	----------	---------------	---------

Request for Direction - Official Plan and Zoning By-law Amendment Application - 1055 Wilson Avenue

(May 10, 2007) report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council not support the application in its current form and authorize the City Solicitor and necessary City staff to attend the Ontario Municipal Board pre-hearing conference in opposition to the appeals.
2. City Council support the application if revisions are made to bring the application into general conformance with the proposed *Avenue* Zoning By-law for Wilson Avenue as follows:

- a. The proposal is revised to bring the density of the building below 2.5 times the area of the lot;
 - b. The building mass is moved towards Wilson Avenue and stepped back as stipulated in the proposed By-law Amendment; and
 - c. The access is redesigned and site circulation improved as outlined in this report.
3. City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Municipal Board pre-hearing conference in support of the appeals if the application is so revised.
 4. City Council authorize the City Solicitor to request the OMB to withhold any Order approving the development until the owner has entered into a Site Plan Control Agreement under Section 41 of the *Planning Act*.
 5. City Council authorize the City Solicitor and necessary City Staff to take such necessary actions to implement the foregoing.

Financial Impact

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

Summary

This application proposes to amend the Official Plan and the Zoning By-law of the former City of North York to permit construction of a ten storey condominium apartment building at 1055 Wilson Avenue containing 165 residential units. The applicant has appealed the Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board based on the lack of a decision from City Council within the timelines stipulated by the Planning Act. The purpose of this report is to seek Council's direction on the appeal as a pre-hearing conference is scheduled for June 20, 2007.

City staff and the applicant have been in discussions focussed on revising the proposal to bring it into compliance with the Avenue Zoning By-law proposed for Wilson Avenue. These discussions have been productive and it is expected that appropriate revisions to the proposal will be forthcoming in this regard.

This report seeks Council's authorization for staff to attend the pre-hearing conference at the Ontario Municipal Board and oppose the application in its current form. Should revisions be made which bring the proposal into general conformity with the proposed Avenue Zoning By-law for Wilson Avenue and resolve other outstanding site design issues, staff should attend the pre-hearing conference in support of the appeals.

Background Information

Request for Direction - 1055 Wilson Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3526.pdf>)

NY6.Bills	ACTION		Delegated	
------------------	--------	--	-----------	--

General Bills
Confirmatory Bill