

North York Community Council

Meeting No.	8	Contact	Francine Adamo, Committee Administrator
Meeting Date	Monday, September 10, 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 - June 26 , 2007

Schedule of Timed Items

9:45 a.m.	-	Items NY8.1 – NY8.5
10:00 a.m.	-	Items NY8.6 – NY8.10
10:15 a.m.	-	Items NY8.11 – NY8.14
10:30 a.m.	-	Items NY8.15 – NY8.19
10:45 a.m.	-	Items NY8.20 – NY8.24
11:00 a.m.	-	Item NY8.54
11:15 a.m.	-	Item NY8.55
11:30 a.m.	-	Item NY8.56
11:45 a.m.	-	Item NY8.57

NY8.1	ACTION	9:45 AM		Ward: 23
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Draft By-law - To Name Proposed Public Highway south of Finch Avenue West extending between Yonge Street and Lorraine Drive as Tolman Street

Statutory - City of Toronto Act, 2006

(August 24, 2007) Draft By-law from City Solicitor

Recommendations

That the North York Community Council recommend that City Council enact the Draft By-law from the City Solicitor.

Summary

To enact By-law to name the proposed public highway located south of Finch Avenue West extending between Yonge Street and Lorraine Drive as "Tolman Street".

Background Information

Tolman Street Bill

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6233.pdf>

Tolman Street Public Notice

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6222.pdf>

NY8.2	ACTION	9:45 AM		Ward: 23
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Draft By-laws – To Permanently Close of a Portion of the Public Highway Oakburn Place, branching southerly from the south side of Oakburn Crescent and Draft By-law - To Permanently Close a Portion of the Public Highway Oakburn Crescent, South of Avondale Avenue

Statutory - City of Toronto Act, 2006

(August 24, 2007) Draft By-laws from City Solicitor

Recommendations

That the North York Community Council recommend that City Council enact the three Draft By-laws from the City Solicitor.

Summary

To enact two By-laws to permanently close a portion of the public highway Oakburn Place, branching southerly from the south side of Oakburn Crescent and to enact a By-law to permanently close a portion of the public highway Oakburn Crescent, south of Avondale Avenue.

Background Information

Oakburn By-law - Parts 1 and 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6058.pdf>

Oakburn By-law - Part 3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6059.pdf>

Oakburn By-law - Part 4

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6060.pdf>

Oakburn Crescent - By-Law

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6225.pdf>

NY8.3	ACTION	9:45 AM		Ward: 16
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Removal of One Private Tree - 10 Dinan Street

(August 15, 2007) Report from the General Manager, Parks, Forestry and Recreation

Recommendations

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

1. Council deny the request for a permit to remove one (1) privately-owned tree at 10 Dinan Street.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of one (1) privately-owned 41-centimetre diameter Colorado blue spruce (*Picea pungens*) tree located at the rear of

10 Dinan Street. The application has been made due to concerns expressed by the property owner that the tree is in poor condition.

The spruce tree is healthy and shows no symptoms of cytospora canker, as indicated in the independent Arborist Report submitted with the application. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

Background Information

Removal of One Private Tree - 10 Dinan Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5873.pdf>)

NY8.4	ACTION	9:45 AM		Ward: 16
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Removal of One Private Tree - 607 Briar Hill Avenue

(August 15, 2007) Report from the General Manager, Parks, Forestry and Recreation

Recommendations

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

1. Council deny the request for a permit to remove one (1) privately owned tree at 607 Briar Hill Avenue.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of one (1) privately owned 87.5 centimetre diameter black walnut tree (*Juglans nigra*) located at the rear of 607 Briar Hill Avenue. The application has been made due to concerns expressed by the property owner that the falling walnuts are a hazard to the children.

The tree is a healthy and viable specimen. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. All trees have some level of maintenance associated with their placement in the landscape. The increased maintenance associated with the fruit from black walnut trees does not justify their removal.

Background Information

Removal of One Private Tree - 607 Briar Hill Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5872.pdf>)

NY8.5	ACTION	9:45 AM		Ward: 23
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Application to Remove Three Private Trees - 112 Estelle Avenue

(August 20, 2007) Report from General Manager, Parks, Forestry and Recreation

Recommendations

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

1. Council approve the request for a permit to remove three (3) privately-owned trees located at 112 Estelle Ave.

Financial Impact

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

Summary

The report requests Council's authority to approve the removal of three (3) privately-owned white spruce trees located at the rear of 112 Estelle Ave. The application requests permission to remove the trees to facilitate the construction of a new dwelling.

The three subject trees are located within the footprint of the proposed dwelling, which has received approval from the Ontario Municipal Board. The applicant is proposing to plant nine (9) large growing trees as replacement and Urban Forestry supports the request for removal of the three (3) privately-owned trees.

Background Information

Removal of Three Private Trees - 112 Estelle Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5913.pdf>

Deferred from June 26, 2007 Meeting

NY8.6	ACTION	10:00 AM		Ward: 26
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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

- 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

Inclusion on Heritage Inventory - 211 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5726.pdf>)

6a Inclusion on Heritage Inventory - 211 Laird Drive

(June 14, 2007) Letter from Toronto Preservation Board

Action Taken by the Board

The Toronto Preservation Board deferred consideration of the report to the September 12, 2007 meeting of the Board.

Summary

The Toronto Preservation Board on June 4, 2007, considered the report (April 16, 2007) from the Director, Policy and Research, City Planning Division.

NY8.7	ACTION	10:00 AM		Ward: 26
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Inclusion on Heritage Inventory - 150 Laird Drive

(May 6, 2007) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

- City Council include the property at 150 Laird Drive (Durant Motors Office Building) on the City of Toronto Inventory of Heritage Properties; and
- 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 150 Laird Drive (Durant Motors Office 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.

Background Information

Inclusion on Heritage Inventory - 150 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5711.pdf>)

Heritage -150 Laird Drive - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5712.pdf>)

Heritage - 150 Laird Drive - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5713.pdf>)

Heritage - 150 Laird Drive - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5714.pdf>)

7a Inclusion on Heritage Inventory - 150 Laird Drive

(July 12, 2007) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the North York Community Council that:

1. City Council include the property at 150 Laird Drive (Durant Motors Office 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.

Summary

The Toronto Preservation Board on July 12, 2007, considered the report (May 6, 2007) from the Director, Policy and Research, City Planning Division.

Background Information

Letter from Toronto Preservation Board -Inclusion on Heritage Inventory - 150 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5717.pdf>)

Deferred from June 26, 2007 Meeting

NY8.8	ACTION	10:00 AM	Delegated	Ward: 16
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Encroachment Agreement Request - 19 Esgore Drive

(June 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 hedge to a distance of 1.0 metre from the fire hydrant, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) remove the walkway to 2.13 metres from the road edge of Esgore Drive, to the satisfaction of Transportation Services, North York District;
3. that the owner(s) remove the hedge to 2.13 metres from the road edge of the intersection of Esgore Drive and Felbrigg Avenue, to the satisfaction of Transportation Services, North York District ;
4. that the owner(s) remove the hedge to 2.13 metres from the road edge of Felbrigg Avenue, to the satisfaction of Transportation Services, North York District;
5. that the owner(s) remove the fence back 2.13 metres from the road edge of Felbrigg Avenue, to the satisfaction of Transportation Services, North York District;
6. 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;
7. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
8. 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;
9. 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;
10. 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;

11. 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;
12. 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 19 Esgore Drive being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachment consists of a walkway, concrete steps with walkway, hedges, and a wooden fence located on the City road allowance.

Background Information

Encroachment Agreement Request - 19 Esgore Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5725.pdf>

NY8.9	ACTION	10:00 AM	Delegated	Ward: 15
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Encroachment Agreement Request - 14 Joyce Parkway

(August 22, 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 precast stone walls on either side of the driveway 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 walkway with steps 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 \$477.81 (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 14 Joyce Parkway, being a one-family detached dwelling fifth density zone (R5), for an encroachment agreement. The existing encroachment consists of precast stone walls, board fence, pool house, light standard, walkway with steps and sprinkler heads located on the City road allowance.

Background Information

Encroachment Agreement Request - 14 Joyce Parkway

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5966.pdf>)

NY8.10	ACTION	10:00 AM	Delegated	Ward: 15
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Encroachment Agreement Request - 724 Glencarin Avenue

(August 23, 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 \$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 724 Glencairn Avenue, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The encroachment consists of a proposed wooden fence, located on the City road allowance.

Background Information

Encroachment Agreement Request - 724 Glencairn Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5967.pdf>

NY8.11	ACTION	10:15 AM	Delegated	Ward: 23
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Encroachment Agreement Request - 19 Churchill Avenue

(August 23, 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(s), 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 \$1,063.69 plus G.S.T., totalling \$1,127.51.

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 19 Churchill Avenue, being a multiple-family dwelling sixth density zone RM6 (157), for an encroachment agreement. The existing encroachment consists of a below grade foundation wall located on the City road allowance.

Background Information

Encroachment Agreement Request - 19 Churchill Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6045.pdf>

NY8.12	ACTION	10:15 AM	Delegated	Ward: 15
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Encroachment Approval Request - Outward Swinging Door Over the City right-of-way at 504 Oakwood Avenue

(August 10, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends:

1. that the application for an encroaching, outward swinging door be approved.

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 to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

To report on a request for a front door swing encroachment 0.6m within the City property at 504 Oakwood Avenue.

Background Information

Encroachment Approval Request - 504 Oakwood Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5933.pdf>)

Encroachment Approval Request - 504 Oakwood Avenue - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5936.pdf>)

Encroachment Approval Request - 504 Oakwood Avenue - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5937.pdf>)

Deferred from June 26, 2007 Meeting

NY8.13	ACTION	10:15 AM	Delegated	Ward: 26
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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 condition:
 - (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-5724.pdf>)

Communications

(June 25, 2007) e-mail from Karen Grant, IBI Group (NY.Main8.1)

(June 25, 2007) letter from Bryan R.G. Smith, North Leaside Residents' Association (NY.Main8.2)

NY8.14	ACTION	10:15 AM	Delegated	Ward: 15
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Sign Variance Request - 2081 Dufferin Street

(August 24, 2007) Report from Director of Building and Deputy Chief Building Official, North York District

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 from City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Richard

Verlaan, tenant at 2081 Dufferin St. for an approval of a variance from former City of York Sign By-law No. 3369-79, as amended, to permit installation of one V-shaped A-frame sign erected on the patio in front of York Academy of Marital Arts.

Background Information

Sign Variance Request - 2081 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6053.pdf>)

NY8.15	ACTION	10:30 AM	Delegated	Ward: 24
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Sign Variance Request - 3125 Steeles Avenue East

(August 16, 2007) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

The request for variance be approved with the following conditions:

1. the requirement to obtain the necessary sign permits from the Chief Building Official,
2. the requirement to obtain approval from Toronto Transportation Services, and
3. the requirement to obtain approval from Ontario Ministry of Transportation (MTO) due to the proximity of the property to Highway 404.

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 from City policy or by-law.

The purpose of this report is to review and make recommendations on a request by Matthew Gilas of King Architectural Products, a division of WSI Sign Systems LTD., on behalf of Bentall Real Estate Services for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to permit an illuminated ground sign for the purpose of building(s) and tenant identification at the above noted location (refer to attachment #1).

The proposed sign would be installed on a decorative feature wall located approximately 12 metres from the property line facing Steeles Avenue East and approximately 5 metres from the main entrance driveway (refer to attachments 2, 2A & 2B).

Background Information

Sign Variance Request - 3125 Steeles Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6050.pdf>)

NY8.16	ACTION	10:30 AM	Delegated	Ward: 16
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Sign Variance Request - 2300 Yonge Street

(August 15, 2007) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

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

Financial Impact

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

Summary

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 from City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Robert Manning of Sign Advice, on behalf of Rio Can Real Estate Inc. Trust, for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended, to permit erection of two (2) illuminated identification wall signs, each 48.88 sq. m in area located on the east and west elevations of the top floor of the 30 storey building at 2300 Yonge street.

The proposed signs will be similar in size and nature to other signs already erected in the area, such as “GREENWIN” sign at 20 Eglinton Ave. West and the “Heart and Stroke Foundation of Canada” sign at north and south elevations of the same building (2300 Yonge Street). Sign variances for the “Heart and Stroke Foundation of Canada” were approved by council at the February, 2007 Council meeting.

Background Information

Sign Variance Request - 2300 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6051.pdf>

NY8.17	ACTION	10:30 AM	Delegated	Ward: 16
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Residential Demolition Applications - 591 Castlefield Avenue

(August 15, 2007) Report from Director of Building and Deputy Chief Building Official, North York District

Recommendations

Toronto Building, North York District recommends that:

1. The request for the demolition of this residential dwelling be approved subject following conditions:
 - a. The Owner construct and substantially complete the new building authorized by building permit file number 07 232263 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 the 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 from City policy or by-laws.

In accordance with section 33 of the Planning Act and the Toronto Municipal Code Chapter 363, Article II "Demolition Control" the application for the demolition of a residential dwelling, at 591 Castlefield Avenue, is referred to the North York Community Council for consideration of 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 - 591 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6046.pdf>)

NY8.18	ACTION	10:30 AM	Delegated	Ward: 23
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Residential Demolition Application - 4 Anndale Drive

(August 14, 2007) Report from Director of Building and Deputy Chief Building Official, North York District

Recommendations

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential building be approved with the following conditions:
 - a. All debris and rubble be removed immediately after demolition and the excavation 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 from 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 4 Anndale Drive is referred to North York Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permit.

The owner requires permission to demolish the existing dwelling in order comply with the City’s requirement that the property be conveyed to the City free and clear of all tenancies, encumbrances and structures for the purpose of constructing an Anndale Drive Service Road extension.

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

Background Information

Residential Demolition - 4 Anndale Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6049.pdf>)

NY8.19	ACTION	10:30 AM	Delegated	Ward: 25
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Residential Demolition Applications - 315 and 317 Riverview Drive

(August 23, 2007) Report from Director of Building and Deputy Chief Building Official, North York District

Recommendations

Toronto Building, North York District recommends that:

1. The request to demolish the subject residential dwellings be approved with the following conditions:
 - a. All debris and rubble be removed immediately after demolition, and the excavation be filled in once the de-watering work has been completed, if work on the construction of the new dwelling will not begin immediately.
 - b. The site be maintained free of garbage and weeds, in accordance with the Municipal Code, Chapter 623-5 and 629-10, Paragraph B.
 - c. Compliance with the tree protection requirements of Parks and Recreation, Urban Forestry Division.
 - d. The Owner construct and substantially complete the new dwelling on the site of the dwelling to be demolished at 317 Riverview Drive by not later than two (2) years from the day the demolition is commenced.
 - e. Failure to complete the construction of the new dwelling 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) 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 dwelling at 317 Riverview Drive 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 from City policy or by-laws.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II, "Demolition Control", applications for demolition permits at 315 and 317 Riverview Drive are referred to North York Community Council to refuse or to grant the demolition permits including any conditions to be attached to the permits.

The owner requires permission to demolish the existing dwelling at 315 Riverview Drive in

order to transfer the lands to the abutting properties at 311 and 317 Riverview Drive. In addition the owner also requires permission to demolish the existing dwelling at 317 Riverview Drive in order to construct a new dwelling. Applications for Building Permit and Site Plan Approval for 317 Riverview Drive have been submitted. The Building Permit cannot be issued until Site Plan Approval is completed and all other applicable law is satisfied.

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

Background Information

Residential Demolition 315 and 317 Riverview Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6069.pdf>)

NY8.20	ACTION	10:45 AM		Ward: 23
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Payment In-Lieu of Parking - Fatemeh Roya Komeilinejad - 111 Sheppard Avenue West

(August 14, 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 8 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

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 8 parking spaces to permit interior alteration to the existing building to allow future office spaces, whereas 6 parking spaces can be provided on-site.

Background Information

Payment In-Lieu of Parking - 111 Sheppard Avenue West

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5929.pdf>

NY8.21	ACTION	10:45 AM		Ward: 10
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Payment In-lieu of Parking - Owner - Ontario Conference of The Seventh Day Adventist Church - 900 Sheppard Avenue West

(August 14, 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 parking requirement of 17 parking stalls, subject to payment in-lieu for 4 parking spaces;
2. the applicant enter into an Agreement with the City of Toronto for the payment in-lieu of 4 parking stalls, based upon the area of the building proposed for a change in use, which in this case amounts to \$20,000.00; 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 \$20,000.00 payment in-lieu of parking, and a \$300.00 + GST application processing fee.

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 17 parking stalls, conditional upon a payment in-lieu of parking, whereas 13 parking spaces are proposed.

Background Information

Payment In-Lieu of Parking - 900 Sheppard Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5930.pdf>

NY8.22	ACTION	10:45 AM		Ward: 15
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Payment In-lieu of Parking - Shun Liang Chong - 2404 Dufferin Street

(August 17, 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 York Zoning By-law 1-83 and 3623-97 requirement of 13 parking spaces to 6 parking spaces, subject to payment in-lieu for 5 parking spaces;
2. the applicant enter into an agreement with the City of Toronto for the payment in-lieu of 5 parking spaces, based upon the proposed renovation gross floor area (GFA), which in this case amounts to \$12,500.00; 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 \$12,500.00 payment in-lieu of parking, and a \$300.00 plus GST application processing fee.

Summary

To seek Council's approval to exempt the applicant from the former City of York Zoning By-law 1-83 and 3623-97 requirement of 13 parking spaces to 1 space in addition to a payment in lieu for 5 spaces to enable the renovation of the existing building to restaurant uses.

Background Information

Payment In-lieu of Parking - Shun Liang Chong - 2404 Dufferin Street
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5989.pdf>

Deferred from June 26, 2007 Meeting

NY8.23	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 second front yard parking pad - 113 Sherwood Avenue

(June 11, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

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, for an application received prior to the implementation of Chapter 918, to permit a second front yard parking pad at 113 Sherwood 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

Exemption Request - 113 Sherwood Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5723.pdf>

NY8.24	ACTION	10:45 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit a driveway widening parking pad at 24 Chudleigh Avenue

(August 1, 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.

Summary

This staff report is about a matter for which 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 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 the construction of a driveway widening parking pad at 24 Chudleigh 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

Parking Pad - 24 Chudleigh Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5944.pdf>)

Exemption Request - 24 Chudleigh Avenue - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5945.pdf>)

NY8.25	ACTION		Delegated	Ward: 15
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Parking Regulations - Hillmount Avenue

(July 5, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. Schedule X of By-law No. 31001, of the former City of North York, be amended to delete the 30 Minute Permitted Parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the south side of Hillmount Avenue from Danesbury Avenue to a point 32 metres west of Marlee Avenue;
2. Schedule X of By-law No. 31001, of the former City of North York, be amended to allow 30 minute permitted parking from 9:00 a.m. to 3:00 p.m. Monday to Friday on the south side of Hillmount Avenue from Danesbury Avenue to a point 32 metres west of the west limit of Marlee Avenue; and
3. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bill that are required.

Financial Impact

All costs associated with the amendments 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 amend parking regulations on Hillmount Avenue in order to facilitate short-term on-street parking between 9:00 a.m. and 3:00 p.m., Monday to Friday.

The amendments to the parking regulations on Hillmount Avenue, between Dansebury Avenue and Marlee Avenue, will facilitate on-street parking for the local school during the mid-day pick-up and drop-off times.

Background Information

Parking Regulations - Hillmount Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5988.pdf>)

NY8.26	ACTION		Delegated	Ward: 15
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Parking Regulations - Risa Boulevard - Topview Court to Locksley Avenue

(August 14, 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 from 8:00 a.m. to 4:00 p.m. Monday to Friday on the north side of Risa Boulevard from Topview Court to Locksley 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 in Council on any bill that is 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 amend parking prohibitions on Risa Boulevard in order to discourage on-street parking during the daytime hours, Monday to Friday.

The amendments to the parking regulations on Risa Boulevard, between Topview Avenue and Locksley Avenue, will address the residents' concerns.

Background Information

Parking Regulations - Risa Boulevard - Topview Court to Locksley Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5999.pdf>)

Parking Regulations - Risa Boulevard - Topview Court to Locksley Avenue - attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6000.pdf>)

NY8.27	ACTION			Ward: 15
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Pedestrian Crossing Prohibition - Eglinton Avenue West at Oakwood Avenue

(August 14, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. pedestrian crossings be prohibited on Eglinton Ave West, between the easterly curb line of Oakwood Avenue and a point 30.5 metres east of the east curb line of Oakwood Avenue; 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 pedestrian crossing prohibition are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to prohibit north-south pedestrian crossings on the east side of the signalized intersection at Eglinton Avenue West and Oakwood Avenue.

The implementation of the pedestrian crossing prohibition will improve pedestrian safety at this intersection.

Background Information

Pedestrian Crossing Prohibition - Eglinton Ave W - Oakwood Ave

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6038.pdf>)

NY8.28	ACTION		Delegated	Ward: 16
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Amendment of Parking Regulations - Fairlawn Avenue, east of Bathurst Street

(August 3, 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 from 8:00 a.m. to 6:00 p.m., Monday to Friday on the north side of Fairlawn Avenue from Bathurst Street to a point 63 metres east; and
2. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

Financial Impact

All costs associated with the amendments 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 amend parking regulations on the north side of Fairlawn Avenue, east of Bathurst Street.

Background Information

Amendment of Parking Regulations - Fairlawn Ave, east of Bathurst Street
Amendment of parking Regulations - Fairlawn Avenue, east of Bathurst Street - Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6022.pdf>)

NY8.29	ACTION		Delegated	Ward: 16
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Turn Restrictions - Caldw Road at Roselawn Avenue

(August 15, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the northbound No Entry, 4:00 p.m. to 6:00 p.m., Monday to Friday (bicycles excepted) restriction on Caldow Road north of Roselawn Avenue, be deleted;
2. eastbound left turns be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, on Roselawn Avenue at Caldow Road;
3. westbound right turns be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, on Roselawn Avenue at Caldow Road; and
4. the appropriate City officials be authorized to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the implementation of the turn restrictions on Caldow Road, 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 replace the existing "No Entry" restriction with the appropriate turn restrictions at the intersection of Caldow Road and Roselawn Avenue.

The installation of the appropriate turn restrictions will provide better guidance to motorists and allow for effective enforcement by the Toronto Police Service.

Background Information

Turn Restrictions - Caldow Road at Roselawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6002.pdf>)

Turn Restrictions - Caldow Road at Roselawn Avenue - attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6003.pdf>)

NY8.30	ACTION		Delegated	Ward: 26
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Parking Regulation Amendment - Randolph Road between Kenrae Road and Lea Avenue

(August 15, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the existing parking regulations be amended to delete the “No Parking, 8:00 a.m. to 6:00 p.m. Monday to Friday, inclusive”, prohibition on the east side of Randolph Road between Kenrae Road and Markham Avenue;
2. the existing parking regulations be amended to delete the “No Parking, 8:00 a.m. to 6:00 p.m. Monday to Friday, inclusive”, prohibition on the west side of Randolph Road between Kenrae Road and Markham Avenue;
3. parking be prohibited on both sides of Randolph Road between the hours of 8:00 a.m. and 6:00 p.m., Monday to Friday, from the north limit of Lea Avenue to the south limit of Markham Avenue; and
4. the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the amendments to the parking regulations on Randolph Road from Kenrae Road to Lea Avenue 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 amend the existing parking regulations on both sides of Randolph Road between Kenrae Road and Lea Avenue in order to facilitate parking for maximum periods of three hours.

The parking regulation amendments will address the residents’ request for short-term on-street parking.

Background Information

Parking Regulations - Randolph Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6027.pdf>)

Parking Regulations - Randolph Rd - Attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6028.pdf>)

NY8.31	ACTION		Delegated	Ward: 34
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Amendment of Parking Restriction - Yewfield Crescent

(August 14, 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 by deleting the No Parking 8:00 a.m. to 7:00 p.m., Monday to Friday, prohibitions on both sides of Yewfield Crescent, from the northerly limit of Farmcote Road (west leg) to the northerly limit of Farmcote Road (east leg);
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on both sides of Yewfield Crescent, from Farmcote Road (west leg) to Farmcote Road (east leg); and
3. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

Financial Impact

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

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 effective times of the parking restrictions on Yewfield Crescent.

Amendments to the parking restrictions on Yewfield Crescent will address the residents' request.

Background Information

Amendment of Parking Restriction - Yewfield Crescent

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6025.pdf>)

Amendment of Parking Restriction - Yewfield Crescent - Attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6026.pdf>)

NY8.32	ACTION		Delegated	Ward: 16
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Removal of On-Street Parking Space for Persons with Disabilities - Craighurst Avenue

(July 26, 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 south side of

Craighurst Avenue, between a point 91.5 metres west of Duplex Avenue and a point 5.5 metres further west 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 Craighurst Avenue 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 remove the existing on-street disabled persons' parking space adjacent to 115 Craighurst Avenue, to accommodate a front yard parking space for persons with disabilities.

The removal of the on-street disabled parking space for persons with disabilities is required to meet the guidelines set for the installation of front yard parking for persons with disabilities.

Background Information

Removal of On-Street Parking Space - Craighurst Ave

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6023.pdf>)

Removal of On-Street Parking Space - Craighurst Ave-At 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6024.pdf>)

NY8.33	ACTION		Delegated	Ward: 16
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Installation of On-Street Parking Spaces for Persons with Disabilities - McGillivray Avenue

(August 15, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule E of By-law No, 31770, of the former City of North York, be amended to install four on-street parking spaces for persons with disabilities on the south side of McGillivray Avenue, between a point 31 metres east of the west terminus of McGillivray Avenue to a point 22 metres east;
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended to

prohibit stopping anytime on the north side McGillivray Avenue from the west terminus of McGillivray Avenue to a point 75 metres east;

3. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping anytime on the south side McGillivray Avenue from the west terminus of McGillivray Avenue to a point 31 metres east; and
4. the appropriate City officials be authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Financial Impact

All costs associated with the installation of the on-street disabled person's parking space and stopping prohibitions on McGillivray Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

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

To obtain approval to install four on-street disabled persons' parking spaces adjacent to 129 McGillivray Avenue and to install stopping prohibitions on the north and south side of McGillivray Avenue.

The introduction of the disabled persons' parking spaces will address the distinct needs of the Agudath Israel Synagogue at 129 McGillivray Avenue and the installation of the stopping prohibition will ensure the safe and efficient flow of two-way traffic and maintain emergency access to the area.

Background Information

On-Street Parking Spaces - Persons with Disabilities - McGillivray Ave
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6017.pdf>

On-Street Parking spaces - Persons with Disabilities - McGillivray Ave - At1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6018.pdf>

NY8.34	ACTION		Delegated	Ward: 16
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Relocation of On-Street parking Space for Persons with Disabilities - 1 Cheritan Avenue

(August 15, 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 be removed on the south side of Cheritan Avenue, between a point 3.5 metres east of Cortland Avenue and

- a point 5.5 metres further east;
2. an on-street parking space for persons with disabilities be established on the north side of Cheritan Avenue, between a point 24 metres west of Yonge Street and a point 5.5 metres further west;
 3. stopping be prohibited on the north side of Cheritan Avenue from Yonge Street to a point 24 metres west; and
 4. the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the necessary sign adjustments 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 relocate the on-street disabled persons' parking space on the south side of the roadway at 27 Cheritan Avenue to the north side of Cheritan Avenue opposite 1 Cheritan Avenue and install a stopping prohibition on the north side of the roadway, 24 metres west of Yonge Street.

The relocation of the on-street disabled persons' parking space and the stopping prohibition will address the needs of the resident while reducing the available parking on Cheritan Avenue by one space.

Background Information

Relocation of On-Street Parking - 1 Cheritan Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6007.pdf>)

Relocation of On-Street Parking - 1 Cheritan Avenue - attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6008.pdf>)

NY8.35	ACTION			Ward: 15, 17
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Traffic Control Signal Installation - Dufferin Street at Gibson Street

(August 13, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. traffic control signals be installed at the intersection of Dufferin Street and Gibson Street; and
2. the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the installation of traffic control signals at Dufferin Street and Gibson Street, estimated at \$100,000.00, will be included for consideration as part of Transportation Services 2007 Capital budget.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Dufferin Street and Gibson Street.

Based upon the results of recent traffic studies, the installation of traffic control signals at the intersection of Dufferin Street and Gibson Street is justified and will provide safe pedestrian crossing protection on Dufferin Street.

Background Information

Traffic Signal - Dufferin St at Gibson St

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6066.pdf>)

Traffic Signal - Dufferin St at Gibson St - At 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6067.pdf>)

Traffic Signal - Dufferin St at Gibson St - At 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6068.pdf>)

NY8.36	ACTION			Ward: 24
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Right Turn Lane Designations - Steeles Avenue East at Leslie Street

(August 17, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. the northerly westbound lane on Steeles Avenue East east of Leslie Street be designated for right-turning vehicles only, buses excepted, from the east limit of Leslie Street to a point 90 metres east;
2. the southerly eastbound lane on Steeles Avenue East east of Leslie Street be designated for right-turning vehicles only, buses excepted, from the west limit of Leslie Street to a point 110 metres west; 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 designation of the right turn lanes are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval for the designation of the westbound and eastbound curb lanes on Steeles Avenue East at Leslie Street for right-turns only, buses excepted.

The lane designations would prevent motorists from using the subject lanes as queue jump lanes and would improve the overall traffic operations at the intersection of Steeles Avenue East and Leslie Street.

Background Information

Right Turn Lane Designations - Steeles Avenue East at Leslie Street
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6009.pdf>

Right Turn Lane Designations - Steeles Ave E at Leslie St - Attach 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6010.pdf>

NY8.37	ACTION			Ward: 8
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Lane Designation and Pedestrian Crossing Prohibition - Finch Avenue West and Highway 400 Northbound Off-ramp

(August 14, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the westerly and easterly northbound lanes on the Highway 400 Northbound Off-ramp at Finch Avenue West, be designated for left-turning vehicles only, from Finch Avenue West to a point 30.5 metres south;
2. pedestrian crossings be prohibited on the west leg of the signalized intersection of Finch Avenue West and the Highway 400 Northbound Off-ramp, between the west curb line of the Highway 400 Northbound Off-ramp and a point 30.5 metres west; and
3. the appropriate City officials be directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the implementation of the lane designations and pedestrian crossing prohibitions are included within the Transportation Services, North York District's 2007 Operating Budget.

Summary

To obtain approval for the implementation of lane designations and pedestrian crossing prohibitions at the intersection of Finch Avenue West and the Highway 400 Northbound Off-ramp.

The lane designations and pedestrian crossing prohibition would prevent conflicts and improve safety at the intersection of Finch Avenue West and the Highway 400 Northbound Off-ramp.

Background Information

Lane Designation and Predestrian Crossing Prohibition

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6012.pdf>)

Lane Designation and Predestrian Crossing Prohibition - attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6013.pdf>)

NY8.38	ACTION			Ward: 24
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Traffic Control Signal Installation - Finch Avenue East at Finch Station Exit

(August 22, 2007) Report from Acting Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. traffic control signals be installed at the intersection of Finch Avenue East and Finch Station Exit; and
2. the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the traffic control signals at Finch Avenue East and Finch Station Exit, estimated at \$190,000.00 for installation as well as \$5,000.00 in annual maintenance, will be borne by the Toronto Transit Commission.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Finch

Avenue East and Finch Station Exit.

The installation of traffic control signals at Finch Avenue East and Finch Station Exit would alleviate the significant delays currently experienced by buses turning left out of the Finch Station Exit in order to access Finch Avenue East.

Background Information

Traffic Signal - Finch Ave E at Finch Station Exit

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6035.pdf>)

Traffic Signal - Finch Ave E at Finch Station Exit - At 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6036.pdf>)

Traffic Signal - Finch Ave E at Finch Station Exit - At 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6037.pdf>)

NY8.39	ACTION			Ward: 8, 9
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Proposed Bicycle Lanes on Sentinel Road from Finch Avenue West to Dovehouse Avenue

(August 21, 2007) Report from Director, Transportation Infrastructure Management

Recommendations

The Transportation Services Division recommends that City Council:

1. approve the installation of bicycle lanes on both sides of Sentinel Road, from Finch Avenue West to Dovehouse Avenue, as detailed in Appendix A of this report;
2. approve the amendments to the traffic and parking regulations detailed in Appendix B of this report; and
3. authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

Financial Impact

Funds to implement the bicycle lanes on Sentinel Road, in the estimated amount of \$85,000.00, are provided for within the Transportation Services Division 2007 Capital Budget in the Cycling Infrastructure Account CTP 807-05.

Summary

North York Community Council does not have delegated authority from City Council to make a final decision because this report recommends amendments to on-street parking / standing / stopping regulations on a road where there is an established Toronto Transit Commission route.

The purpose of this report is to obtain authority to install bicycle lanes on Sentinel Road from Finch Avenue West to Dovehouse Avenue.

The proposed design of Sentinel Road will provide one traffic lane and one bicycle lane in each direction. The Ward Councillors have been consulted and support the proposed bicycle lanes on Sentinel Road.

Background Information

Proposed Bicycle Lanes on Sentinel Road from Finch Avenue West to Dovehouse Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6041.pdf>)

Proposed Bicycle Lanes - Sentinel Road - A-A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6042.pdf>)

Proposed Bicycle Lanes - Sentinel Rd - Map

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6043.pdf>)

Deferred from June 26, 2007 Meeting

NY8.40	Information			Ward: 24
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York Region Environmental Assessment for Bayview Avenue

(June 12, 2007) Report from Director, Transportation Infrastructure Management

Financial Impact

There is no financial impact resulting from the receipt of this report beyond what has already been approved in the Transportation Services Division's 2007 budget.

Summary

The Regional Municipal of York (York Region) is currently undertaking a Class Environmental Assessment (Class EA) Study for Bayview Avenue between John Street and Major Mackenzie Drive. This section of Bayview Avenue, which is located directly to the north of Ward 24 entirely within York Region, is identified in their 10 Year Capital Program for widening from its current four lanes to six lanes. The Class EA Study was initiated in 2006 and York Region staff expect to complete the study and report to York Region Council in the fall of 2007.

At the time of the writing of this report, York Region staff were still evaluating alternatives to address transportation deficiencies within this corridor and, as a result, had not identified the technically preferred improvements for Bayview Avenue. However, at its meeting in March 2007, York Region Council adopted, in principle, a policy that capital projects involving the widening of a road from four to six lanes be designed for the purpose of High Occupancy Vehicle (HOV) lanes. Transportation Services staff will report on the details of York Region staff's recommendations prior to the completion of the Class EA Study.

Background Information

York Region Environmental Assessment for Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5727.pdf>)

NY8.41	ACTION			Ward: 9, 15, 23, 25
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Designation of Fire Routes and amendment to Chapter 880 - Fire Routes

(August 24, 2007) Report from District Chief, North Command, 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 – 1100 Caledonia Road, 55-125 George Appleton Way, 1101, 1103, 1105 Leslie Street, 1280 Leslie Street, and 509 Beecroft Road; and
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 of fires and the delivery of fire protection services.

Background Information

Designation of Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5954.pdf>)

NY8.42	ACTION		Delegated	Ward: 34
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Naming of Private Lane - 1245 to 1253 Don Mills Road

(August 15, 2007) Report from City Surveyor

Recommendations

The City Surveyor recommends that:

1. the private lane at 1245, 1247, 1249, 1251 and 1253 Don Mills Road, be named “Hoggs Lane”;
2. the affected residents pay the costs, estimated to be in the amount of \$300.00, for the fabrication and installation of a street name sign; and
3. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$300.00 for the street name sign are to be paid by the residents.

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 recommends that the private residential lane at 1245, 1247, 1249, 1251 and 1253 Don Mills Road, be named “Hoggs Lane”. Naming the lane will assist in the dispatch of Emergency Services and general deliveries to the houses fronting thereon.

Background Information

Naming of a Private Lane - 1245 to 1253 Don Mills Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5955.pdf>

NY8.43	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Appointment of Members of Council to the Community Museum Management Board and North York Community Preservation Panel

(July 24, 2007) Letter from City Clerk

Summary

City Council at its meeting on July 16, 17, 18, and 19, 2007 considered Item NY7.37 headed, "Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub- Committees (Ward:8, 9, 10, 15, 16, 23, 24, 25, 26, 33,34)."

City Council referred this item back to the North York Community Council for further Consideration.

43a Appointment of Members of Council to the Community Museum Management Board and North York Community Preservation Board

(June 8, 2007) Report from City Clerk

Recommendations

The City Clerk recommends that North York Community Council consider Members' preferences listed in Attachment 1 and recommend to Council the appointment of:

1. One or two Members to the Gibson House/Zion Schoolhouse Museum Management Board for a term of office ending December 31, 2008, and until their successors are appointed.
2. One or two Members to the North York Community Preservation Panel for a term of office ending December 31, 2008, and until their successors are appointed.

Financial Impact

There are no financial implications resulting from this report.

Summary

This report forwards information and a list of Members' preferences for appointment to Gibson House/Zion Schoolhouse Community Museum Management Board and the North York Community Preservation Panel, so that Community Council may nominate Members for appointment by Council.

Background Information

Appointment to Museum Management Board

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5706.pdf>

Appointment to Museum Management Board - Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5707.pdf>

NY8.44	ACTION			Ward: 8, 9, 15, 16, 23, 25, 26, 33, 34
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Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub-Committees

(July 26, 2007) Letter from City Clerk

Summary

City Council at its meeting on July 16, 17, 18 and 19, 2007 considered Item NY7.37 headed, "Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub-Committees (Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33,34)."

City Council referred this item back to the North York Community Council for Further consideration.

44a Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watersheds Sub-Committees

(June 8, 2007) Report from City Clerk

Recommendations

The City Clerk recommends that North York Community Council consider TRCA's request to nominate Members to Don Watershed Regeneration Council and the Humber Watershed Alliance and the list of Members' preferences in Attachment 2 and, if desired, recommend to Council the appointment for a term ending December 31, 2008, and until a successor is appointed:

- a. One Member to the Toronto and Region Conservation Authority Don Watershed Regeneration Council.
- b. One Member to the Toronto and Region Conservation Authority Humber Watershed.

Financial Impact

There are no financial implications resulting from this report

Summary

This report forwards Toronto and Region Conservation Authority's (TRCA) request for appointments to the following sub-committees: Humber Watershed Alliance and the Don Watershed Regeneration Council (Attachment 1) and a list of interested Members (Attachment 2) so that Community Council may nominate Members for appointment by Council.

Background Information

Appointment to Region Conservation Authority Humber and Don Watersheds Sub-Committees

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5708.pdf>

Appointment to TRCA - Attachment 1- letter

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5709.pdf>

Appointment to TRCA - Interested Members- att 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5710.pdf>

NY8.45	ACTION			Ward: 16
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The Eglinton Way Business Improvement Area (BIA) Board of Management Additions and Deletions

(August 22, 2007) Report from Acting Director, Small Business & Local Partnerships

Recommendations

The Acting Director of Small Business & Local Partnerships recommends that:

1. City Council approve the deletions and additions to The Eglinton Way BIA Board of Management as set out in Attachment No. 1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

Financial Impact

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

Summary

The purpose of this report is to recommend City Council approve deletions and additions to The Eglinton Way BIA Board of Management. As this BIA is governed by the North York Community Council and the Toronto and East York Community Council, City Council must approve the recommendations.

Background Information

BIA - Eglinton Way

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6056.pdf>

NY8.46	ACTION		Delegated	Ward: 16, 25
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Uptown Yonge Business Improvement Area (BIA) Board of Management Additions and Deletions

(August 23, 2007) Report from Acting Director, Small Business & Local Partnerships

Recommendations

The Acting Director of Small Business & Local Partnerships recommends that:

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

Financial Impact

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

Summary

The purpose of this report is to recommend North York Community Council approve deletions and additions to Uptown Yonge BIA Board of Management.

Background Information

BIA - Uptown Yonge

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6055.pdf>

Deferred From May 1st, 2007 Meeting

NY8.47	Information			Ward: 8
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102 - 134 Hucknall Road

(January 29, 2007) Report from City Solicitor

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-5728.pdf>

NY8.48	ACTION			Ward: 25
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Don Mills Centre Public Art Plan

(August 7, 2007) Report from Director, Urban Design

Recommendations

The City Planning Division recommends that:

1. City Council approve the attached Don Mills Centre Public Art Plan.

Financial Impact

The recommendations in this report have no financial impact.

Summary

In accordance with the conditions of site plan approval, Cadillac Fairview, the owner of Don Mills Centre, 939 Lawrence Avenue East, has submitted a public art plan for approval by City Council. The plan, which forms Attachment 1 to this report, outlines the method by which the owner will commission public art within Don Mills Centre. The plan provides an overview of the proposed art sites, public art objectives, preliminary estimated budget, art selection process, short-listed artists and jury, and a project schedule. The owner will commence the selection of the art once the public art plan is approved. Cadillac Fairview will own and maintain the resulting art installations on the Don Mills Centre site.

The Don Mills Centre Public Art Plan provides a framework for the commissioning of art to create public art projects at key locations within the redevelopment site. The plan also facilitates the relocation of two existing ceramic murals within the site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information

Don Mills Centre Public Art Plan

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5812.pdf>)

NY8.49	ACTION			Ward: 23
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Preliminary Report - Re-Zoning and Site Plan Control Applications - 183 Finch Avenue West

(August 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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or 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 convert a portion of the ground floor area in the existing residential dwelling to permit a home office use providing herbal and acupuncture treatments at 183 Finch Avenue West.

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

Staff will continue to process the Re-zoning and Site Plan Control Application and proceed to schedule a community consultation meeting with area residents, and a statutory public meeting. Provided that the applicant provides any additional required information in a timely manner, it is anticipated that the final report will be completed in the fourth quarter of 2007.

Background Information

Preliminary Report - Re-Zoning and Site Plan Control Applications - 183 Finch Avenue West (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5793.pdf>)

NY8.50	ACTION			Ward: 25
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Preliminary Report - Rezoning Application - 214 York Mills Road

(August 8, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

The application proposes to amend the North York Zoning By-law No. 7625 to permit an existing office use to operate as a permitted use within the existing single detached dwelling at 214 York Mills Road.

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

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

Background Information

Rezoning Application - 241 York Mills Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5792.pdf>)

NY8.51	ACTION			Ward: 15
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Preliminary Report - Zoning Application - 1023 Caledonia Road

(August 21, 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 on or 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 1023 Caledonia Road to allow for a two storey mixed-use building with commercial uses at grade and two residential rental units above.

This report provides preliminary information on the application and seeks Community Council's directions 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 late 2007, provided that any required information is provided in a timely manner.

Background Information

1023 Caledonia Road - Preliminary

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5809.pdf>)

NY8.52	ACTION			Ward: 23
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Preliminary Report - Zoning Amendment Application 1-17 Anndale Drive, 31-35 Bales Avenue and 22-70 Glendora Avenue,

(August 20, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or 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 a 23-storey, 311 unit residential building, and 3 blocks of townhouses (15 units in total), on the eastern portion of the block bounded by Anndale Drive and the proposed Anndale Drive extension, Tradewind Avenue, Glendora Avenue, and Bales Avenue. This is the final phase of the Menkes Cosmo development, the earlier phases of which have been constructed on the western portion of this block.

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

The issues outlined in this Report, and other matters that may be identified through the review and consultation process, will need to be resolved prior to the presentation of a Final Report to Community Council. The next step is for the City to hold a Community Consultation Meeting, which is expected to occur in Fall 2007. The target timing of the Final Report and Statutory Public Meeting is the first quarter of 2008, assuming that any additional information and project revisions that may be required are provided in a timely manner.

Background Information

Preliminary Report - 1 Anndale Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5891.pdf>)

NY8.53	ACTION			Ward: 34
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Final Report - Part Lot Control Application - 73 Jonesville Crescent

(August 21, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. the application for exemption from part lot control be approved.
2. staff obtain proof of payment of all current property taxes for the subject site prior to the enactment of the part lot control exemption by-law.
3. the City Solicitor introduce the necessary Bills in Council to give effect recommendation 1 after such time that recommendation 2 is satisfied and such By-law to expire one year after it has been enacted.

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 exemption from part lot control in order that 11 street townhouse dwelling units may be conveyed into separate ownership.

The issues regarding this development have been reviewed and all matters of concern to the City have been addressed by the preceding rezoning, site plan control, and plan of

condominium applications. The subject lands have previously been exempt from part lot control but the applicant was unable to transfer title for any of the townhouse units within the prescribed time limit.

This report reviews and recommends approval of the application to again exempt the subject lands from part lot control.

Background Information

Final Report - 73 Jonesville Crescent

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5894.pdf>)

NY8.54	ACTION	11:00 AM		Ward: 10
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Final Report - Zoning By-law Amendment Application - 7 and 9 Tippet Road

Statutory - Planning Act, RSO 1990

(August 21, 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. 6;
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;
3. before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
 - (A) A cash contribution of \$20,000 for streetscape improvements in the immediate vicinity of the site as follows:
 - i Street tree replacement/installation along both sides of Wilson Avenue where opportunities exist within the City's right-of-way, specifically adjacent to 2 Faywood Boulevard, 408 to 530 Wilson Avenue on the north side and 451 to 497 Wilson Avenue on the south side; and
 - ii Replacement of asphalt with decorative concrete or unit pavers in the boulevard along Wilson Avenue where opportunities exist.
 - (B) A cash contribution of \$180,000 dedicated to improving the existing recreational capital facilities in Ward 10, the specific location to be determined through continuing discussions between City Planning staff, the Ward Councillor, Parks,

Forestry and Recreation staff and other City Divisions as required;

- (C) A cash contribution of \$300,000 for an on-site public art installation under the Percent for Public Art Program; and
- (D) A cash contribution towards a TTC Metropass for any purchaser of a unit that purchases an annual Metropass within three months of occupying his or her unit, with a limit of one contribution per unit, to a maximum of \$250,000.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to rezone the subject lands to permit a mixed use condominium apartment building on the north portion of the property fronting Wilson Avenue with commercial uses and live/work units on the ground floor and 498 residential units above. The south portion of the site would be developed with a 5-storey office building containing 11,161m² of office space and 240m² of ground floor commercial space.

This report reviews and recommends approval of the application to amend the Zoning By-law for these properties.

Background Information

7 and 9 Tippet

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6063.pdf>

7 & 9 Tippet - Attachment

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6064.pdf>

NY8.55	ACTION	11:15 AM		Ward: 10
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Final Report - Official Plan and Zoning Amendment Applications - 872-878 Sheppard Avenue West

Statutory - Planning Act, RSO 1990

(August 21, 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 No. 6;
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 No. 7;
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; and

4. before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
 - (A) A cash contribution of \$120,000 to be dedicated to improving existing recreational capital facilities in Ward 10, the specific location to be determined through continuing discussions between City Planning staff, the Ward Councillor, Parks, Forestry and Recreation staff and other City Divisions as required.
 - (B) A cash contribution of \$30,000 to be dedicated to Public Art for improvements in the public realm in Ward 10, under the Percent for Public Art Program. The specific location is to be determined through the Art in Public Places Commission, with input from Economic Development, Culture and Tourism staff and the Ward Councillor.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes an eight (8) storey mixed-use condominium apartment building with 303m² of ground floor commercial uses, 120 residential units above and one level of underground parking at 872 – 878 Sheppard Avenue West.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

Background Information

Final Report - Official Plan and Zoning Amendment Applications - 872-878 Sheppard Avenue West - Attachments 1-6

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-5968.pdf>

Final Report - Official Plan and Zoning Amendment Applications - 872-878 Sheppard Avenue West Attachment 7

NY8.56	ACTION	11:30 AM		Ward 23
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Final Report - Rezoning and Site Plan Control Applications - 5270 and 5290 Yonge Street

Statutory – Planning Act, RSO 1990

(August 23, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
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;
3. City Council approve in principle the site plan drawings and the Conditions of Site Plan Approval as listed in Attachment No. 6, subject to stylistic and technical changes;
4. City Council authorize the Chief Planner or his designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to Site Plan Control Approval as set out in Attachment No. 6, including entering into a satisfactory Site Plan Agreement, have been fulfilled;
5. before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement with the City to the satisfaction of the City Solicitor, to provide the following facilities, services and/or monetary contributions:
 - (A) a below grade bicycle storage space totalling 115.44 m² comprised of 48.59 m² for the retirement residence and 66.85 m² for the non-residential use;
 - (B) an indoor recreational amenity area for the exclusive use of occupants of the retirement residence with a minimum size of 247.5 m²;
 - (C) a monetary contribution in the form of a certified cheque, and satisfactory to the City, to fund 2,024.08 m² of proposed gross floor area, toward the provision of public recreation centres or social facilities serving the North York Centre Area, and/or toward the cost of the City acquiring lands necessary for the completion of planned service roads and associated road network and buffer areas in the North York Centre, to be made no later than the earlier of 6 months from the issuance of any occupancy permit for the non-residential portion of the development, and the issuance of the first building permit for the retirement residence, and which shall be indexed to the Toronto Real Estate Board Market Watch Index from the date of the Section 37 Agreement and as further set out in that Agreement. The certified cheque shall be secured by a letter of credit, delivered to the City prior to the issuance of an occupancy permit for the non-residential portion of the development. The letter of credit shall be returned to the owner upon receipt of the certified cheque. The amount of the monetary contribution shall be equal to the market value, based on land value, of 2,024.08 m² of proposed gross floor area, as determined by the Director of Real Estate Services;

furthermore, the following collateral matters shall be set out in the Section 37 Agreement:

- (D) a 2 metre maximum road widening across the Eglinton Avenue frontage and a 6.1 metre radius corner rounding at the intersection of Canterbury Place and Eglinton Avenue and at the intersection of Yonge Street and Eglinton Avenue representing 109 m² in area;
- (E) prior to the issuance of an occupancy permit for the new non-residential building, the owner shall have obtained leases for 23 off-site parking spaces for the new non-residential portion of the development. In the event that the applicant is unable to secure acceptable off-site leased parking within the North York Centre area, with such leases secured for a 6 month period from the issuance of the occupancy permit for the non-residential portion of the development, and satisfactory to the City Solicitor and the Director, Transportation Services, the owner agrees to provide a monetary contribution to the City of Toronto in the amount of a \$25,000 certified cheque, prior to the issuance of an occupancy permit for the new non-residential building (Phase One of the development), such contribution to be used exclusively for capital improvements to parks and/or community facilities serving the North York Centre area, as determined by the Director of Community Planning, North York District in consultation with the Ward Councillor;
- (F) The phasing provisions for the construction of the retirement residence and non-residential components of the development, which will occur as per the following stages:
- (i) PHASE ONE (1):
- a) The existing DUCA building located at 5290 Yonge Street will be permitted to remain in use, and will be required to provide 15 on-site surface parking spaces between the date of issuance of the first building permit for the new non-residential building, and until such time as the occupancy permit for the new non-residential building is issued.
- b) An occupancy permit shall not be issued for the new non-residential portion of the development until a demolition permit is issued for the existing DUCA building.
- c) Upon issuance of the occupancy permit for the new non-residential building, demolition of the existing DUCA building shall begin within 30 days and be completed within 90 days of issuance of the occupancy permit.
- d) The owner agrees to provide a letter of credit satisfactory to the City of Toronto in the amount of \$60,000.00 prior to the issuance of any building permit for the new non-residential portion of the development to ensure that demolition of the existing DUCA building takes place as in paragraph (i)(c) above.
- e) During the demolition of the existing DUCA building the owner will

be permitted to provide 0 on-site surface parking spaces for the new non-residential portion of the development for a maximum of 90 days from issuance of the occupancy permit. Should a building permit for the residential portion of the development have been issued, the permission for 0 on-site parking spaces for the non-residential portion of the development may be extended for a period of 6 months from the issuance of the occupancy permit for the new non-residential portion of the development, in order to permit completion of the ramp to the below grade parking garage.

(ii) PHASE TWO (2):

a) The owner is required to obtain building permits and begin construction of the residential portion of the development including the access ramp to the below grade garage within 6 months of the issuance of an occupancy permit for the non-residential component of the development referred to in (i)(b) above.

b) The owner agrees that the residential portion of the development shall proceed within 6 months of the issuance of an occupancy permit for the non-residential component, failing which the owner shall construct the ramp to the underground parking garage and shall landscape the balance of the site forthwith. Prior to final zoning approval, the owner will provide a letter of credit satisfactory to the City of Toronto in the amount of \$162,000.00, to secure the foregoing obligation. Should the residential portion of the development not proceed within 6 months of the issuance of an occupancy permit for the non-residential component of the development, the owner shall have a further 2 months to submit a building permit application to construct the ramp to the underground parking garage. If such application is not submitted within said 2 months, or if the garage ramp is not completed within 6 months of issuance of the building permit for the ramp, to the satisfaction of the Director/Deputy Chief Building Official, North York District, the City shall thereafter be entitled to cash the letter of credit, and such funds will be used exclusively for capital improvements to parks and/or community facilities serving the North York Centre area, as determined by the Director of Community Planning, North York District in consultation with the Ward Councillor. If not cashed, the letter of credit shall be returned to the owner upon completion of the garage ramp.

c) Prior to the issuance of a building permit for the new non-residential portion of the development, the owner will provide a letter of credit to the City of Toronto in the amount of \$60,000.00, as further set out in the Section 37 Agreement to ensure that in the event that the garage ramp and/or residential portion of the development not proceed within 8 months of the issuance of an occupancy permit for the non-residential component of the development, appropriate landscaping for the balance of the subject lands takes place to the satisfaction of the City.

- d) During construction of the residential portion of the development, and in accordance with the Section 37 Agreement, the owner will be permitted to provide 0 on-site parking spaces for the new non-residential portion of the development for a period of 6 months from the issuance of the occupancy permit for the new non-residential portion of the development, in order to permit completion of the ramp to the below grade parking garage.
- (G) The retirement residence units proposed to be located within the retirement residence portion (Phase Two) of the development may contain only partial culinary facilities but not a 220 volt electrical service for a stove connection. All retirement home residents will be served by a common kitchen and dining area located at the base of the building.
- (H) Prior to final Site Plan Approval, the owner shall convey to the City free and clear of all encumbrances, a 2 metre maximum road widening across the Eglinton Avenue frontage and a 6.1 metre radius corner rounding at the intersections of Canterbury Place and Eglinton Avenue and at the intersection of Yonge Street and Eglinton Avenue representing 109 m² in area and identified as Part 1, Part 2 and Part 5 on a Plan of Survey prepared by R.G. McKibbin, Ontario Land Surveyors.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the site specific zoning for the lands located at 5270 and 5290 Yonge Street in order to permit a phased mixed use project consisting of a 3-storey commercial building fronting onto Yonge Street and a 17-storey, 165 unit retirement residence on the western portion of the lands fronting onto Canterbury Place.

This report reviews and recommends approval of the applications to amend the Zoning By-law and for Site Plan Control approval.

Background Information

Final Report - Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6433.pdf>

NY8.57	ACTION	11:45 AM		Ward: 23
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Request for Direction Report - Official Plan and Zoning By-law Amendment and Site Plan Control Application - 20 Senlac Road

(August 23, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council support in principle an amendment to the Official Plan for the four single detached dwellings in order to permit reduced setbacks from the ravine top-of-bank as generally outlined in Attachment 4.
2. City Council support in principle an amendment to the Zoning By-law to allow four single detached dwellings on the site with a maximum combined gross floor area of 1,301 m², and to rezone the lands beyond the ‘development control line’ to prohibit any structural encroachment, subject to the provisions as generally outlined in Attachment 6.
3. City Council require the applicant to convey the valley lands (land beyond the development control line as illustrated on Attachment 5) to the Toronto Region Conservation Authority (TRCA), for nominal consideration prior to the issuance of any building permit.
4. City Council support, in principle, the site plan control application for the proposed development, as illustrated on the drawings in Attachments 1 and 3, subject to the zoning requirements of Recommendation (2) and subject to the site plan control approval conditions as outlined in Attachment 7.
5. City Council authorize the City Solicitor and the appropriate City staff to attend at the Ontario Municipal Board to support the above recommendations as further outlined in this report and authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to the recommendations of this report.

Financial Impact

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

Summary

An application has been submitted to permit four single detached residential dwellings at 20 Senlac Road.

The purpose of this report is to seek Council’s direction for staff to attend the Ontario Municipal Board in support of the position described herein of an Official Plan Amendment and applications for Zoning By-law Amendment and Site Plan Control Approval.

Background Information

Request for Direction Report - 20 Senlac
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6062.pdf>

NY8.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bills

