

North York Community Council

Meeting No.	9	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, October 2, 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 – September 10, 2007

Schedule of Timed Items

9:45 a.m.	-	Items NY9.1 – NY9.4
10:00 a.m.	-	Items NY9.5 – NY9.7
10:15 a.m.	-	Items NY9.8 – NY9.10
11:15 a.m.	-	Item NY9.20
11:30 a.m.	-	Item NY9.21
12:00 p.m.	-	Item NY9.22

(Deferred from September 10, 2007)

NY9.1	ACTION	9:45 AM		Ward: 16
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Removal of One Private Tree - 10 Dinan Street

(August 15, 2007) Report from 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-6773.pdf>)

(Deferred from September 10, 2007)

NY9.2	ACTION	9:45 AM		Ward: 16
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Removal of One Private Tree - 607 Briar Hill Avenue

(August 15, 2007) Report from 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-6774.pdf>

(Deferred from September 10, 2007)

NY9.3	ACTION	9:45 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:

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.

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-6777.pdf>)

Heritage -150 Laird Drive - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6778.pdf>)

Heritage - 150 Laird Drive - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6779.pdf>)

Heritage - 150 Laird Drive - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6780.pdf>)

3a 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-6776.pdf>)

NY9.4	ACTION	9:45 AM		Ward: 26
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Inclusion on Heritage Inventory - 1325, 1351 and 1365 Bayview Avenue

(June 13, 2007) from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that

1. City Council include the property at 1325 Bayview Avenue (Glen-Leven Apartments) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 1351 Bayview Avenue (Strathavon Apartments) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 1365 Bayview Avenue (Kelvingrove Apartments) on the City of Toronto Inventory of Heritage Properties;
4. City Council state its intention to designate the property at 1325 Bayview Avenue (Glen-Leven Apartments) under Part IV of the *Ontario Heritage Act*;
5. If there are no objections to the designation of the property at 1325 Bayview Avenue (Glen-Leven Apartments) in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property;
6. If there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation of the property at 1325 Bayview Avenue (Glen-Leven Apartments) to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The publication of the Notice of Intention to Designate will be advertised on the City's web site in accordance with the *City of Toronto Act* provisions.

Summary

This report recommends that City Council include the properties at 1325, 1351 and 1365 Bayview Avenue on the City of Toronto Inventory of Heritage Properties, and state its intention to designate the property at 1325 Bayview Avenue under Part IV of the *Ontario Heritage Act*.

Heritage Preservation Services staff has assessed the sites and determined that they have cultural heritage value. The inclusion of the three properties on the City's heritage inventory would enable staff to monitor the sites and encourage the preservation of their heritage attributes.

Background Information

Inclusion on Heritage Inventory - 1325, 1351 and 1365 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7010.pdf>)

Heritage - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7013.pdf>)

Heritage - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7014.pdf>)

Heritage - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7015.pdf>)

Heritage - Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7016.pdf>)

4a Inclusion on Heritage Inventory - 1325, 1351 and 1365 Bayview Avenue

(September 13, 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 1325 Bayview Avenue (Glen-Leven Apartments) on the City of Toronto Inventory of Heritage Properties;
2. City Council include the property at 1351 Bayview Avenue (Strathavon Apartments) on the City of Toronto Inventory of Heritage Properties;
3. City Council include the property at 1365 Bayview Avenue (Kelvingrove Apartments) on the City of Toronto Inventory of Heritage Properties;
4. City Council state its intention to designate the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) under Part IV of the Ontario Heritage Act;
5. If there are no objections to the designation of the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property;
6. If there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation of the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) to the Conservation Review Board; and

7. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Decision Advice and Other Information:

The Toronto Preservation Board:

- A. received the following communications for information:
- a. (August 24, 2007) from Brian Athey, President, Leaside Property Owners' Association Incorporated;
 - b. (September 10, 2007) from Patricia Prentice;
 - c. (September 12, 2007) from Ian J. Lord, WeirFoulds LLP; and
 - d. (September 10, 2007) from Councillor John Parker, Ward 26 Don Valley West; and
- B. requested the Director, Policy and Research, City Planning Division, to report back to the Board on:
- i. whether Leaside should be considered for Heritage Conservation District status and whether a study should be done;
 - ii. whether there are resources available for a study; and
 - iii. the timetable for such a study.

Summary

The Toronto Preservation Board on September 12, 2007, considered the report (June 13, 2007) from the Director, Policy and Research, City Planning Division.

Background Information

Letter from Toronto Preservation Board - Inclusion on Heritage Inventory - 1325, 1351 and 1365 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7017.pdf>)

(Deferred from September 10, 2007)

NY9.5	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-6781.pdf>)

Communications

(September 7, 2007) e-mail from Patrick Richardson (NY.Main.NY9.5.1)

(September 7, 2007) letter from Patrick Richardson (NY.Main.NY9.5.2)

(Deferred from September 10, 2007)

NY9.6	ACTION	10:00 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-6782.pdf>)

NY9.7	ACTION	10:00 AM	Delegated	Ward: 23
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Fence Exemption Request - 2972 Bayview Avenue

(September 18, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. the fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 2972 Bayview Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front property line can be 1.2 metres.

The exemption request is for the fence in the front yard. The fence is a combination of retaining wall and wrought iron on the south side and brick base with wrought iron on the east and north sides. All of this fencing exceeds the maximum height of 1.2 metres. The Comments section further describes the physical characteristics of the fence.

Background Information

Fence Exemption Request - 2972 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7019.pdf>

(Deferred from September 10, 2007)

NY9.8	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-6783.pdf>

NY9.9	ACTION	10:15 AM	Delegated	Ward: 24
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Sign Variance Request - 24 Rean Drive

(September 12, 2007) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request for variances be refused.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Robert Manning of Sign Advice, on behalf of Daniels Corporation, for approval of a variance from the Former City of North York Sign By-law No. 30788, as amended, to permit an increase in the allowable sign area as well as to permit signage advertising an off-site development. The proposed signage will comprise of one ground sign and a total of eight wall signs on the sides of the building at 24 Rean Drive which is used as a presentation centre and a sales pavilion.

Off premise signs are prohibited under the former City of North York Sign By-law No. 30788,

as amended.

Background Information

Sign Variance Request - 24 Rean Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6852.pdf>)

(Deferred from September 10, 2007)

NY9.10	ACTION	10:15 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-6873.pdf>)

Exemption Request - 24 Chudleigh Avenue - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6874.pdf>)

(Deferred from September 10, 2007)

NY9.11	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 for Persons with Disabilities - Craighurst Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6786.pdf>)

Removal of On-Street Parking Space for Persons with Disabilities - Craighurst Av-

Attachment 1 (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6787.pdf>)

NY9.12	ACTION		Delegated	Ward: 16
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Removal of On-Street Parking Space for Persons with Disabilities - Jedburgh Road

(September 12, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. the existing on-street parking space for persons with disabilities on the west side of Jedburgh Road, between a point 47.0 metres south of Deloraine Avenue to a point 5.5 metres further south 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 Jedburgh Road 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 a designated on-street disabled persons' parking space adjacent to 314 Jedburgh Road.

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

Background Information

Removal of On-Street Parking Space for Persons with Disabilities - Jedburgh Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6977.pdf>)

Removal of On-Street Parking Space for Persons with Disabilities - Jedburgh Road - map

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7003.pdf>)

NY9.13	ACTION		Delegated	Ward: 16
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Traffic Calming - Cortleigh Boulevard

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

Recommendations

Transportation Services, North York District recommends that:

1. speed humps not be installed on Cortleigh Boulevard from Bathurst Street to Alexandra Wood.

Financial Impact

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

Summary

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

To deny the request to install traffic calming devices (speed humps) on Cortleigh Boulevard from Bathurst Street to Alexandra Wood.

The traffic data collected on Cortleigh Boulevard, between Bathurst Street and Alexandra Wood, indicates that the minimum technical criteria necessary to satisfy the requirements of the City's Traffic Calming Policy have not been met.

Background Information

Traffic Calming - Cortleigh Boulevard

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6980.pdf>)

Traffic Calming - Cortleigh Boulevard

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7004.pdf>)

NY9.14	ACTION		Delegated	Ward: 15
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Traffic Calming - Livingstone Avenue, Marlee Avenue to Times Road

(September 12, 2007) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services, North York District recommends that:

1. speed humps not be installed on Livingstone Avenue, between Marlee Avenue and Times Road.

Financial Impact

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

Summary

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

The purpose of this staff report is to report the results of a Traffic Calming Poll, that was undertaken by City Clerk's Office and to advise whether additional traffic calming is warranted based on the vehicle operating speeds.

The results of a Traffic Calming Poll regarding Livingstone Avenue, between Marlee Avenue and Times Road, indicate that the minimum required response rate was not achieved. In addition staff's review has indicated that no additional traffic calming is warranted, given the results of the recent speed studies.

Background Information

Traffic Calming - Livingstone Avenue, Marlee Avenue to Times Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6986.pdf>)

Traffic Calming - Livingstone Avenue, Marlee Avenue to Times Road - map 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7005.pdf>)

NY9.15	ACTION		Delegated	Ward: 34
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Traffic Calming - Wallingford Road, Cassandra Boulevard to Brookbanks Drive

(September 12, 2007) Report from Director, Transportation Services Division, North York District

Recommendations

Financial Impact

All costs associated with the installation of traffic calming measures (speed humps) are included within Transportation Services Division 2008 Capital Budget estimates for the installation of traffic calming measures in the City of Toronto. The installation of speed humps are subject to competing priorities and budget availability.

Summary

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

To obtain approval to authorize staff to conduct a poll of eligible residents of Wallingford Road from Cassandra Boulevard to Brookbanks Drive regarding the installation of traffic calming measures (speed humps) as per plan NY-1702.

Background Information

Traffic Calming - Wallingford Road, Cassandra Boulevard to Brookbanks Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6987.pdf>)

Traffic Calming - Wallingford Road, Cassandra Boulevard to Brookbanks Drive - Map

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6988.pdf>)

NY9.16	ACTION		Delegated	Ward: 10
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Parking Regulations - Norcross Road

(September 12, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping from 7:00 a.m. to 9:30 a.m. and 3:00 p.m. to 5:00 p.m., Monday to Friday, on the north side of Norcross Road from Faywood Boulevard to Dunsmore Gardens; 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 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 Norcross Road in order to prohibit stopping between 7:00 a.m. and 9:30 a.m., and 3:00 p.m. and 5:00 p.m., Monday to Friday.

The amendments to the parking regulations on Norcross Road, between Faywood Boulevard and Dunsmore Gardens, will discourage parking during the a.m. and p.m. pick-up and drop-off times associated with The Toronto Heschel School, while still maintaining on-street parking for the residents at all other times.

Background Information

Parking Regulations - Norcross Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6989.pdf>)

Parking Regulations - Norcross Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7008.pdf>)

(Deferred from September 10, 2007)

NY9.17	ACTION			Ward: 15
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Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(September 14, 2007) Letter from City Clerk

Summary

The North York Community Council, at its meeting on September 10, 2007:

1. deferred consideration of designating 1100 Caledonia Road as a fire route, to its next meeting on October 2, 2007; and
2. requested the Fire Chief to meet with the local Ward Councillor to review the site plan for that site.

Background Information

Deferral Letter of Designation of Fire Route for 1100 Caledonia - NY8.41
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7037.pdf>)
Item NY8.41 - Deferral of Fire Route Designation - 1100 Caledonia Rd
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7038.pdf>)

17a 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-6875.pdf>

Designation of Fire Routes Chapter 880-Memo to Defer

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6954.pdf>

NY9.18	ACTION		Delegated	Ward: 16
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Naming of Private Lane - 744 Duplex Avenue

(September 14, 2007) Report from City Surveyor

Recommendations

The City Surveyor recommends that:

1. the private lane at 744 Duplex Avenue Road, be named “Snider House Lane”;
2. the property owner 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 property owner.

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 lane at 744 Duplex Avenue, be named “Snider House Lane”.

Background Information

Naming of Private Lane - 744 Duplex Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7024.pdf>)

NY9.19	ACTION			Ward: 23
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Preliminary Report - Rezoning Application - 17 Hycrest Avenue

(September 12, 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 amend North York Zoning By-law No. 7625 to permit the construction of three new townhouse units at 17 Hycrest Avenue.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for November, 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

Preliminary Report - 17 Hycrest Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6795.pdf>)

NY9.20	Information	11:15 AM		Ward: 25
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Status Report - 939 Lawrence Avenue East - Don Mills Centre - Site Plan Application

(September 13, 2007) Report from Director, Community Planning, North York District

Summary

To provide information and status on a Site Plan Control application filed by Cadillac Fairview Corporation to construct a 3-storey parking structure at the Don Mills Shopping Centre.

Background Information

939 Lawrence Avenue East - Don Mills Centre - Site Plan Application - Status Report

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6892.pdf>)

NY9.21	ACTION	11:30 AM		Ward: 9,10
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Repeal and Adoption of New By-laws - Official Plan and Zoning By-law Amendments - Wilson Avenue, between Keele Street and Bathurst Street

Statutory - Planning Act, RSO 1990

(September 17, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that City Council:

1. repeal By-laws 637-2007 and 638-2007;
2. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1;
3. 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. 2; and
4. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

A public meeting under the Planning Act was held on January 16, 2007 for this application and the By-laws were enacted by Council on June 11, 2007. Subsequent to that, it was determined the January Notice of Statutory Meeting had been issued improperly. The By-laws must be repealed, a new Notice of Statutory Public Meeting is required and Council must pass new By-laws.

This report recommends repeal of By-laws 637-2007 and 638-2007 which adopted Official Plan Amendment 1 and amended the Zoning By-law for the Wilson Avenue Avenue Study and recommends the approval of new By-laws to implement the Wilson Avenue Avenue Study.

The goal of the proposed amendments is to encourage a street-oriented, mixed use pattern of development that promotes transit and pedestrian use and streetscape improvements to Wilson Avenue.

Background Information

Final Report – (September 17, 2007) Official Plan and Zoning By-law Amendments - Wilson Avenue, between Keele Street and Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6929.pdf>)

Wilson Avenue, between Keele Street and Bathurst Street - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6930.pdf>)

Supplementary Report (April 17, 2007) – Wilson Avenue Study

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6942.pdf>)

Supplementary Report – (April 17, 2007) Wilson Avenue Study – Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6943.pdf>)

Supplementary Report (April 17, 2007) - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6944.pdf>)

Final Report (December 22, 2006) Official Plan and Zoning By-law Amendment Applications - Wilson Avenue, between Keele Street and Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6946.pdf>)

Final Report (December 22, 2006) Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7074.pdf>)

Communications

(September 17, 2007) e-mail from Leon Kushner (NY.Main9.21.1)

NY9.22	ACTION	12:00 PM		Ward: 23
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Final Report - Bayview Avenue Area Study

(September 17, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council adopt the urban design guidelines presented in Attachment 3 for use in reviewing development applications for the west side of Bayview Avenue from Finch Avenue to Hollywood Avenue.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report presents the conclusions of the Bayview Avenue Area Study, which reviewed development options for the lots that front onto the west of Bayview Avenue from Finch Avenue to Highway 401.

City staff have worked with area residents to develop application guidelines to use in evaluating applications for townhouses along Bayview Avenue from Finch Avenue to Hollywood Avenue. These guidelines are to be used where townhouses are permitted in the 'Neighbourhoods' designation of the Official Plan. These guidelines are supplementary to the Council approved Infill Townhouse Guidelines and deal with two transition options to protect the adjacent low density neighbourhood.

It is recommended that Council approve the Urban Design Guidelines presented in Attachment 3.

Background Information

Final Report - Bayview Avenue Area Study

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7022.pdf>)

Bayview Avenue Area Study - Attachment 3 - Guidelines

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7023.pdf>)

NY8.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills