
North York Community Council

Meeting No.	10	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, October 30, 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 – October 2, 2007

Schedule of Timed Items

9:45 a.m.	-	Items NY10.1 – NY10.2
10:00 a.m.	-	Items NY10.3 – NY10.6
10:15 a.m.	-	Items NY10.7 – NY10.10
10:30 a.m.	-	Items NY10.11 – NY10.15
10:45 a.m.	-	Items NY10.16 – NY10.18
11:00 a.m.	-	Item NY10.26
11:15 a.m.	-	Item NY10.27
11:30 p.m.	-	Item NY10.28
11:45 p.m.	-	Item NY10.29

(Deferred from September 10, 2007)

NY10.1	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-7453.pdf>)

Communications

(March 19, 2007) letter from Christopher Clayton, OALA, to Wendy Strickland, Urban Forestry Staff (NY.Main.NY10.1.1)

(Deferred from September 10, 2007)

NY10.2	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-7454.pdf>

NY10.3	ACTION	10:00 AM	Delegated	Ward: 15
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Encroachment Agreement Request - 293 Robina Avenue

(October 2, 2007) Report from District Manager, Municipal Licensing and Standards

Recommendations

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

1. That the owner(s) remove the canopy, to the satisfaction of Transportation Services, North York District;
2. That the owner(s) submit plans and obtain a permit or remove all unapproved work, to the satisfaction of the Building Division;
3. That the owner(s) remove the vinyl lattice attached to the metal picket fence, to the satisfaction of Transportation Services, North York District;
4. That the owner(s) remove all advertising signs from the chain link fence, to the satisfaction of Transportation Services;
5. That the owner(s) remove any unlawful storage of material and maintain clean, to the satisfaction of Municipal Licensing and Standards;
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 from the date of registration on title or to the date of removal of the encroachment;
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 \$452.32 (paid).
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
 - c. Annual fee in accordance with the former City of York Municipal Code Chapter 1004.12.7, namely \$25.00 plus \$5.50 per square metre including GST (160.72 square metres x \$5.50 = \$883.96 + \$25.00 = \$908.96 + GST = \$963.50);

- d. Fees may be subject to change.

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 293 Robina Avenue, being a one-family detached dwelling second density zone (R2) for an encroachment agreement. The existing encroachment consists of a canopy, metal picket fence, raised flower bed, stairwell enclosure, chain link fence, concrete walkway, a bench, three cedar trees and an emergency exit stairwell on the City road allowance.

Background Information

Encroachment Agreement Request - 293 Robina Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7599.pdf>

NY10.4	ACTION	10:00 AM	Delegated	Ward: 16
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Encroachment Agreement Request - 25 Haddington Avenue

(October 4, 2007) Report from District Manager, Municipal Licensing and Standards

Recommendations

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

1. That the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
4. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;

5. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
6. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
7. The owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid).
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
 - c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

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

Summary

The Staff Report is about a matter that the Community Council has delegated authority to make a final decision, provided that 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 25 Haddington Avenue, being a one-family detached dwelling seventh density zone (R7) for an encroachment agreement. The encroachment consists of a wooden fence and concrete steps located on the City road allowance.

Background Information

Encroachment Agreement Request - 25 Haddington Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7598.pdf>

NY10.5	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 1 York Valley Crescent

(October 4, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

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

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 1 York Valley Crescent, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The encroachment consists of a metal fence, cedar hedge, stone interlocking sidewalk, several gardens, ground lights, electrical boxes and sprinkler heads located on the City road allowance.

Background Information

Encroachment Agreement Request - 1 York Valley Crescent

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7592.pdf>)

NY10.6	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request - 2 Ridgfield Road

(September 28, 2007) Report from District Manager, Municipal Licensing and Standards

Recommendations

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

1. That the owner(s) maintain the hedge to a height no greater than 0.60 metre from the ground, to the satisfaction of Transportation Services, North York District;
2. 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;
3. That the appropriate City Officials be authorized to take the necessary action to give effect thereto;
4. 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;
5. 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;
6. 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;
7. 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;
8. 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 2 Ridgfield Road, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The proposed encroachment consists of a wooden fence with brick pillars and a hedge located on the City road allowance.

Background Information

Encroachment Agreement Request - 2 Ridgfield Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7596.pdf>)

NY10.7	ACTION	10:15 AM	Delegated	Ward: 10
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Fence Exemption Request - 15 Verwood Avenue

(October 3, 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 15 Verwood Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the

maximum height of a fence in the side and rear yard can be 2.0 metres.

The exemption request is for the wood fence with lattice in the side and rear yard at the west side of the property. All of this fencing exceeds the maximum height of 6.0 metres. The Comments section further describes the physical characteristics of the fence.

Background Information

Fence Exemption Request - 15 Verwood Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7636.pdf>)

NY10.8	ACTION	10:15 AM	Delegated	Ward: 23
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Fence Exemption Request - 52 Elmwood Avenue

(September 17, 2007) Report from District Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that:

1. 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 52 Elmwood 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 subject of this exemption request is two-fold. The first is two existing hedges in the front yard beside the east property line. Note that in Chapter 447 – Fences, section 447-1, the definition of a fence also includes a hedge where it is used to screen or divide or mark the boundary between adjoining lands. The north section of the hedge is 2.4 metres long and approximately 2 metres in height. The south section is 3 metres in length and approximately 2 metres in height. The second part of the exemption request has not been constructed yet. It will be a wrought iron screen 2 metres in height that will link the two hedges at a length of approximately 2 metres.

Background Information

Fence Exemption Request - 52 Elmwood Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7600.pdf>)

NY10.9	ACTION	10:15 AM	Delegated	Ward: 25
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Fence Exemption Request - 34 Beechwood Avenue

(October 16, 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 34 Beechwood Avenue to be exempted from Chapter 447 - Fences, section 447-2(B). This section says that a fence in the flankage yard within 2.4 metres of the side lot line and 2.4 metres of a driveway can be 2 metres for an open mesh chain link or equivalent that does not restrict sight lines otherwise the maximum height can be 800 millimetres. Any other fence except in the front yard can be 2 metres.

The subject of this exemption request is three sections of existing lattice wood screening in the rear yard that has been installed inside and beside an existing board on board fence. The section on the east side is 2.4 metres in height extending from the rear of the house north 4.3 metres. The section on the west side is 3 metres in height extending from the rear of the house north 3 metres. The section on the north side of the property beside the garage driveway is 2.47 metres in height and extends from the garage to the right of way for approximately 8 metres.

Background Information

Fence Exemption Request - 34 Beechwood Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7641.pdf>)

NY10.10	ACTION	10:15 AM	Delegated	Ward: 25
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Fence Exemption Request - 62 Post Road

(October 16, 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 62 Post Road, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

The exemption request is in two parts. The first part consists of an iron fence to be constructed 1.8 metres in height and 32 metres long in the front yard along the west property line. The second is a concrete post and iron fence to be constructed along the front of the property ranging in height from 1.8 to 2.4 metres with concrete posts ranging in height from 2.4 to 3 metres. The gate will be 2.78 metres in height. A row of cedars will run behind the entire fence at a height of approximately 3.4 metres.

Background Information

Fence Exemption Request - 62 Post Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7642.pdf>)

NY10.11	ACTION	10:30 AM	Delegated	Ward: 25
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Fence Exemption Request - 39 Country Lane

(October 15, 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 39 Country Lane, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height is 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre.

The first part of this exemption request is an iron picket and stone post fence that will enclose the front yard. The fence will be a maximum of approximately 2 metres in height. The length of this fence will be approximately 59 metres. The second part of the exemption request will be a row of cedar privacy hedges on the west property line that will run from the face of the house to the front fence line that will be 2.4 metres in height for a distance of approximately 15 metres.

Background Information

Fence Exemption Request - 39 Country Lane

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7643.pdf>)

NY10.12	ACTION	10:30 AM	Delegated	Ward: 25
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Fence Exemption Request - 41 Country Lane

(October 15, 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 41 Country Lane, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height is 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre.

The first part of this exemption request is an iron picket and stone post fence that will enclose the front yard. The fence will be a maximum of approximately 2 metres in height. The length of this fence will be approximately 58 metres. The second part of the exemption request will be a row of cedar privacy hedges on the west property line that will run from the face of the house to the front fence line that will be 2.4 metres in height for a distance of approximately 15 metres.

Background Information

Fence Exemption Request - 41 Country Lane

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7644.pdf>

NY10.13	ACTION	10:30 AM	Delegated	Ward: 25
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Fence Exemption Request - 43 Country Lane

(October 15, 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 43 Country Lane, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height is 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre.

The first part of this exemption request is an iron picket and stone post fence that will enclose the front yard. The fence will be a maximum of approximately 2 metres in height. The length of this fence will be approximately 64 metres. The second part of the exemption request will be two (2) rows of cedar privacy hedges, which will both be approximately 2.4 metres in height. One will be on the west property line that will run from the garage to the front fence line for a distance of approximately 12.2 metres. The second on the east property line that will be approximately 21.3 metres in length.

Background Information

Fence Exemption Request - 43 Country Lane

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7645.pdf>)

NY10.14	ACTION	10:30 AM	Delegated	Ward: 25
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Fence Exemption Request - 45 Country Lane

(October 15, 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 45 Country Lane, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height is 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre.

The exemption request is for an iron picket and stone post fence that will run along the front property line. The fence will be a maximum of approximately 2 metres in height and be approximately 30 metres in length.

Background Information

Fence Exemption Request - 45 Country Lane

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7646.pdf>)

NY10.15	ACTION	10:30 AM	Delegated	Ward: 25
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Fence Exemption Request - 47 Country Lane

(October 15, 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 47 Country Lane, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height is 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre.

The exemption request is for an iron picket and stone post fence that will run along the front property line. The fence will be a maximum of approximately 2 metres in height and be approximately 43 metres in length.

Background Information

Fence Exemption Request - 47 Country Lane

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrrd/backgroundfile-7648.pdf>

NY10.16	ACTION	10:45 AM	Delegated	Ward: 25
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Fence Exemption Request - 305 Lawrence Avenue East

(October 15, 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 305 Lawrence Avenue East, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

The exemption request is in two parts. The first part is for the east and front sections of the existing picket style wood fence with stone corner and gate posts that encloses the front yard that ranges in height from 1.2 to 1.3 metres. The second part of the request is to construct a wood fence with lattice strip on top that will be 2.13 metres in height along the entire west side of the property for a distance of 46 metres and continue around the corner and along the front lot line for a distance of 2.4 metres.

Background Information

Fence Exemption Request - 305 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7653.pdf>)

NY10.17	ACTION	10:45 AM	Delegated	Ward: 25
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Fence Exemption Request - 9 Legacy Court

(October 15, 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 9 Legacy Court, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

The exemption request is for a fence located along the front property line. It is an iron fence with stone posts on the gated entrance. Most of the fence ranges in height from 1.55 to 2.1 metres. The stone posts are 2.1 metres in height and the gate rises to 2.9 metres. The total length of this fence is approximately 71 metres.

Background Information

Fence Exemption Request - 9 Legacy Court

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7655.pdf>)

NY10.18	ACTION	10:45 AM	Delegated	Ward: 16
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Sign Variance Request for a Projecting Sign - 2658 Yonge Street

(October 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, one (1) projecting sign on the east elevation of the building at 2658 Yonge Street: and
2. the applicant enter into an encroachment agreement with the City of Toronto to permit the erection of the sign which projects over the public road allowance;
3. the applicant be advised, upon approval of variance, 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 with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Sonja Yeomans of Argoes Signs, on behalf of Nike Canada, for an approval of a variance from former Metropolitan Toronto Sign By-law No. 118, as amended, to permit the erection of one (1) projecting illuminated sign, located on the ground floor of the two storey building on the east elevation at 2658 Yonge street.

Background Information

Sign Variance Request for a Projecting Sign - 2658 Yonge Street
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7573.pdf>

NY10.19	ACTION			Ward: 26
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Through Traffic Restriction/Lane Designations - Eglinton Avenue East and Brentcliffe Road

(October 10, 2007) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. northbound through traffic on Brentcliffe Road at Eglinton Avenue East be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday;
2. the southerly eastbound lane on Eglinton Avenue East east of Brentcliffe Road be designated for right-turning vehicles only, buses excepted, from the west limit of Brentcliffe Road to a point 100 metres west;
3. the easterly northbound lane on Brentcliffe Road south of Eglinton Avenue East be designated for through and right-turning vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south;
4. the westerly northbound lane on Brentcliffe Road south of Eglinton Avenue East be designated for left-turning vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south; and
5. the appropriate City officials be authorized and directed 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 northbound through restriction are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to prohibit northbound through movements, to designate the southerly eastbound lane on Eglinton Avenue East for right-turns only and to designate the northbound lanes on Brentcliffe Road for left-turns and shared through/right-turn movements at the intersection of Brentcliffe Road and Eglinton Avenue East.

The northbound through restriction is required in order to reduce the delay during peak periods for northbound right-turning vehicles that will occupy the shared through and right-turn lane following the completion of intersection improvements at Brentcliffe Road and Eglinton Avenue East.

The designation of the southerly eastbound lane on Eglinton Avenue East for right-turns only will assist the flow of northbound right-turning vehicles. The designation of the northbound lanes will eliminate any right-of-way conflicts on Brentcliffe Road, north of Eglinton Avenue East.

Background Information

Through Traffic Restriction/Lane Designations: Eglinton Avenue East and Brentcliffe Road (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7672.pdf>)
Eglinton Avenue East and Brentcliffe Road Map Attachment 1 (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7671.pdf>)

NY10.20	ACTION		Delegated	Ward: 23
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Installation of Traffic Control Signals - Doris Avenue and Byng Avenue

(October 9, 2007) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. traffic control signals be installed at the intersection of Doris Avenue and Byng Avenue; and
2. the appropriate City officials be authorized and directed 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 installation of traffic control signals at Doris Avenue and Byng Avenue are fully funded as part of the Doris Avenue Service Road Extension project (CTP800-8).

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 for the installation of traffic control signals at the intersection of Doris Avenue and Byng Avenue.

The installation of traffic control signals at Doris Avenue and Byng Avenue is required in conjunction with the extension of Doris Avenue.

Background Information

Installation of Traffic Control Signals: Doris Avenue and Byng Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7668.pdf>)

Doris Avenue and Byng Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7669.pdf>)

NY10.21	Information			Ward: 24
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Status Report - York Region Environmental Assessment for Bayview Avenue

(October 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 Municipality of York (York Region) is in the final stages of completing a Class Environmental Assessment Study (Class EA) for Bayview Avenue between John Street and Major Mackenzie Drive. At the time of the writing of this report, York Region staff were still in the process of preparing the Environmental Study Report. While the exact timing is still unknown, the earliest that York Region staff could file the report in the public record for a 30-day review period is November 2007.

The recommended design in the Class EA includes the widening of Bayview Avenue from four lanes to six lanes between John Street and Major Mackenzie Drive. The new curb lanes will be reserved for the use of buses, taxis and other vehicles carrying at least two people, during the weekday morning and afternoon peak periods. This proposal will neither improve nor degrade cross-boundary travel conditions between York Region and the City of Toronto. A coordinated approach is required to address cross-boundary travel issues. Transportation Services and City Planning staff are, and will continue, to work with York Region staff in this regard.

Background Information

Status Report - York Region Environmental Assessment for Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7677.pdf>

NY10.22	ACTION			Ward: 10, 26
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Designation of Fire Routes and Amendment to Chapter 880 – Fire Routes

(October 11, 2007) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as a fire route pursuant to Municipal Code Chapter 880 - Fire Routes – 5830 Bathurst Street and 1 Laird Drive
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 a 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 and amendment to Chapter 880 - Fire Routes
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7561.pdf>

Attachment 1: Fire - Draft By-law

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7562.pdf>

NY10.23	ACTION			Ward: 10
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Sale of Vacant Land Adjoining 260 Acton Avenue

(October 12, 2007) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The Offer to Purchase from Lily Stathis to purchase the parcel of vacant land adjoining 260 Acton Avenue, more particularly described as being Part of PIN 10176-0394 (LT) being Part of Lot 18 Plan 1899 Twp of York, City of Toronto, shown as Part 6 on Sketch No. PS-2006-028 (“Part 6”), in the amount of \$64,900.00 be accepted substantially on the terms and conditions outlined in Appendix “A” to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
2. Authority be granted to direct the net proceeds to the Land Acquisition Reserve Fund – Parks, Forestry and Recreation.
3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the property and the completion of the sale transaction.
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

We anticipate that revenue in the amount of \$64,900.00, (exclusive of GST), less closing costs and the usual adjustments will be generated by this sale.

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

Summary

The purpose of this report is to authorize the sale of a parcel of City-owned vacant land adjoining 260 Acton Avenue, more particularly described in the Recommendations below, and shown as Part 6 on Sketch No. PS-2006-028 attached as Appendix “B”.

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

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

Background Information

Sale of Vacant Land Adjoining 260 Acton Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7673.pdf>)

Sale of Vacant Land Adjoining 260 Acton Avenue - Attachment A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7674.pdf>)

Sale of Vacant Land Adjoining 260 Acton Avenue - Attachment B

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7675.pdf>)

NY10.24	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Recommended Candidates for the North York Community Preservation Panel

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

(October 2, 2007) Report from Director of Policy And Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council nominate the candidates listed in the confidential Attachment 1 effective January 1, 2008 to the North York Community Preservation Panel for a term coincident with Council or until their successors are appointed; and
2. Council authorize the release of the confidential Attachment 1 once it has dealt with this staff report.

Financial Impact

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

Summary

This report summarizes the process followed to recruit and evaluate candidates for the North York Community Preservation Panel and recommends that Council nominate the individuals listed in confidential Attachment 1 to the Panel. The four Community Preservation Panels act as heritage advocates in their communities. The Panels report to the Toronto Preservation Board on local heritage matters and on issues relating to the Ontario Heritage Act.

City planning staff received 45 applications from individuals volunteering to serve on the Panels. All of the eligible candidates were offered interviews. Candidates were scored by a selection committee on their ability to answer predetermined interview questions. Based on their interview scores the selection committee compiled a list of qualified candidates and recommends that Council nominate these candidates to serve on the Panel.

Background Information

Recommended Candidates for the North York Community Preservation Panel
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7572.pdf>

NY10.25	ACTION			Ward: 26
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Final Report - Part Lot Control Exemption Application - 207 and 209 Randolph Road and 245-257 McRae Drive

(October 15, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that City Council:

1. enact a Part Lot Control Exemption By-law for Lots 536, 537 & 538 and Part of Lot 539 of Registered Plan 2120;
2. deem that the Part Lot Control Exemption By-law shall expire two (2) years from the date of its passing;
3. require proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law;
4. authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required;
5. authorize the City Solicitor to introduce the Part Lot Control Exemption By-law after the required sideyard setback variances to the zoning By-law for Units 1 and 12 are final and binding;
6. authorize the City Solicitor to introduce the Part Lot Control Exemption By-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Director of Community Planning, North York District; and
7. authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.

Summary

An application has been submitted to exempt the site from Part Lot Control, thereby enabling separate conveyances for 12 properties (10 townhouses units and two semi-detached units) as freehold units and in order to create a common elements roadway.

Background Information

Final Report Part Lot Control Exemption Application Proponent: Sherman Brown Dryer Karol
207 and 209 Randolph Road and 245-257 McRae Drive Lots 536, 537 & 538 and Part of Lot
539, R.P. 2120

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7663.pdf>)

NY10.26	ACTION	11:00 AM		Ward: 15
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Final Report – Zoning By-law Amendment Application – 221, 223, 225 Glen Park Avenue

Statutory - Planning Act, RSO 1990

(October 11, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that City Council:

1. Amend the Zoning By-law for the subject site substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend Zoning By-law 7625 to permit the development of one four-storey and one three-storey building on the properties located at 221, 223 and 225 Glen Park Avenue. The four-storey building is proposed to front Glen Park Avenue and contain seven townhouse dwelling units. The three-storey building is proposed to front Marlee Avenue and contain up to three live/work units or retail/service/commercial uses at grade and residential above. The applicant has proposed that each of the seven townhouses have an integrated single car garage at the rear to accommodate a vehicular parking space. For the Marlee Avenue building, six parking spaces are proposed for the residential units and live/work or commercial units and two spaces are to be shared between retail patrons and residential visitors. Vehicular access to the parking areas will be provided from Marlee Avenue via a common elements condominium driveway.

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

Background Information

Final Report - Zoning By-law Amendment Application - 221, 223, 225 Glen Park Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7672.pdf>)

NY10.27	ACTION	11:15 AM		Ward: 25
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Final Report - Rezoning Application - 4155 Yonge Street

Statutory - Planning Act, RSO 1990

(October 2, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 as amended for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
3. Before introducing the necessary Bills to City Council for enactment, require the applicant to amend the existing Site Plan Control Agreement registered on title under Section 41 of the *Planning Act* to provide garbage bins on site and resurface the parking lot with permeable pavers.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the Zoning By-law to permit an existing temporary parking lot to operate as a permanent use at 4155 Yonge Street.

This report reviews and recommends approval of the application to amend the Zoning By-law. The temporary use of the lands for a parking lot was permitted through a series of temporary use By-laws, the first of which expired in 1995, and the latest on April 14, 2006. The proposal would not change the function of the property, but would allow the existing parking lot, operating for the past 12 years, to continue as a permanent use. The proposal does not conflict with the policies of the City of Toronto Official Plan.

Background Information

Final Report - Rezoning Application - 4155 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7690.pdf>

NY10.28	ACTION	11:30 AM		Ward: 34
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Final Report - Rezoning Application – 20 Graydon Hall Dr

Statutory - Planning Act, RSO 1990

(October 16, 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 in Attachment No. 8.
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 a Section 37 with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and or matters:
 - (i) a cash contribution to the City in the amount of \$300,000.00 to be directed towards parks improvements at Graydon Hall Drive Park to the satisfaction of the General Manager of Parks, Forestry and Recreation, such contribution to be made prior to the issuance of any building permits for Buildings “B”, “C” or “D”;
 - (ii) provide and maintain a fully finished, furnished and equipped indoor amenity area either within, or as an addition to, Building “A” (existing rental apartment building) to the satisfaction of the Director, Community Planning, North York District, having a minimum floor area of 131m² (1,410 sq.ft.) with no pass through of related costs to the tenants. Such space shall be completed and operational prior to the issuance of any above-grade building permits for Buildings “B”, “C” or “D”;
 - (iii) demolish the one-storey portion of the existing rental apartment building and construct, equip and maintain, generally in its place, an outdoor children’s playground facility to the satisfaction of the Director, Community Planning, North York District. The playground facility shall have a minimum area of 385m² (4,144 sq.ft.) with no pass through of related costs to the tenants and be completed and operational prior to the issuance of draft plan of condominium approval for Building “B”, “C” or “D”;
 - (iv) construct a new pedestrian sidewalk that connects the municipal sidewalk from Graydon Hall Drive to the main entrance of the existing rental apartment building to the satisfaction of the Director, Community Planning, North York District;

- (v) provide off-site tree plantings within the Graydon Hall Drive and Don Mills Road public road allowances adjacent to the property to the satisfaction of the Director, Community Planning, North York District;
 - (vii) provide cost estimates to the satisfaction of the Director, Community Planning, North York District, and financial securities in a form satisfactory to the Finance Division to ensure completion of these matters; and,
 - (viii) secure the rental tenure of the existing apartment building on site for a minimum of 15 years from the date any by-law to permit additional development comes into effect, and agreement by the owner that for a minimum period of 20 years from the date of the by-law no application to demolish the existing building will be made.
4. Before introducing the necessary Bills to City Council for enactment, Notice of Site Plan Approval Conditions shall be issued by the Director, Community Planning, North York District.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the current site specific zoning by-law that applies to 20 Graydon Hall Drive to permit a 24-storey, 251-unit, condominium apartment building and two, 3-storey freehold townhouse blocks comprising 24 units on the southern portion of the site. The existing 20-storey apartment building on the northerly portion of the site will be maintained.

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

Background Information

Final Report - Rezoning Application - 20 Graydon Hall Dr
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7676.pdf>

NY10.29	ACTION	11:45 AM		Ward: 23
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Final Report - Zoning and Site Plan Applications – 5350 Yonge Street and 77 Canterbury Place - St. George's Church

Statutory - Planning Act, RSO 1990

(October 11, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625 for the former municipality of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendment as may be required.
3. 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 the following facilities, services or matters:
 - (i) a maximum of 1.50 m² per dwelling unit of indoor recreational amenity space in the residential building;
 - (ii) a place of worship of a maximum 2,134 square metres.
4. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 11 subject to stylistic and technical changes.
5. 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 11, including entering into a satisfactory Site Plan Agreement, have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the zoning by-law to permit reconstruction of a new St. George's Church on the Yonge Street frontage, and to allow for a 25 storey residential condominium on the Canterbury Place frontage, at 5350 Yonge Street and 77 Canterbury Place, on the northwest corner of Churchill Avenue and Yonge Street.

The application conforms to the policies of the North York Centre Secondary Plan. The residential development fulfills the maximum permitted density of 3.75 times the area of the lot, as the floor space associated with replacing the church is exempted from the calculation of density.

The development is lower than the maximum permitted building height and implements the Secondary Plan's built form policies.

The mix of residential and institutional uses also enables St. George's Church to continue in its important role of contributing to the life of the community. For all the above reasons, this report reviews and recommends approval of the application to amend the Zoning By-law and

approval in principle of the Site Plan Control Application.

Background Information

Final Report - Zoning and Site Plan Applications - 5350 Yonge Street and 77 Canterbury Place
- St. George's Church

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7693.pdf>)

Communications

(October 15, 2007) e-mail from Shirin Shahifar (NY.Main.NY10.29.1)

NY10.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills