

North York Community Council

Meeting No.	11	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, November 27, 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 30, 2007

Schedule of Timed Items

9:45 a.m.	-	Items NY11.1 – NY11.5
10:00 a.m.	-	Items NY11.6 – NY11.10
10:15 a.m.	-	Items NY11.11 – NY11.14
10:30 a.m.	-	Items NY11.15 – NY11.18
11:00 a.m.	-	Item NY11.36
11:15 a.m.	-	Item NY11.37
11:30 a.m.	-	Item NY11.38
11:45 a.m.	-	Item NY11.39
12:00 p.m.	-	Item NY11.40

NY11.1	ACTION	9:45 AM		Ward: 25
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**Draft By-law - To Permanently Close a Portion of the Public Highway
Overland Drive adjoining 3 Tottenham Road**

Statutory - City of Toronto Act, 2006

(November 13, 2007) Draft By-law from City Solicitor

Recommendations

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

Summary

To enact By-law to permanently close portion of the public highway Overland Drive, adjoining 3 Tottenham Road.

Background Information

Overland - Draft by-law

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8627.pdf>

Overland-Notice of By-law

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8628.pdf>

(Deferred from October 30, 2007)

NY11.2	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-8033.pdf>)

2a Supplementary Report - Removal of One Private Tree - 607 Briar Hill Avenue

(November 5, 2007) Report from General Manager, Parks, Forestry, and Recreation

Summary

This is a supplemental report providing additional information to our August 15, 2007, report. This report is to inform Council that, based on new information about the structural integrity of this tree, a permit was issued for tree removal of one (1) privately owned 87.5 cm diameter black walnut tree (*Juglans nigra*) located at the rear of 607 Briar Hill Avenue.

Based on new information provided by the property owner's Arborist, Urban Forestry supports the request for removal of the subject tree. Our August 15, 2007, report recommended that the request for permission to remove the tree be denied based on information provided by an arborist for the applicant indicating that the tree was in good condition. A supplemental arborist report, received October 26, 2007, details the presence of a structural fault in the subject tree which was not mentioned in the original application.

Background Information

Removal of One Private Tree - 607 Briar Hill Avenue Supplemental Report

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8525.pdf>)

NY11.3	ACTION	9:45 AM		Ward: 25
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Intention to Designate under Part IV of the Ontario Heritage Act - 174 Old Yonge Street

(September 10, 2007) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 174 Old Yonge Street (St. John's Rectory) under Part IV of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act; and
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public 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 state its intention to designate the property at 174 Old Yonge Street (St. John's Rectory) under Part IV of the Ontario Heritage Act. The property is listed on the City of Toronto Inventory of Heritage Properties.

There is concern in the community about the future of the site, which contains a house form building constructed as St. John's Rectory and associated with St. John's Anglican Church, York Mills. In order to allow City Council to control the demolition of this building and the potential redevelopment of the property, City Council must state its intention to designate the property under Part IV of the Ontario Heritage Act and give notice of its intention to the property owner.

Background Information

174 Old Yonge Street - Intention to Designate

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8630.pdf>

3a Intention to Designate under Part IV of the Ontario Heritage Act - 174 Old Yonge Street

(November 12, 2007) Letter from Toronto Preservation Board

Recommendations

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

1. City Council state its intention to designate the property at 174 Old Yonge Street (St. John's Rectory) under Part IV of the Ontario Heritage Act;
2. if there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;
3. if there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

Background Information

174 Old Yonge Street - Intention to Designate-TPB Letter

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8636.pdf>

NY11.4	ACTION	9:45 AM	Delegated	Ward: 16
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Encroachment Agreement Request – 6 Eastview Crescent

(November 8, 2007) Report from District Manager, Municipal Licensing & 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; and
 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.; and
 - 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 6 Eastview Crescent Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of a wooden fence located on the City road allowance.

Background Information

Encroachment Agreement Request – 6 Eastview Crescent

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8602.pdf>

NY11.5	ACTION	9:45 AM	Delegated	Ward: 25
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Encroachment Agreement Request – 35 Old Colony Road

(November 8, 2007) Report from District Manager, Municipal Licensing & 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; and
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.; and
 - 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 35 Old Colony Road, being a one-family detached dwelling first density zone (R1) for an encroachment agreement. The existing encroachments consist of a hedge, four stone gate posts, four lights, stone edging and sprinkler heads located on the City road allowance.

Background Information

Encroachment Agreement Request – 35 Old Colony Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8590.pdf>

NY11.6	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request – 12 McBain Avenue

(November 5, 2007) Report from District Manager, Municipal Licensing & 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; and
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.; and
 - 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 12 McBain Avenue, being a one-family detached dwelling seventh density zone (R7) for an encroachment agreement. The existing encroachment consists of a wooden fence and concrete retaining wall located on the City road allowance.

Background Information

Encroachment Agreement Request – 12 McBain Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8596.pdf>

NY11.7	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request – 17 St. Margarets Drive

(November 5, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

Recommendations

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

1. the owner(s) maintain the shrubs to a height of 0.46 metre to the satisfaction of Transportation Services, North York District.
2. 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; and
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.; and
 - 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 17 St. Margarets Drive, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachments consist of a cedar hedge and shrubs located on the City road

allowance.

Background Information

Encroachment Agreement Request – 17 St. Margarets Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8598.pdf>

NY11.8	ACTION	10:00 AM	Delegated	Ward: 25
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Encroachment Agreement Request – 35 Tottenham Road

(November 5, 2007) Report from District manager, Municipal Licensing & 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 retaining walls to 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
2. that the owner(s) remove the sprinkler heads to 0.46 metres behind the City curb, and must be pop-ups, to the satisfaction of Transportation Services, North York District;
3. that the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
4. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
5. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
6. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
7. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;

8. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
9. the owner(s) pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - 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 35 Tottenham Road, being a one-family detached dwelling forth density zone (R4) for an encroachment agreement. The encroachment consists of existing retaining walls, sprinkler heads and proposed guard rails located on the City road allowance.

Background Information

Encroachment Agreement Request – 35 Tottenham Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8599.pdf>

(Deferred from October 30, 2007)

NY11.9	ACTION	10:00 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/bgnd/backgroundfile-8035.pdf>)

(Deferred from October 30, 2007)

NY11.10	ACTION	10:00 a.m.	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-8034.pdf>)

NY11.11	ACTION	10:15 AM	Delegated	Ward: 25
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Fence Exemption Request - 73 The Bridle Path

(November 12, 2007) Report from District Manager, Municipal Licensing & 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 73 The Bridle Path, 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 fencing to enclose the front yard. A proposed wrought iron and stone post fence with a similar size cedar hedge will extend across the north or street side inside the property line. This part of the fence will be a maximum of approximately 2 metres in height except for the gated driveway entry area which will extend to approximately 3.7 metres for a total distance of approximately 75 metres. There will also be wrought iron fences on both sides of the front yard without stone posts that will be 1.5 metres in height and each will run approximately 39 metres to the front building wall. The west fence will also have a row of similar size cedar hedging.

Background Information

Fence Exemption Request - 73 The Bridle Path

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8595.pdf>)

NY11.12	ACTION	10:15 AM	Delegated	Ward: 10
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Fence Exemption Request - 32 Bayhampton Court

(October 30, 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 32 Bayhampton Court, 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 rear yard at the east and west side of the property and a gate located in the side yard at the rear south-west side of the dwelling. Sections of this fencing on both sides of the property exceed the maximum height of 2.0 metres. The “Comments” section further describes the physical characteristics of the fence.

Background Information

Fence Exemption Request - 32 Bayhampton Court

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8592.pdf>)

(Referred back by City Council on October 22 and 23, 2007)

NY11.13	ACTION	10:15 AM	Delegated	Ward: 23
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Fence Exemption Request and Amendment to By-law 204-2007 - 116 Elmhurst Avenue

(October 26, 2007) Memo from City Clerk

Summary

City Council at its meeting on October 22 and 23, 2007, re-opened North York Community Council Item NY3.2 (City Council - March 5, 6, 7 and 8, 2007) for further consideration, and referred this Item back to the North York Community Council for further consideration.

Background Information

116 Elmhurst Avenue - Memo from City Clerk

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8476.pdf>)

Fence Exemption Request - 116 Elmhurst Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8432.pdf>)

(Deferred from June 26, 2007 and September 10, 2007)

NY11.14	ACTION	10:15 AM	Delegated	Ward: 25, 26
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Sign Variance Request - 150 Kilgour Road

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

Recommendations

Toronto Building, North York Division, recommends that:

1. The request for variance be approved with the following condition:
 - a. the applicant enter into an encroachment with the City of Toronto to permit the erection of the sign on the public road allowance; and
 - b. the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Financial Impact

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

Summary

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

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

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

Background Information

Sign Variance Request - 150 Kilgour Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6789.pdf>)

Communications

(June 25, 2007) e-mail from Karen Grant, IBI Group (NY.Main.NY11.14.1)

(June 25, 2007) letter from Bryan R.G. Smith, North Leaside Residents' Association (NY.Main.NY11.14.2)

14a Sign Variance Request - 1900 and 1929 Bayview Avenue

(November 12, 2007) Report from Director of Building & Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request for variance be approved with the following conditions:
 - a. The applicant enter into an encroachment with the City of Toronto to permit the erection of the sign on the public road allowance; and
 - b. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by John Lohmus of IBI Group, on behalf of Bloorview Kids Rehab, Toronto Rehabilitation Institute and Canadian National Institute for the Blind (CNIB) for approval of a variance from the Former City of North York Sign By-law No. 30788, as amended, and the Former Metropolitan Sign By-law No. 118, as amended, to permit two ground signs.

One of the proposed signs will provide first party advertising for CNIB and third party advertising for two public hospitals known as Bloorview Kids Rehab and the Toronto Rehabilitation Institute. The second proposed sign will provide directional information for the public hospitals which are located on the north side of Kilgour Road east of Bayview Avenue.

Background Information

Sign Variance Request - 1900 and 1929 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8565.pdf>

NY11.15	ACTION	10:15 AM	Delegated	Ward: 10
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Sign Variance Request - 3854 Bathurst Street

(November 10, 2007) Report from Director of Building & Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. the request for variance be refused for the reasons outlined in this report.

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 Roy Dzeko of CBS Outdoor Company, on behalf of the owner of the building, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to install a 10 ft. x 20 ft. single face panel off premise roof sign.

Background Information

Sign Variance Request - 3854 Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8582.pdf>)

NY11.16	ACTION	10:30 AM	Delegated	Ward: 23
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Residential Demolition Application - 12 Anndale Drive & 68 Avondale Avenue

(November 9, 2007) Report from Director of Building & Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

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

Financial Impact

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

Summary

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, applications for demolition permits at 12 Anndale Drive and 68 Avondale Avenue are referred to North York Community Council to refuse or to grant the demolition permits.

The owner requires permission to demolish the existing dwellings in order comply with the City’s requirement that the property be conveyed to the City free and clear of all tenancies, encumbrances and structures for the purpose of constructing a service road.

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

Background Information

Residential Demolition Application - 12 Anndale Drive & 68 Avondale Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8584.pdf>)

NY11.17	ACTION	10:30 AM	Delegated	Ward: 23
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Residential Demolition Application - 126 Holcolm Road

(November 9, 2007) Report from Director of Building & Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

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

Financial Impact

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

Summary

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 126 Holcolm Road is referred to North York Community Council to refuse or to grant the demolition permit.

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

The City of Toronto owns the lands and requires permission to demolish the existing dwelling in order to supplement an area deficient in parkland supply and to facilitate plans to expand the area of the existing Edithvale Park.

Background Information

Residential Demolition Application - 126 Holcolm Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8580.pdf>)

NY11.18	ACTION	10:30 AM	Delegated	Ward: 24
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Residential Demolition Application - 21 Kenaston Gardens

(November 12, 2007) Report from Director of Building & Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request to demolish the residential building be approved subject to the following conditions:
 - a. All debris and rubble be removed immediately and the excavation be filled in;
 - b. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
 - c. The property be left unfenced, graded, sowed and the grass cut and maintained;
 - d. The Owner to obtain building permits and substantially complete the permit application process for the new building on the site of the building to be demolished not later than two (2) years from the day the demolition is commenced; and
 - e. The failure to complete the construction within two years of the issuance of the demolition permit, shall entitle the City Clerk to enter on the collector's roll to collect, similarly to municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for the dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment by the owner, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

Financial Impact

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

Summary

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Chapter 363, Article II “Demolition Control”, the application for demolition of the one storey brick single family dwelling at 21 Kenaston Gardens is referred to North York Community Council to refuse or to grant the demolition permit.

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

A building permit application has not been submitted for replacement of the dwelling unit on this site as the property is being amalgamated with other lands to be developed as a residential condominium.

At this time, pre-application meeting took place with Community Planning respecting the development of the project and the applicant anticipates submission of a development approval application for the project before the end of 2007 or in early 2008.

Background Information

Residential Demolition Application - 21 Kenaston Gardens
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8560.pdf>

NY11.19	ACTION	10:30 AM		Ward: 23
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Residential Demolition Permit Applications - 1-12 Oakburn Crescent & 14-40 Oakburn Place

(November 12, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council approve the request to demolish the subject residential buildings and instruct the Chief Building Official to issue the demolition permits subject to the following conditions:
 - a. prior to the issuance of any demolition permit, any Section 37 agreements related to the development shall have been executed and registered on title;
 - b. prior to the issuance of any demolition permit, the Owner shall have satisfied any conditions contained within the Section 37 agreements that are required to be satisfied prior to demolition permit issuance;
 - c. prior to the issuance of any demolition permit, the Owner shall have satisfied any conditions of the draft plan of subdivision approval that are required to be satisfied prior to demolition permit issuance;

- d. prior to the issuance of any demolition permit, the Owner shall have provided to the City to the satisfaction of the Chief Building Official an Environmental Building Audit (including the dust control plan) completed by a qualified environmental consultant;
- e. prior to the issuance of any demolition permit, the Owner shall have obtained any necessary clearances from Parks, Forestry and Recreation (Urban Forestry Services) with respect to tree protection;
- f. prior to the issuance of any demolition permit, the Owner shall have provided a demolition management plan to the satisfaction of the Chief Building Official;
- g. prior to the issuance of any demolition permit, the Owner shall have provided a tenant communication strategy to the City to the satisfaction of the Chief Planner or designate in consultation with the City Solicitor;
- h. the Owner agrees to fulfill all requirements of the section 37 agreements and the subdivision conditions in relation to demolition control and demolition commencement;
- i. the Owner shall remove all debris and rubble from the site immediately after demolition;
- j. the Owner shall erect a fence in accordance with the provisions of Municipal Code Chapter 363, Article III if deemed appropriate by the Chief Building Official;
- k. the Owner shall maintain the site free of garbage and weeds in accordance with the Municipal Code Chapters 632-5 and 629-10, Paragraph B; and
- l. the Owner shall backfill any holes on the property with clean fill.

Financial Impact

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

Summary

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, "Demolition Control", as amended by By-law No. 1009-2006, the harmonized demolition control by-law, applications for demolition permits are referred to North York Community Council to refuse or to grant the applications, including any conditions to be attached to the demolition permits.

This report recommends approval, subject to conditions, of permits for the proposed demolition of 26, 3-storey residential buildings located at 1-12 Oakburn Crescent and 14-40 Oakburn Place, containing a total of 284 existing residential apartment units. The developer requires permission to demolish the existing dwellings in order to proceed with its phased development of 1,195 residential units that was recently approved by the Ontario Municipal Board.

Background Information

Residential Demolition Permit Applications - 1-12 Oakburn Crescent and 14-40 Oakburn Place
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8603.pdf>

NY11.20	ACTION			Ward: 24
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Request for Policy regarding Signage on Construction Hoarding - North York District

(November 8, 2007) letter from City Clerk

Summary

City Council at its meeting on October 22 and 23, 2007 considered Item NY9.9 headed, “Sign Variance Request - 24 Rean Drive (Ward 24 – Willowdale).”

City Council referred this Item back to the North York Community Council and in so doing referred the following Recommendations back to the North York Community Council, for further consideration:

“The North York Community Council recommends that City Council :

1. direct the General Manager, Transportation Services, to report to the Planning and Growth Management Committee on:
 - a. the policy to provide for signage on construction hoarding, stating what would be required to bring it into conformity with the Sign By-law; and
 - b. examining the possibility that if advertising is allowed on construction hoarding located on City Property, that this be used as a revenue generator for the City.”

Background Information

Sign Variance Request - 24 Rean - Memo to NYCC

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8606.pdf>

Sign Variance Request - NY10.33 - 24 Rean Dr.

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8607.pdf>

Sign Variance Request - NY9.9 - 24 Rean Dr.

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8608.pdf>

Sign Variance Request - 24 Rean Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8609.pdf>

Sign Variance Request - 24 Rean Dr. Attachments 1-9

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8610.pdf>

Sign Variance Request - 24 Rean Dr - communication

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8611.pdf>

NY11.21	ACTION			Ward: 8
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Traffic Control Signals - Finch Avenue West, approximately 200 metres east of Chesswood Drive

(October 29, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. the pedestrian refuge island be removed and that pedestrian-actuated traffic control signals be installed on Finch Avenue West, approximately 200 metres east of Chesswood Drive;
2. the existing bus bays for eastbound and westbound traffic be removed and reconstructed, as detailed in Attachment 2 (Plan NY1657);
3. the City's Legal Division be directed to introduce in Council the appropriate "Road Alterations By-law" to permit the removal of the pedestrian refuge island and construction of the new bus bays; and
4. the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the installation of pedestrian-actuated traffic control signals on Finch Avenue West, approximately 200 metres east of Chesswood Drive, estimated at \$125,000, and all civil work, estimated at \$140,000, are included as part of Transportation Services 2008 Capital Works Program estimates.

Summary

To obtain approval for the installation of pedestrian-actuated traffic control signals on Finch Avenue West, approximately 200 metres east of Chesswood Drive.

The installation of pedestrian-actuated traffic control signals at this location is justified and will improve the pedestrian crossing environment on Finch Avenue West.

Background Information

Traffic Control Signals - Finch Avenue West, approximately 200 metres east of Chesswood Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8369.pdf>

Traffic Control Signals - Finch Avenue West, approximately 200 metres east of Chesswood Drive Map Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8370.pdf>

Traffic Control Signals - Finch Avenue West, approximately 200 metres east of Chesswood

Drive Map Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8371.pdf>)

NY11.22	ACTION			Ward: 8
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Parking Regulation Amendment - Sentinel Road, Finch Avenue West to The Pond Road

(November 1, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Sentinel Road, from a point 182 metres north of the northerly limit of Finch Avenue West to the southerly limit of Murray Ross Parkway;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Sentinel Road, from the northerly limit of Finch Avenue West to a point 137 metres north of the northerly limit of Finch Avenue West;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the west side of Sentinel Road, from the northerly limit of Finch Avenue West to the southerly limit of Murray Ross Parkway;
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on both sides of Sentinel Road, from the northerly limit of Murray Ross Parkway to the southerly limit of The Pond Road;
5. Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping Anytime prohibition on both sides of Sentinel Road, from Finch Avenue West to The Pond Road; and
6. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

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

Summary

To obtain approval to amend the existing parking regulations on both sides of Sentinel Road, between Finch Avenue West and The Pond Road, in order to eliminate all on-street parking/stopping within the limits of the bicycle lanes.

The parking regulation amendments will address the conflict between on-street parking/stopping and cyclists.

Background Information

Parking Regulation Amendment - Sentinel Road, Finch Avenue West to The Pond Road
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8372.pdf>)

Parking Regulation Amendment - Sentinel Road, Finch Avenue West to The Pond Road Map Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8373.pdf>)

NY11.23	ACTION		Delegated	Ward: 9
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Parking Regulations - Beffort Road & Hanover Road

(November 7, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to delete the no parking anytime prohibition on both sides of Beffort Road, from Hanover Road to Katherine Road;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of Beffort Road, from Hanover Road to Katherine Road;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west/south side of Beffort Road, from a point 535 metres north of Katherine Road to Hanover Road;
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Beffort Road, from a point 111 metres north of Katherine Road to a point 93 metres northerly thereof;
5. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Beffort Road, from Katherine Road to a point 111 metres northerly thereof;

6. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Beffort Road, from a point 204 metres north of Katherine Road to a point 535 metres north of Katherine Road;
7. Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to delete the no parking anytime prohibition on both sides of Hanover Road, from the westerly limit of Hanover Road to Beffort Road;
8. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Hanover Road, from the westerly limit of Hanover Road to Beffort Road;
9. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Hanover Road, from Beffort Road to Maniza Road;
10. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the south side of Hanover Road, from the westerly limit of Hanover Road to Maniza Road; and
11. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bill that is required.

Financial Impact

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

Summary

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

To obtain approval to amend parking prohibitions on Beffort Road/Hanover Road in order to address the residents' concerns with the lack of on-street parking during the evenings and weekends.

The amendments to the parking regulations on Beffort Road/Hanover Road, between Katherine Road and Maniza Road, will address the residents' concerns.

Background Information

Parking Regulations - Beffort Road & Hanover Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8374.pdf>)

Parking Regulations - Beffort Road & Hanover Road Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8375.pdf>)

NY11.24	ACTION			Ward: 15
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Turn/Entry Prohibition - 3303 Dufferin Street

(November 1, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. westbound left turns to Dufferin Street be prohibited at all times, from the private driveway at 3303 Dufferin Street, on the east side of Dufferin Street, 18 metres north of Rancee Avenue;
2. entry be prohibited at all times, from Dufferin Street to the private driveway at 3303 Dufferin Street, 18 metres north of Rancee Avenue; and
3. the appropriate City officials be authorized to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the implementation of the turn and entry prohibitions at 3303 Dufferin Street, are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to implement a westbound left turn prohibition and an entry prohibition at the private driveway for 3303 Dufferin Street, located on the east side of Dufferin Street, north of Rancee Avenue.

The installation of the turn prohibition and entry prohibition will allow for effective enforcement by the Toronto Police Service.

Background Information

Turn/Entry Prohibition - 3303 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8355.pdf>)

Turn/Entry Prohibition - 3303 Dufferin Street Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8356.pdf>)

NY11.25	ACTION		Delegated	Ward: 16
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All-Way Stop Control - Dunblaine Avenue at Falkirk Street

(October 25, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule XVIII and XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Dunblaine Avenue and Falkirk Street; 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 installation of an all-way stop control 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 introduce an all-way stop control at the intersection of Dunblaine Avenue and Falkirk Street.

The installation of an all-way stop control at the intersection of Dunblaine Avenue and Falkirk Street will address the existing right-of-way conflicts for motorists and pedestrians.

Background Information

All-Way Stop Control - Dunblaine Avenue at Falkirk Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8357.pdf>)

All-Way Stop Control - Dunblaine Avenue at Falkirk Street Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8358.pdf>)

NY11.26	ACTION		Delegated	Ward: 23
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Parking Regulations - Blakeley Road

(October 25, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District, recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the east side of Blakeley Road, from the southerly limit of Finch Avenue West to the northerly limit of Lorraine Drive;

2. Schedule VIII of By-law No. 31001, of the former City of North York , be amended to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the west side of Blakeley Road, from the southerly limit of Finch Avenue West to the northerly limit of Lorraine Drive;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on both sides of Blakeley Road, from 8:00 a.m. to 6:00 p.m., Monday to Friday, from Lorraine Drive to a point 82 metres north; and
4. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bills that are required.

Financial Impact

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

Summary

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

To obtain approval to amend the parking regulations on Blakeley Road, as a result of recent geometric changes.

The proposed amendments will address the concerns of the residents on Blakeley Road.

Background Information

Parking Regulations - Blakeley Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8418.pdf>)

Parking Regulations - Blakeley Road Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8419.pdf>)

NY11.27	ACTION			Ward: 23
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Prohibited U-Turns - Sheppard Avenue East at Bonnington Place

(November 1, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. westbound u-turns be prohibited at anytime on Sheppard Avenue East, between Bonnington Place and Doris Avenue; and

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

Financial Impact

All costs associated with the implementation of the u-turn prohibition are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to prohibit westbound u-turns on Sheppard Avenue East, between Bonnington Place and Doris Avenue.

The implementation of the prohibited u-turns will improve safety on Sheppard Avenue East, between Bonnington Place and Doris Avenue.

Background Information

Prohibited U-Turns - Sheppard Avenue East at Bonnington Place
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8353.pdf>

Prohibited U-Turns - Sheppard Avenue East at Bonnington Place Map Attachment 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8354.pdf>

NY11.28	ACTION		Delegated	Ward: 24
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Parking Restriction - Barberrry Place

(November 1, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibition on the west side of Barberrry Place, from the southerly limit of Kenaston Gardens to the southerly limit of Rean Drive (38 metres south of Kenaston Drive);
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Barberrry Place, from the south limit of Kenaston Gardens to the south limit of Rean Drive; and
3. the appropriate City Officials be authorized and directed to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

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

Summary

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

To obtain approval to prohibit parking at anytime on the west side of Barberrry Place, between Kenaston Gardens and Rean Drive.

The implementation of the parking restrictions will improve visibility for motorists at the junction of Barberrry Place and Rean Drive and a condominium access.

Background Information

Parking Restriction - Barberrry Place

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8364.pdf>)

Parking Restriction - Barberrry Place Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8365.pdf>)

NY11.29	ACTION		Delegated	Ward: 24
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School Zone Review - Cliffwood Road (Cliffwood Public School)

(October 31, 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 delete the "No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday", on the north and west side of Cliffwood Road, from the westerly limit of the south leg of Cherrystone Drive to the southerly limit of Aspenwood Park;
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended to install "No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south and east side of Cliffwood Road, from the west limit of Cherrystone Drive to the north limit of Hawleaf Crescent;
3. Schedule X of By-law No. 31001, of the former City of North York, be amended by adding 15 minute permitted parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north and west side of Cliffwood Road, from the west limit of Cherrystone Drive to the north limit of Hawleaf Crescent; and
4. the appropriate City officials be authorized and directed to take any action necessary to

give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Financial Impact

All costs associated with the amendment of the parking and stopping prohibitions on Cliffwood 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 amend the existing parking and stopping restrictions on the north and west sides of Cliffwood Road, west of Cherrystone Drive.

Amendments to the parking and stopping restrictions will address the residents' and school administration's concerns and improve pedestrian safety as well as two-way traffic flow on Cliffwood Road.

Background Information

School Zone Review - Cliffwood Road (Cliffwood Public School)

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8361.pdf>)

School Zone Review - Cliffwood Road (Cliffwood Public School) Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8362.pdf>)

NY11.30	ACTION		Delegated	Ward: 26
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Stop Control - William Morgan Drive at William Morgan Drive

(October 25, 2007) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. northbound traffic be required to stop on William Morgan Drive (north-south leg), at William Morgan Drive (east-west leg); 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 installation of a stop control 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 introduce a compulsory stop control for northbound motorists at the intersection of William Morgan Drive and William Morgan Drive.

The installation of a compulsory stop control for northbound traffic at the intersection of William Morgan Drive and William Morgan Drive will address the existing right-of-way conflicts for motorists and pedestrians.

Background Information

Stop Control - William Morgan Drive at William Morgan Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8366.pdf>)

Stop Control - William Morgan Drive at William Morgan Drive Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8367.pdf>)

NY11.31	ACTION		Delegated	Ward: 34
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School Zone Review - Greenland Road (Greenland Public School)

(November 1, 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 by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday on the south side of Greenland Road, from a point 61 metres east of the easterly limit of The Donway East to the westerly limit of Plateau Crescent;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the south side of Greenland Road, from the easterly limit of The Donway East to the westerly limit of Greenland Road Public School;
3. Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Greenland Road, from a point 61 metres east of the east limit of The Donway East to the west limit of Plateau Crescent;
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by adding No Parking, from 4:00 p.m. to 8:00 a.m., on the south side of Greenland Road, from a point 61 metres east of the east limit of The Donway East to the west limit of

Plateau Crescent;

5. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit Stopping, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Greenland Road, from the east limit of The Donway East to the west limit of Plateau Crescent;
6. By-law No. 32759, of the former City of North York, be amended by deleting the School Bus Loading Zone, on the south side of Greenland Road, from a point 91 metres east of the easterly limit of The Donway East to a point 31 metres easterly thereof; and
7. the appropriate City Officials be authorized and directed to take whatever action deemed necessary to implement the foregoing including the introduction of any bills that are required.

Financial Impact

All costs associated with the amendments to the School Bus Loading Zone, parking and stopping regulations on Greenland 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 the City policy or by-laws.

To obtain approval to amend the existing stopping and parking regulations on Greenland Road, in the vicinity of Greenland Public School and to remove the existing designated School Bus Loading Zone.

The amendments to the stopping and parking regulations and the removal of the School Bus Loading Zone on Greenland Road will address concerns related to student pick-up and drop-off activities in front of the school.

Background Information

School Zone Review: Greenland Road (Greenland Public School)
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8347.pdf>
 Greenland Road (Greenland Public School) Map Attachment 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8348.pdf>

NY11.32	ACTION		Delegated	Ward: 15, 16, 25
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York-Eglinton and Uptown Yonge Business Improvement Areas (BIAs) Board of Management Additions and Deletions

(November 9, 2007) Report from Acting Director, Small Business and Local Partnerships

Recommendations

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

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

Financial Impact

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

Summary

The purpose of this report is to recommend North York Community Council approve deletions and additions to the Uptown Yonge and York-Eglinton BIA Boards of Management. The North York Community Council has the delegated authority to make final decisions regarding BIA appointments.

Background Information

York-Eglinton and Uptown Yonge BIA Board of Management

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8612.pdf>)

York-Eglinton and Uptown Yonge BIA Board of Management - Attach 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8613.pdf>)

NY11.33	ACTION			Ward: 15
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Preliminary Report - Rezoning Application - 601- 605 Oakwood Ave

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

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes to amend the former City of York Zoning By-law to permit commercial, office and service uses at grade and six residential units above in the existing two-storey building at 601-605 Oakwood Ave.

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 recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for summer 2008, provided that any required information is submitted in a timely manner.

Background Information

Preliminary Report - Rezoning Application - 601-605 Oakwood Ave
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8344.pdf>

(Deferred from October 30, 2007)

NY11.34	ACTION			Ward: 25
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Final Report - Rezoning Application - 4155 Yonge Street

(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-8036.pdf>)

NY11.35	ACTION			Ward: 23, 24
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North York Centre Secondary Plan Amendments to the Density Incentive for Below-Grade Bicycle Storage OMB Appeals and Proposed Settlement Report

Confidential - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

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

Recommendations

The City Planning Division recommends that:

1. City Council City Council adopt the confidential recommendations in Attachment 1; and
2. City Council authorize the public release of the confidential recommendations and information in Attachment1 if the recommendations are adopted by Council.

Financial Impact

The recommendations in this report have no financial impact.

Summary

City Council's adopted amendment to the North York Centre Secondary Plan respecting below-grade bicycle storage has been appealed to the Ontario Municipal Board (OMB). Staff have met with the appellants to discuss proposed changes that would form the basis of a settlement before the OMB.

The purpose of this report is to summarize the appellant's issues and recommend changes that would form the basis of a settlement before the OMB. As this matter is currently before the OMB, Staffs' recommended changes are provided as Confidential Information in Attachments 1a) to 1e).

Background Information

Below-Grade Bicycle Storage OMB Appeals and Proposed Settlement Report
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8479.pdf>

NY11.36	ACTION	11:00 AM		Ward: 24
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Final Report – Common Elements Condominium Application and Part Lot Control Exemption Application – 198 & 202 Finch Avenue East

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under by-law 229-2000, City Council be advised that the Chief Planner or his designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 2, which except as otherwise noted must be fulfilled prior to the release of the Plan of Condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner deems to be appropriate to address matters arising from the on-going technical review of this development;
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire two years after it has been enacted;
3. City Council authorize the City Solicitor to introduce the necessary Bill provided that prior to the introduction of the Bill:

- a. the owner provides proof of payment to the satisfaction of the City Solicitor of all tax arrears and current property taxes for the subject site; and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate;
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title; and
 5. City Council 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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The new provisions for Draft Plan of Common Elements Condominium now require that a public meeting be held.

The application for a common elements condominium proposes a common driveway and landscape strip on lands known municipally as 198 and 202 Finch Avenue East. The application is required to provide legal access to the individual units and to ensure shared ownership and maintenance of the driveway and landscaping by the condominium corporation.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of conveyable lots for seven, 3-storey residential townhouses. In addition, this report recommends that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior consent of the Chief Planner or his designate.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application for Part Lot Control Exemption.

Background Information

Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 198 & 202 Finch Avenue East
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8343.pdf>)

NY11.37	ACTION	11:15 AM		Ward: 23
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Final Report - Rezoning, Site Plan - 112 Spring Garden Avenue

Statutory - Planning Act, RSO 1990

(November 8, 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 City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. City Council approve in principal the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 10 subject to stylistic and technical changes; and
4. City Council authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application once the conditions set out in Attachment 10 are satisfied, including entering into a satisfactory Site Plan Control Agreement.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the Zoning By-law to permit the construction of a one storey addition to the existing place of worship at 112 Spring Garden Avenue. The addition would consist of a gymnasium and recreational and program space for present and future church and community programs.

The application conforms to the policies of the North York Centre Secondary Plan. The proposed development is less than the permitted density of 1.5 times the area of the lot and is lower than the maximum permitted building height. The addition would also retain and enhance the place of worship's ability to contribute to the recreational and community needs of the North York Centre residents.

For these 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 - Rezoning, Site Plan - 112 Spring Garden Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8379.pdf>

NY11.38	ACTION	11:30 AM		Ward: 23
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Request for Direction Report - Rezoning & Site Plan Control Applications - 2996-3004 Bayview Avenue

(November 12, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council support in principle an amendment to the Zoning By-law to allow two single detached dwellings and fourteen townhouses on the site with a maximum combined gross floor area of 3,422 m² subject to the provisions as generally outlined in Attachment 5.
2. City Council support, in principle, the Site Plan Control application for the proposed development, subject to the zoning requirements of Recommendation (2) and subject to the site plan control approval conditions as outlined in Attachment 6.
3. City Council authorize the City Solicitor and the appropriate City staff to attend at the Ontario Municipal Board to support the above recommendations as further outlined in this report and authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to the recommendations of this report.

Summary

An application for rezoning has been submitted to permit fourteen 3-storey townhouses and 2 single detached dwellings at 2996 – 3004 Bayview Avenue.

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

Background Information

Rezoning & Site Plan Control Applications - Request for Direction Report - 2996-3004 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8588.pdf>

NY11.39	ACTION	11:45 AM		Ward: 23
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Final Report - Official Plan Amendment - 20 Senlac Road

Statutory - Planning Act, RSO 1990

(November 12, 2007) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2.

Financial Impact

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

Summary

An application for an Official Plan Amendment has been submitted to permit four single detached residential dwellings at 20 Senlac Road. At the time of the original rezoning application in 2004, the proposed development conformed to the former City of North York's Official Plan. This application is required to permit the development to be within 10 metres of top-of-bank of the adjacent ravine, a requirement of the City of Toronto Official Plan.

The purpose of this report is to recommend approval of the proposed Official Plan Amendment.

Background Information

Final Report - Official Plan Amendment - 20 Senlac Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8559.pdf>

NY11.40	ACTION	12:00 PM		Ward: 10
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Final Report - Official Plan and Zoning By-law Amendment Applications - Demolition Application under Municipal Code Chapter 667 - 695 – 717 Sheppard Avenue West

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 8;
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9;
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
4. before introducing the necessary Bills for enactment, City Council require the owner to enter into a Section 37 Agreement with the City to the satisfaction of the City Solicitor to provide or fund the following facilities, services and/or matters:
 - a. a cash contribution of \$180,000 to be dedicated to improving existing recreational capital facilities in the local area, the specific location to be determined through continuing discussions between City Planning staff, the Local Councillor, Parks, Forestry and Recreation staff and other City Divisions as required;
 - b. a cash contribution of \$25,000 to be dedicated to landscaping a remnant parcel created by the realignment of the Sheppard Avenue West and Yeomans Road intersection abutting the development parcel on the east; and
 - c. a cash contribution of \$50,000 in lieu of replacement of any of the residential rental units to be demolished, subject to the conditions of approval of the demolition permit under Municipal Code Chapter 667. This payment is to be directed to the Capital Revolving Fund for Affordable Housing;
5. City Council approve the application to demolish the existing 11 houses at 695, 697, 699, 701, 703, 705, 707, 711, 713, 715, and 717 Sheppard Avenue West pursuant to Municipal Code Chapters 667 and 363 subject to the following condition under Chapter 667:
 - a. the owner of the property to make a cash payment to the City in the amount of \$50,000 in lieu of replacement of any residential rental units contained on the subject properties, prior to the issuance by the Chief Planner of preliminary approval of the application under Chapter 667. This payment is to be directed to the Capital Revolving Fund for Affordable Housing;
6. City Council authorize the Chief Planner to issue a preliminary approval to the application to demolish the rental housing units under Municipal Code Chapter 667 after the condition in Recommendation 5a. is satisfied;
7. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner has issued the preliminary approval in Recommendation 6, on the condition that:

- a. prior to the issuance of the demolition permit, the Site Plan Control application for the temporary sales pavilion has been approved, including the submission of financial securities to guarantee landscaping provisions on site to the satisfaction of the Director, Community Planning, North York District;
 - b. the Owner remove all debris and rubble from the site immediately after demolition;
 - c. the Owner erect a fence in accordance with the provisions of Municipal Code Chapter 363, Article III if deemed appropriate by the Chief Building Official;
 - d. the Owner maintain the site free of garbage and weeds in accordance with the Municipal Code Chapters 632-5 and 629-10, Paragraph B;
 - e. the Owner backfills any holes on the property with clean fill;
 - f. the Owner erect a residential building on site no later than three (3) years from the day demolition of the buildings is commenced; and
 - g. should the Owner fail to complete the new building within the time specified in condition f., the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued; and
8. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act, after the Chief Planner has given preliminary approval under Recommendation 6, which permit may be included in the demolition permit for Chapter 667 under § 363-11.1E, of the Municipal Code.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The redevelopment applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The Planning Act applications propose to amend the Sheppard West/Dublin Secondary Plan and Zoning By-law 7625 to permit the construction of an eight-storey mixed-use building with commercial uses at grade and residential units above at 695 – 717 Sheppard Avenue West. This development parcel is comprised of an assembly of 11 properties that previously contained 11 rental housing units and one owner-occupied unit. The application under Chapter 667 of the Municipal Code proposes the demolition of the 11 rental dwelling units which is prohibited without a permit issued under Section 111 of the City of Toronto Act.

The redevelopment proposal is in keeping with the objectives of the Secondary Plan to encourage a diversity of office, commercial, institutional and residential uses along Sheppard

Avenue West while protecting the abutting lower density residential uses.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law and approval of the application to demolish the existing single detached dwellings.

Background Information

Final Report - Official Plan and Zoning By-law Amendment Applications - Demolition Application under Municipal Code Chapter 667 - 695 y 717 Sheppard Avenue West (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8605.pdf>)

NY11.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills