

North York Community Council

Meeting No.	5	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, May 1, 2007	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

The Decision Document is for preliminary reference purposes only. Please refer to the Community Council's Report to City Council or to the Minutes for the official record.

How to Read the Decision Document:

- *Recommendations of the Community Council to City Council and decisions made by the Community Council under its delegated authority appear after the item heading.*
- *Other action taken by the Community Council which does not require Council's approval, is listed in the decision document under the heading "Decision Advice and Other Information" at the end of the item.*
- *Declarations of Interest, if any, appear at the end of an item.*

NY5.1	Information	Deferred	Transactional	Ward: 26
-------	-------------	----------	---------------	----------

Inclusion on the City of Toronto Inventory of Heritage Properties - 211 Laird Drive

(April 16, 2007) report from Director, Policy and Research, City Planning Division

Committee Recommendations

Summary

This report recommends that City Council include the property at 211 Laird Drive (Pease Foundry Company Building) on the City of Toronto Inventory of Heritage Properties.

The inclusion of the property on the City's heritage inventory would enable staff to monitor the site and encourage the retention of its heritage attributes in any proposed development.

Background Information

Heritage-211LairdDr

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2989.pdf>)

Heritage-211LairdDrattachment1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2990.pdf>)

Heritage-211LairdDrattachment2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2991.pdf>)

Heritage-211LairdDrattachment3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2992.pdf>)

Communications

(April 30, 2007) letter from Steven A. Zakem, Aird & Berlis, on behalf of the property owners of 211 Laird Dr - NY5.1.1

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (April 16, 2007) from the Director, Policy and Research, City Planning Division, to the next meeting on May 29, 2007, on the understanding that the property owners will not demolish the building in the interim.

NY5.2	Information	Deferred	Transactional	Ward: 24
-------	-------------	----------	---------------	----------

Removal of Eleven (11) City Owned Trees - 2901 Bayview Avenue

(April 11, 2007) report from Brenda Librecz, General Manager, Parks, Forestry and Recreation

Summary

To report on a request filed by the property owner for permission to remove eleven (11) City-owned boulevard trees, located on the Bayview Avenue frontage. Tree removal is required to accommodate the construction of an access route that will be used during construction. The route will provide access for overhead cranes, and the delivery of supplies during the construction of a 15-storey residential condominium that was approved by the Ontario Municipal Board (OMB).

The applicant has explored alternative access options including the usage of a neighbouring property and the closure of the Bayview Avenue northbound curb lane, with permission for both options being denied by the neighbour and Transportation Services respectively.

Removing and replacing the eleven (11) trees at the applicant's expense with cash-in-lieu being

provided for additional tree planting in the community will allow the OMB-approved development to proceed and improve the growing environment for City-owned trees on the site.

Background Information

Removal of Eleven (11) City Owned Trees - 2901 Bayview Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2957.pdf>)

Communications

(April 24, 2007) letter from Neil Pattison, Manager of Development, Daniels HR Corporation on behalf of the applicant - NY5.2.1

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (April 11, 2007) from the General Manager, Parks, Forestry and Recreation, to allow the applicant to submit an alternative plan and such plan and report be dealt with by the North York Community Council at its meeting on September 10, 2007.

NY5.3	Information	Received	Delegated	Ward: 25
-------	-------------	----------	-----------	----------

Fence Exemption Request - 29 Upper Canada Drive

(March 6, 2007) report from Manager, Municipal Licensing and Standards, North York District

Committee Decision

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 29 Upper Canada Drive 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.

The subject of this exemption request is an existing lattice frame wood fence that runs parallel to the apartment building wall in the front yard. The fence is 1.53 to 1.68 metres in height and is 46.2 metres in length.

Background Information

Request for a Fence Exemption - 29 Upper Canada Drive
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2876.pdf>)

Decision Advice and Other Information

The North York Community Council:

1. received the report (March 6, 2007) from the District Manager, Municipal Licensing and Standards, North York District, and took no action on the fence exemption request because the applicant's representative advised the North York Community Council that the property owner was withdrawing the request.

NY5.4	Information	Received	Delegated	Ward: 25
-------	-------------	----------	-----------	----------

Fence Exemption Fence - 31 Upper Canada Drive

(March 6, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

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 31 Upper Canada Drive 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.

The subject of this exemption request is an existing lattice frame wood fence that runs parallel to the apartment building wall in the front yard. The fence is 1.53 to 1.63 metres in height and is 44.25 metres in length.

Background Information

Request for a Fence Exemption - 31 Upper Canada Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2873.pdf>

Decision Advice and Other Information

The North York Community Council:

1. received the report (March 6, 2007) from the District Manager, Municipal Licensing and Standards, North York District, and took no action on the fence exemption request, because the applicant's representative advised the North York Community Council that

the property owner was withdrawing the request.

NY5.5	Information	Adopted	Delegated	Ward: 24
-------	-------------	---------	-----------	----------

Fence Exemption Request - 45 Citation Drive

(March 6, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

The North York Community Council:

1. refused the fence exemption request.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 45 Citation Drive to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard can be 2 metres.

The subject of this exemption request is an existing board on board fence with lattice extension that forms part of the pool enclosure in the rear yard of the property. The maximum fence height varies from 2.36 metres to 2.41 metres including post and caps. The section of fence in question extends west from the southwest side of the house, along the west, south and east property lines up to the east side of the house connecting to a legal fence for a distance of 81.6 metres.

Background Information

Request for a Fence Exemption - 45 Citation Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2872.pdf>

Communications

(April 26, 2007) letter from Jeffrey M. Steinberg - NY5.5.1

(April 24, 2007) letter from Anna Hiew - NY5.5.2

NY5.6	Information	Deferred	Delegated	Ward: 25
-------	-------------	----------	-----------	----------

Encroachment Agreement Request - 183 Banff Road

(April 11, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Summary

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

The purpose of this report is to consider a request by the owner(s) of 183 Banff Road being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachment consists of hedges, a walkway with steps, landscaping rocks, retaining walls with guards, and a porch with steps including guardrails. The proposed encroachment consists of a wooden fence located on the City road allowance.

Background Information

Encroachment Agreement Request - 183 Banff Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2897.pdf>

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (April 11, 2007) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on May 29, 2007.

NY5.7	Information	Adopted	Delegated	Ward: 15
-------	-------------	---------	-----------	----------

Encroachment Agreement Request - 75 Hillmount Avenue

(April 5, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner remove all existing paths (walkways) that connect to the City curb to the satisfaction of Transportation Services, North York District;

- b. the proposed sprinkler system to be a minimum of 0.45 metre behind the City curb to the satisfaction of Transportation Services, North York District;
- c. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
- d. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- e. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
- f. 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;
- g. the indemnification to the City by the owner 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;
- h. 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
- i. the owner pay the following fees:
 - i. Application Fee of \$447.81 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

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 75 Hillmount Avenue being a one-family detached dwelling Fourth Density Zone (R4), for an encroachment agreement. The existing encroachment consists of timber edging, trees and paths. The proposed encroachment consists of concrete walls, natural stone steps, flagstone path, flagstone paving, various light fixtures, sprinkler system, river stone, raised planter areas and various landscaping plants located on the City road allowance.

Background Information

Encroachment Agreement - 75 Hillmount Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2893.pdf>)

NY5.8	Information	Adopted	Delegated	Ward: 33
-------	-------------	---------	-----------	----------

Encroachment Agreement Request - 98 Alamosa Drive

(April 5, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

The North York Community Council:

1. approved the encroachment application, subject to the following conditions:
 - a. that the owner remove the existing boulders or relocate to a minimum of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
 - b. that the owner remove the existing rock with the house number or relocate to a minimum of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
 - c. that the owner remove the existing river rock or relocate to a minimum of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
 - d. that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - e. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - f. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - g. 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;
 - h. the indemnification to the City by the owner 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;

- i. 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
- j. the owner pay the following fees:
 - i. Application Fee of \$456.32 (paid);
 - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - iii. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

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 98 Alamosa Drive, being a one-family detached dwelling Third Density Zone (R3), for an encroachment agreement. The encroachment consists of decorative boulders, heated driveway, chain link fence, wrought iron fence, irrigation heads, rock with house number, river rock, low voltage lighting, plant bed, a hedge, various trees and shrubs located on the City road allowance.

Background Information

Encroachment Agreement Request -

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2892.pdf>

NY5.9	Information	Amended	Delegated	Ward: 23
-------	-------------	---------	-----------	----------

Noise Exemption Request - 18 Spring Garden Avenue

(March 14, 2007) report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

The North York Community Council:

1. does not support the appeal on the noise exemption request.

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 Rosedale Development Inc. to be exempted from Chapter 591 - Noise, section 591-4B(7). This section states that the operation of construction equipment is prohibited 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. on Saturdays, Sundays and statutory holidays.

The subject of this exemption request is to permit 'cement finishing' from 7 p.m. to 11 p.m., Monday to Friday, from February 1, 2007 until August 31, 2007. This activity requires the use of gas powered cement trowels to level the cement floors.

Background Information

Noise Exemption Request - 18 Spring Garden Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2895.pdf>)

Communications

(April 24, 2007) e-mail from Judith Wolfe - NY5.9.1

(April 24, 2007) e-mail from Joy Muter and Dr. Geoffrey Powers - NY5.9.2

(April 24, 2007) letter from Heather Whitney - NY5.9.3

(April 25, 2007) e-mail from Doreen Blumenthal - NY5.9.4

(April 27, 2007) e-mail from Robert T. Correll - NY5.9.5

(April 28, 2007) e-mail from Garth Mayville - NY5.9.6

(April 30, 2007) letter from David Eichler, Assistant Project Manager, The Conservatory Group - NY5.9.7

(April 30, 2007) e-mail from J.E. Mahoney - NY5.9.8

(April 30, 2007) e-mail from Julie He - NY5.9.9

(April 30, 2007) e-mail from Amita Shunglu - NY5.9.10

(April 25, 2007) e-mail from Mel Katzman - NY5.9.11

Decision Advice and Other Information

The North York Community Council:

1. requested the District Manager, Municipal Licensing and Standards, North York District, to:
 - a. investigate the noise violations to-date for the subject site and lay charges if appropriate;
 - b. enforce the noise by-law on a daily basis, and if possible, seek injunctive relief for the property at 18 Spring Garden Avenue;
 - c. report to the North York Community Council meeting on May 29, 2007, detailing the history of complaints at 18 Spring Garden Avenue and why a motion from the North York Community Council was necessary to enforce the noise by-law, such report to include what actions the City can take to prevent

this occurrence from taking place again; and

- d. report to the North York Community Council on the feasibility of securing a substantial letter of credit or deposit from builders in order to ensure compliance with the Noise By-law;
2. requested the City Solicitor to submit a report to the North York Community Council on how the Noise By-law can be re-written so that more immediate action can be taken on noise complaints; and
 3. requested the appropriate City Officials, to report to the North York Community Council at its meeting on May 29, 2007, on any other permits or approvals that may be required at 18 Spring Garden Avenue;

NY5.10	Information	Deferred	Delegated	Ward: 34
--------	-------------	----------	-----------	----------

Sign Variance Request - 135 Fenelon Drive

(March 13, 2007 report from Director of Building and Deputy Chief Building Official, North District

Summary

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

The purpose of this report is to review and make recommendations on a request by Daniel Pitoscia of Strategic Media, on behalf of the property owner Beaux Properties, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a non-illuminated wall sign at the above noted location.

The proposed wall sign, which has been erected without the benefit of a sign permit, measures 18.3 m high x 12.2 m wide (60'-0" by 40'- 0") and spans the top 7 storeys of the existing 19 storey apartment building. The sign is an off premise sign, for advertising purposes, located on the north wall of the building.

This off premise sign is prohibited under the former City of North York Sign By-law No. 30788, as amended.

Background Information

Sign Variance Request - 135 Fenelon Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2877.pdf>

Communications

- (March 16, 2007) letter from Stanely Makuch, Cassels Brock, Solicitor, on behalf of the applicant - NY5.10.1
- (March 23, 2007) e-mail from Alison Gorbould - NY5.10.2
- (March 23, 2007) e-mail from Peter de Konig - NY5.10.3
- (March 24, 2007) e-mail from Roxanne Ignatius - NY5.10.4
- (March 25, 2007) e-mail from Corinne Alstrom - NY5.10.5
- (March 25, 2007) e-mail from Stewart C. Russell - NY5.10.6
- (March 26, 2007) e-mail from Raj Bharati - NY5.10.7
- (March 26, 2007) e-mail from Amy Stewart - NY5.10.8
- (March 25, 2007) e-mail from Albert Kwan - NY5.10.9
- (April 23, 2007) letter from Stanley Makuch, Cassels Brock, on behalf of Strategic Media - NY5.10.10
- (April 26, 2007) e-mail from Amy Stewart - NY5.10.11
- (April 27, 2007) e-mail from Alison Gorbould - NY5.10.12
- (April 29, 2007) e-mail from Steve Mercer - NY5.10.13
- (April 29, 2007) e-mail from Alice Barton - NY5.10.14

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (March 13, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on May 29, 2007.

NY5.11	Information	Adopted	Delegated	Ward: 15
--------	-------------	---------	-----------	----------

Sign Variance Request - 192 Bridgeland Avenue

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

Committee Decision

The North York Community Council:

1. approved the request to permit one ground sign located at the north end of the property and a wall sign with an area of 13.16 square meters to be erected on the second storey, north elevation at 192 Bridgeland Avenue: and
2. directed that the applicant be advised upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official and necessary approvals from the Ministry of Transportation.

Summary

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

The purpose of this report is to review and make recommendations on a request by Mark MacLean of Kaboom Fireworks Inc., on behalf of the property owners Bridgecorp Canada Inc., for an approval of variances from former City of North York Sign By-law No. 30788, as amended to permit installation of one illuminated, double faced ground sign on the north end of the property perpendicular to Highway 401 and one illuminated, wall sign on the north wall of the building facing the highway with a sign area of 13.16 sq.m.

Background Information

Sign Variance Request - 192 Bridgeland Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2983.pdf>)

NY5.12	Information	Adopted	Delegated	Ward: 16
--------	-------------	---------	-----------	----------

Sign Variance Request - 3705 Bathurst Street

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

Committee Decision

The North York Community Council:

1. approved the request to permit one identification ground sign located at the south side of the property with an area of 3.4 square meters at 3705 Bathurst Street; and
2. directed that the applicant, be advised upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Summary

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

The purpose of this report is to review and make recommendations on a request by Svetlana Levant of Permit World, on behalf of the property owners Terrace Gardens Retirement Residence, for an approval of a variance from former City of North York Sign By-law No. 30788, as amended to permit installation of one identification double faced ground sign on the south side of the property.

Background Information

Request for Sign Variance - 3705 Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2994.pdf>)

NY5.13	Information	Deferred	Delegated	Ward: 16
--------	-------------	----------	-----------	----------

Sign Variance Request - 3334 Yonge Street

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Sid Catalano of Pattison Outdoor, on behalf of Wendelyn Financial Services, for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended to permit erection of one illuminated double-faced off premise roof sign at 3334 Yonge Street.

The former City of Toronto Sign By-law No. 297, as amended, does not allow any roof signs in the MCR zone where this property is located. There are existing roof signs within the close proximity that obtained council approvals prior to the erection of these signs.

Background Information

Sign Variance Request - 3334 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2973.pdf>)

Communications

(April 26, 2007) e-mail from Amy Stewart - NY5.13.1

(April 27, 2007) e-mail from Alison Gorbould - NY5.13.2

(April 30, 2007) e-mail from Stewart C. Russell - NY5.13.3

(April 29, 2007) e-mail from Sara Lipson - NY5.13.4

(April 29, 2007) e-mail from Steve Mercer - NY5.13.5

(April 29, 2007) e-mail from Alice Barton - NY5.13.6

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (April 17, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on May 29, 2007, in order that the residents on the east side of Yonge Street may be notified of this matter.

NY5.14	ACTION	Adopted	Transactional	Ward: 23
--------	--------	---------	---------------	----------

Sign Variance Request - 5900 Yonge Street

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. refuse the sign variance request.

Summary

This staff report is about a matter that community council has not been delegated authority to make a final decision.

The purpose of this report is to review and make recommendations on a request by Roman Kaske, on behalf of Barent Investments Ltd. for approval of a variance from the City of North York By-law No. 30788, as amended, to permit the erection of an animated flashing off premise ground sign located at 5900 Yonge St.

The proposed animated ground sign will display date, time and temperature information along with advertising a variety of third party information. The proposed sign will be connected to a computer server that has the ability to communicate with the display and enable to sign to change as programmed.

Background Information

Sign Variance Request - 5900 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2972.pdf>

Communications

(April 26, 2007) e-mail from Amy Stewart - NY5.14.1

(April 27, 2007) e-mail from Alison Gorbould - NY5.14.2

(April 30, 2007) e-mail from Stewart C. Russell - NY5.14.3

(April 29, 2007) e-mail from Sara Lipson - NY5.14.4

(April 29, 2007) e-mail from Steve Mercer - NY5.14.5

(April 29, 2007) e-mail from Alice Barton - NY5.14.6

(May 1, 2007) Submission from V.S. Platek, General Manager, Telecast Canada Inc. - NY5.14.7

Decision Advice and Other Information

The North York Community Council requested the Director of Building and Deputy Chief Building Official, North York District, to investigate the legality of the existing signs at 5900 Yonge Street and lay charges as appropriate.

NY5.15	Information	Amended	Delegated	Ward: 16
--------	-------------	---------	-----------	----------

Sign Variance Request - 2076 Avenue Road

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

Committee Decision

The North York Community Council:

1. approved the request for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the installation of one illuminated single sided off premise roof sign at 2076 Avenue Road.

Summary

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

The purpose of this report is to review and make recommendations on a request by Steve Wolowich of CBS Outdoor, on behalf of the property owner Freddy James, for an approval of a variance from former City of North York Sign By-law No. 30788, as amended to permit installation of one illuminated single sided off premise roof sign at 2076 Avenue Road.

The City of North York Sign By-law 30788 as amended, does not permit a roof sign to be located within 150 m of another roof sign on the same side of the street. The proposed off premise roof sign will 107.33 m (360 ft) closer to this proposed sign than permitted by the by-law.

Background Information

Request for Sign Variance- 2076 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2974.pdf>

Communications

(April 26, 2007) e-mail from Amy Stewart - NY5.15.1

(April 27, 2007) e-mail from Alison Gorbould - NY5.15.2

(April 30, 2007) e-mail from Stewart C. Russell - NY5.15.3

(April 29, 2007) e-mail from Sara Lipson - NY5.15.4

(April 29, 2007) e-mail from Steve Mercer - NY5.15.5

(April 29, 2007) e-mail from Alice Barton - NY5.15.6

NY5.16	Information	Amended	Delegated	Ward: 25
--------	-------------	---------	-----------	----------

Sign Variance Request - 946 Lawrence Avenue East

(April 16, 2007) report from Director of Building and Deputy Chief Building Official, North District

Committee Decision

The North York Community Council:

1. approved the request for a variance from the former City of North York By-law No. 30788, as amended, to permit the erection of Sign No. 1, Sign No. 3, Sign No. 4, and Sign No. 5, identified on Page 2 of the report (April 16, 2007) from the Director of Building and Deputy Chief Building Official, at 946 Lawrence Avenue East, subject to the applicant being advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

The purpose of this report is to review and make recommendations on a request by Domenic Rotundo of Teksing Inc. on behalf of the tenant CIBC, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of five (5) wall signs with a total sign area of 40 square meters, four of which will be illuminated at the above noted location.

Background Information

Sign Variance Request - 946 Lawrence Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2898.pdf>

Communications

(April 27, 2007) e-mail from Terry West, President, Don Mills Residents Inc. - NY5.16.1

NY5.17	Information	Amended	Delegated	Ward: 23
--------	-------------	---------	-----------	----------

Residential Demolition Application - 103 Sheppard Avenue East

(April 12, 2007) report from Director of Building and Deputy Chief Building Official, North District

Committee Decision

The North York Community Council:

1. approved the request to demolish the subject residential building at 103 Sheppard Avenue East, subject to the following conditions:
 - a. that prior to the issuance of the demolition permit, the applicant shall provide in a form satisfactory to the Director of Building and Deputy Chief Building Official, a written guarantee that the demolition will take place within approximately one month of the issuance of the demolition permit;
 - b. the demolition site will be cleared free of debris, all excavations will be filled in and sod placed on the site within one month of the demolition;
 - c. that prior to issuance of the demolition permit a Letter of Credit, in an amount to be determined by the appropriate City staff, be provided to the Finance Division to ensure fulfilment of all conditions until a subsequent development application is approved and, if the applicant does not complete the clearing of the site and sodding within the timelines listed above, the City shall commence the work immediately; and
 - d. require the demolition permit to be applied for by July 1, 2007.

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-law.

In accordance with section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 103 Sheppard Avenue E. is referred to Toronto North Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permit.

Background Information

Residential Demolition - 103 Sheppard Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3137.pdf>

Communications

(April 27, 2007) letter from Vali Khadivi - NY5.17.1

NY5.18	Information	Amended	Delegated	Ward: 16
--------	-------------	---------	-----------	----------

Residential Demolition Applications - 398 and 400 Deloraine Avenue

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

Committee Decision

The North York Community Council:

1. approved the request for the demolition of the residential dwellings at 398 and 400 Deloraine Avenue, subject to the following conditions:
 - a. *the owner obtain the necessary permit from the City to excavate and shore the site for the new development at 1838 – 1844 Avenue Road prior to demolishing the residential dwellings at 398 and 400 Deloraine Avenue;*
 - b. all debris and rubble be removed immediately after demolition;
 - c. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B;
 - d. the owner obtain building permits and substantially complete the construction of the new building's the sites of the building to be demolished by not later than two (2) years from the day the demolitions are commenced; and
 - e. the failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for each dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

Summary

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

In accordance with section 33 of the Planning Act and the Municipal Code Chapter 363, Article II "Demolition Control" the applications for the demolition of two residential dwellings at 398 and 400 Deloraine Avenue are referred to the North York Community Council to refuse or to grant the issuance of a demolition permits because applications have not been made for replacement of the dwelling units on these sites.

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

Background Information

Demolition - 398 400 Deloraine

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2997.pdf>

NY5.19	ACTION	Amended	Transactional	Ward: 16
--------	--------	---------	---------------	----------

Payment In-Lieu of Parking - Goodview Inventory Co. Ltd. - 1838-1844 Avenue Road

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 66 parking spaces, subject to payment-in-lieu for the 26 parking space deficiency;
2. *require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of 26 parking spaces, in the amount of \$2,500.00 per parking spot, for a total amount of \$65,000.00; and*
3. request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 66 parking spaces for a new two-storey retail commercial building, whereby 40 parking spaces can be provided on-site, conditional upon a payment-in-lieu of parking for the 26 parking space deficiency.

Background Information

Payment In-Lieu of Parking - 1838 -1844 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2886.pdf>

NY5.20	Information	Amended	Delegated	Ward: 25
--------	-------------	---------	-----------	----------

Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to permit a driveway widening parking pad - 91 Snowdon Avenue

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

Committee Decision

The North York Community Council:

1. denied the application for a driveway widening parking pad, as this proposal does not comply with the requirements of the Municipal Code; and
2. *permitted only one of the existing parking pads on this property to remain, for a maximum time period of one year, until such time as the proposed garage is constructed.*

Summary

This staff report is about a matter for which the community council has delegated authority to make a final decision. To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit an existing driveway widening parking pad at 91 Snowdon Avenue which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Request for an Exemption - Driveway Widening - 91 Snowdon Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2887.pdf>)

Communications

(April 29, 2007) letter from Paul Flusche - NY5.20.1

NY5.21	Information	Amended	Delegated	Ward: 15
--------	-------------	---------	-----------	----------

Stopping Prohibition - Hillmount Avenue - Danesbury Avenue to Marlee Avenue

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

Committee Decision

The North York Community Council:

1. *amended Schedule IX of By-law No. 31001, of the former City of North York, to prohibit stopping from 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday on the south side of Hillmount Avenue from the easterly limit of Danesbury Avenue to the*

westerly limit of Marlee Avenue; and

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

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 stopping on the south side of Hillmount Avenue from 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday from the easterly limit of Danesbury Avenue to the westerly limit of Marlee Avenue.

The installation of the stopping prohibition will address the residents' concern pertaining to parents stopping on the both sides of Hillmount Avenue to drop-off and pick-up their children.

Background Information

Stopping Prohibition: Hillmount Avenue - Danesbury Avenue to Marlee Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2879.pdf>

NY5.22	Information	Amended	Delegated	Ward: 34
--------	-------------	---------	-----------	----------

Stopping Prohibitions - Brookbanks Drive

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

Committee Decision

The North York Community Council:

1. amended Schedule IX of By-law No. 31001, of the former City of North York, by deleting the No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday on the north side of Brookbanks Drive from the easterly limit of Fenside Drive to a point 152.4 metres east of the easterly limit of Fenside Drive;
2. amended Schedule X of By-law No. 31001, of the former City of North York, by deleting the 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday on the south side of Brookbanks Drive from a point 137 metres west of the westerly limit of Parkwoods Village Drive to a point 60 metres west of the westerly limit of Fenside Drive;

3. *amended Schedule IX of By-law No. 31001, of the former City of North York, to prohibit stopping on the north side of Brookbanks Drive from 7:30 a.m. to 9:30 a.m., and from 2:30 p.m. to 4:30 p.m., Monday to Friday, from a point 60 metres west of the westerly limit of Fenside Drive to a point 152.4 metres east of the easterly limit of Fenside Drive;*
4. amended Schedule X of By-law No. 31001, of the former City of North York, by installing 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Brookbanks Drive from a point 15 metres west of westerly limit of Fenside Drive to a point 60 metres west of the westerly limit of Fenside Drive;
5. amended Schedule IX of By-law No. 31001, of the former City of North York, to prohibit Stopping at Any Time on the south side of Brookbanks Drive from a point 15 metres west of the westerly limit of Fenside Drive to a point 40 metres east of the easterly limit of Fenside Drive;
6. amended Schedule X of By-law No. 31001, of the former City of North York, by installing 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Brookbanks Drive from a point 40 metres east of easterly limit of Fenside Drive to a point 137 metres west of the westerly limit of Parkwoods Village Drive; and
7. authorized and directed the appropriate City Officials to take whatever action deemed necessary to implement the foregoing including the introduction of any bills that are required.

Summary

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

To obtain approval to amend the existing parking regulations on both sides of Brookbanks Drive in the vicinity of Crestwood Preparatory College.

The amendments to the parking regulations will address concerns related to student pick-up and drop-off activities in front of the school on Brookbanks Drive.

Background Information

Stopping Prohibitions - Brookbanks Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2880.pdf>

NY5.23	Information	Adopted	Delegated	Ward: 26
--------	-------------	---------	-----------	----------

Heavy Truck Prohibition - Ferrand Drive

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

Committee Decision

The North York Community Council:

1. amended Schedule XX of By-law No. 31001, of the former City of North York, to include Ferrand Drive as a Prohibited Heavy Truck Route from the northerly limit of Rochefort Drive to the northerly limit of Deauville Lane, and
2. authorized the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction of any bills that are required.

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 designate Ferrand Drive as a Prohibited Heavy Truck Route in order to address the residents' concerns that large vehicles including transport trucks and school buses are parked on the road

Background Information

Heavy Truck Prohibition - Ferrand Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2884.pdf>)

NY5.24	Information	Amended	Delegated	Ward: 15
--------	-------------	---------	-----------	----------

Request for Speed Hump Poll - Livingstone Avenue between Times Road and Marlee Avenue

(April 5, 2007) memo from Councillor Howard Moscoe, Ward 15 - Eglinton-Lawrence

Committee Decision

The North York Community Council:

1. directed the City Clerk to conduct a poll of eligible residents of Livingstone Avenue between Times Road and Marlee Avenue for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy;
2. requested the City Clerk to convey the results of the survey to the respondents;

3. *requested the Acting Director, Transportation Services, North York District, to submit a report to the North York Community Council, once the poll has been conducted, such report to include comments on whether the warrants have been met;*
4. directed that, subject to favourable results of the poll, a by-law be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30 km/hr; and
5. authorized and directed the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Summary

Residents of Livingstone Avenue between Times Road and Marlee Avenue have expressed concern with vehicle volume and speed on this section of roadway and have requested speed humps be considered for installation.

Background Information

SpeedHumpPoll-LivingstoneAve.

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2910.pdf>

NY5.25	Information	Deferred	Transactional	Ward: 23
--------	-------------	----------	---------------	----------

Construction Timeline for the Interim Anndale Drive

(April 11, 2007) report from Executive Director, Technical Services

Summary

The purpose of this report is to present information on the construction timetable for the extension of the Anndale Drive Service Road section between approximately Bales Avenue and Tradewind Avenue/Bonnington Place as directed by North York Community Council at its meeting of March 27, 2007.

Background Information

AnndaleDrConstructTime

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2958.pdf>

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of the report (April 11, 2007) from the Executive Director,

Technical Services, to its next meeting on May 29, 2007;

2. requested the Executive Director, Facilities and Real Estate, to report to the North York Community Council, for its meeting on May 29, 2007, on whether or not expropriation has commenced.

NY5.26	ACTION	Adopted	Transactional	Ward: 34
--------	--------	---------	---------------	----------

Sale of 220 Duncan Mill Road, Suite 217

(April 13, 2007) report from Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends that City Council:

1. accept the Offer to Purchase from Montego Investments Limited to purchase the commercial condominium, 220 Duncan Mill Road, Suite 217, together with one parking space and two separate storage units, more particularly described as being, PIN 11918-0076 (LT) Unit 17, Level 2, PIN 11918-0080 (LT) Unit 21, Level 2, PIN 11918-0431 (LT) Unit 212, Level A, PIN 11918-0464 (LT) Unit 245, Level A, all of Metro Toronto Condominium Plan No. 918, and their appurtenant interests, (collectively, the “Property”) in the amount of \$72,000.00 substantially on the terms and conditions outlined in Appendix “A” to the report (April 13, 2007) from the Chief Corporate Officer;
2. authorize severally each of the Chief Corporate Officer and the Director of Real Estate to accept the Offer to Purchase on behalf of the City;
3. direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the Property and the completion of the sale transaction; and
4. authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Summary

The purpose of this report is to obtain approval for the sale of a City-owned commercial condominium, 220 Duncan Mill Road, Suite 217, together with one parking unit and two storage units.

The property was listed on the open market, and the Offer to Purchase from Montego Investments Limited is being recommended for acceptance by the City.

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

Background Information

Sale of Duncan Mill Road, Suite 217

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2998.pdf>)

Sale of Duncan Mill Road, Suite 217 - App. A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2999.pdf>)

Sale of 220 Duncan Mill Road, Suite 217 - App. B

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3000.pdf>)

NY5.27	ACTION	Adopted	Transactional	Ward: 23
---------------	---------------	---------	---------------	----------

Sale of Public Lane Abutting 181 to 185 Willowdale Avenue

(April 10, 2007) report from Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends that City Council:

1. accept the Offer to Purchase from Hanamar Investments Inc. to purchase the City-owned property described as the 12 Foot Lane on Plan 1801 adjoining Lot 66 (the "Lane"), in the amount of \$66,000.00, substantially on the terms and conditions outlined in Appendix "A" to the report (April 10, 2007) from the Chief Corporate Officer;
2. authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer to Purchase on behalf of the City;
3. direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the Lane and the completion of the sale transaction; and
4. authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Summary

The purpose of this report is to obtain approval for the sale of the public lane at the rear of 181 to 185 Willowdale Avenue, extending south from Hollywood Avenue and shown as Part 1 on Sketch No. PS-2003-067 attached as Appendix “B”.

Negotiations with the adjoining land owner, Hanamar Investments Inc., resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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

Background Information

Sale of Public Lane - 181 to 185 Willowdale Ave

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3002.pdf>)

Sale of Public Lane - 181 -185 Willowdale Ave. - App. A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3003.pdf>)

Sale of Public Lane - 181 to 185 Willowdale Avenue - App. B

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3004.pdf>)

NY5.28	Information	Adopted	Delegated	Ward: 16
---------------	-------------	---------	-----------	----------

Uptown Yonge Business Improvement Area - Board of Management Appointment

(April 10, 2007) report from General Manager, Economic Development, Culture and Tourism

Committee Decision

The North York Community Council:

1. approved an addition to the Board of Management for the Uptown Yonge BIA as set out in Attachment No. 1 to the report (April 10, 2007) from the General Manager, Economic Development, Culture and Tourism; and
2. directed that Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the change to the BIA Board of Management.

Summary

The staff report is about a matter over which the community council has the delegated authority to make a final decision. The purpose of this report is to add one member to the Board of Management of the Uptown Yonge Business Improvement Area (BIA).

Background Information

Uptown Yonge BIA appointment

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3001.pdf>)

NY5.29	Information	Adopted	Delegated	Ward: 23
--------	-------------	---------	-----------	----------

Citizen Appointments to Gibson House / Zion Schoolhouse Community Museum Management Board

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

(April 11, 2007) report from Donald G. Eastwood, General Manager Economic Development, Culture and Tourism

Committee Decision

The North York Community Council:

1. authorized the public release of the confidential information and recommendations in Attachment 1, upon adoption of the report (April 11, 2007) from the General Manager, Economic Development, Culture and Tourism;
2. nominated the selected individuals listed in confidential Attachment No. 1 to the report (April 11, 2007) from the General Manager, Economic Development, Culture and Tourism, to the Gibson House/Zion Schoolhouse Community Museum Management Board for a term expiring on or before November 30, 2010, or until a successor is appointed; and
3. authorized and directed the appropriate City official to take the necessary action to give effect thereto.

The confidential attachment to the report (April 11, 2007) from the General Manager, Economic Development, Culture and Tourism is now public and contains the names of the following individuals for appointment to the Gibson House/Zion Schoolhouse Community Museum Management Board:

1. Anne Showalter
2. Sylvia Douglas
3. Elise Dintsman
4. Dan Chrisante
5. Asif Moghal
6. John Laraway (representative from the North York Historical Society)
7. Wendy Rowney (representative from the Toronto Region Conservation Authority)

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report requests the North York Community Council's authority to appoint five citizen members, one member from the North York Historical Society and one member from the Toronto Region Conservation Authority to the Gibson House/Zion Schoolhouse Community Museum Management Board.

Terms of Board members are coincident with Council terms. In 2006, a recruitment process was initiated to appoint the five citizen members of the board. Applications were made available through existing boards and committees, community centres and libraries, were advertised in the U of T Bulletin, on the City's website and on the websites of the Volunteer Centre of Toronto and Charity Village. The Multicultural History Society of Ontario was hired to recruit and submit the names of qualified candidates from the diverse communities across the city, and a public information session was held. Review panels were established for each board to consider applications, conduct interviews and make recommendations regarding the candidates best qualified to fill the vacancies.

Schedule A to Chapter 103, Heritage, Toronto Municipal Code, states that the Gibson House/Zion Schoolhouse Community Museums Management Board be comprised of five citizen members, one representative from the North York Historical Society, one representative from the Toronto Region Conservation Authority, one representative from the Toronto District School Board, one representative from the Toronto Catholic School Board and one to two members of City Council.

Background Information

Citizen Appointment - Gibson House/ Zion Schoolhouse
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3211.pdf>

NY5.30	ACTION	Adopted	Transactional	Ward: 26
--------	--------	---------	---------------	----------

Community Festival Permit Application - Cypriot Community of Toronto Inc. - Cultural and Wine Festival -June 23 and 24, 2007

(April 10, 2007) report from City Clerk

Committee Recommendations

The North York Community Council recommends that City Council:

1. deem the Cultural and Wine Festival to be held on Saturday, June 23, 2007 and Sunday, June 24, 2007, and hosted by the Cypriot Community of Toronto Inc., a Community Festival; and

2. sanction and grant the Community Festival Permit for the Cultural and Wine Festival to Cypriot Community of Toronto Inc., subject to the following terms and conditions:
 - a. Section 3.2 (f) of the former Borough of East York By-law No. 67-95 regarding security provisions to the Community Festival Permit be waived provided that the Cypriot Community of Toronto Inc. provides approximately five to ten security officers from their membership who will oversee the security for the Cultural and Wine Festival;
 - b. the applicant shall be responsible for arranging the private collection and disposal of all waste generated from the Cultural and Wine Festival;
 - c. where the festival takes place outdoors, the applicant shall ensure that adequate containers are provided to control litter and that the containers are emptied on a regular basis to ensure that litter does not become a problem on the permitted or surrounding properties;
 - d. for any portion of the event to be held outdoors, the applicant shall ensure that there is provision of barriers for liquor control, portable washrooms and increased security;
 - e. the applicant comply with the following requirements of the Building Division, North York District:
 - i. drawings in duplicate must be submitted to the Building Division at the North York Civic Centre, 5100 Yonge Street and a building permit must be obtained, for the installation of any tents and the construction of the stage for the orchestra, prior to the actual installation/construction; as for the stage, a building permit would be required if the stage is more than 2 feet above adjacent ground and is more than 10 m² in area;
 - ii. drawings must indicate the size and location of the tent with distances from the property lines and other buildings;
 - iii. details of the tent and its material must be submitted, as per Attachment 1 to the report (April 10, 2007) from the City Clerk;
 - iv. the drawings must also show the size of the stage platform, the structural framing and its support, steps, guards and handrails; and
 - v. a qualified professional engineer and/or a qualified designer may be required to provide the design, as per Attachment 1 to the report (April 10, 2007) from the City Clerk;
 - f. the applicant comply with the following requirements of the Municipal Licensing & Standards Division, North York District:
 - i. the sound emitted from any equipment shall not exceed an equivalent

- sound level (Leq) of 85 dBA when measured 20 metres from the source over a five minute period;
- ii. where the sound level exceeds 85 dBA, the applicant shall comply with any request made by an officer of the Toronto Police Service or a Municipal Standards Officer of the Municipal Licensing & Standards Division with respect to the volume of sound from the equipment to ensure compliance with Toronto Municipal Code, Chapter 591 – Noise, subsection D(1);
 - iii. no sound other than the equipment approved under the permit shall be used by the applicant;
 - iv. the event or activity shall be restricted to the approved location;
 - v. the permission granted is for the date and times for the event or activity as set out in the permit; and
 - iv. the Executive Director, Municipal Licensing and Standards Division, grant an exemption to the Toronto Municipal Code, Chapter 591 – Noise, to permit the amplification of sound or playing of music until 2:00 a.m. on June 24, 2007; and 1:00 a.m. on June 25, 2007, on the basis that no complaints have been received by Municipal Licensing and Standards on past events;
- g. the applicant comply with the following requirements of the Fire Prevention Division, North Command, Toronto Fire Services:
- i. no open flames (candles, food warmers, etc.) to be used inside the tent(s) and/or marquis;
 - ii. one 3A, 10BC rated ULC Listed portable fire extinguisher is to be provided near the BBQ area;
 - iii. if the BBQ is to be located under a canopy, the canopy is to be of non combustible material; and
 - iv. all fire department access routes to the building and to temporary tents/marquis are to be maintained clear and available for emergency vehicle access at all times; and
- h. the applicant comply with the requirements of Toronto Public Health to ensure that the event organizer and food vendors comply with all requirement of the Ontario Food Premises Regulation (O. Reg 562 as amended), and that an onsite inspection by Toronto Public Health staff will be conducted on the days of the event (June 24 and 25, 2006).

Summary

A Community Festival Permit Application from the Cypriot Community of Toronto Inc. was received by the City Clerk's North York Office regarding a proposed Cultural and Wine Festival to be held at 6 Thorncliffe Park Drive on June 23 and 24, 2007.

The purpose of the event is to raise funds for the Cypriot community.

Background Information

Cypriot Community of Toronto - Festival Permit

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2845.pdf>)

NY5.31	Information	Deferred	Transactional	Ward: 8
--------	-------------	----------	---------------	---------

102 - 134 Hucknall Road

(January 29, 2007) report from City Solicitor

Committee Recommendations

Summary

At its meeting of January 16, 2007, North York Community Council requested that a report be brought forward to its next meeting on February 13, 2007, concerning the official plan designation and zoning bylaw affecting this site at 102 – 134 Hucknall Road and recommend on how community input can be secured and incorporated into the final design of the development. This report responds to that request.

Background Information

102 -134 Hucknall Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2908.pdf>)

Declared Interests (Committee)

Councillor Howard Moscoe - declared an interest in this matter because his principal residence is located in the neighbourhood of the subject property.

Decision Advice and Other Information

The North York Community Council:

1. deferred the report (January 29, 2007) from the City Solicitor, for a period of two months; and;
2. directed Planning staff to attend a community meeting to be hosted by the Ward Councillor.

NY5.32	ACTION	Adopted	Transactional	Ward: 23
--------	--------	---------	---------------	----------

Public Art Plan - 5435 Yonge Street

(April 13, 2007) report from Robert Freedman, Director, Urban Design

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the 5435 Yonge Street Public Art Plan, outlined in Attachment 1 to the report (April 13, 2007) from the Director, Urban Design.

Summary

In compliance with the development approval provisions, the owners of 5435 Yonge Street have submitted a public art plan for approval by City Council. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art along the privately owned, publicly accessible pedestrian connection (breezeway) at the mid-block of the development. The plan provides an overview of the art site, public art objectives, estimated budget, art selection and the jury, and a project schedule. The owner will commence the selection of the art once the plan is approved. The resulting art installation will be owned and maintained by the 5435 Yonge Street condominium corporation.

The 5435 Yonge Street Public Art Plan provides a framework for the commissioning of art and for the collaboration of artists with design teams to create a public art project that would integrate with the pedestrian connection (breezeway) and enhance the urban design objectives of this space. The attached plan meets the objectives of the City Planning Percent for Public Art Program and Guidelines, and is supported by the Toronto Public Art Commission.

Background Information

Public Art Plan - 5435 Yonge Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2948.pdf>)

NY5.33	Information	Amended	Transactional	Ward: 25
--------	-------------	---------	---------------	----------

Preliminary Report - Official Plan & Zoning Amendment Applications - 939 Lawrence Avenue East, 49 & 75 The Donway West

(April 17, 2007) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council directed that:

1. *City Planning staff schedule a community consultation meeting together with the Councillors of Wards 25, 26 and 34 and develop a community consultation strategy, in consultation with the Councillors of Wards 25, 26 and 34, including meetings with working groups of local agency groups, community representatives, City staff from various departments, and the applicant;*
2. *City Planning staff give notice for the community consultation meeting to landowners, residents and tenants within 120 metres of the site and to landowners, residents and tenants within the expanded notification area which includes the area bounded by York Mills Road to the north, Victoria Park Avenue to the east, Wilket Creek to the west, and Eglinton Avenue East, including the Palisades, to the south, and that the applicant pay the City for the costs associated with extending the notice area;*
3. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations under the *Planning Act*; and
4. *Parks, Forestry and Recreation, City Planning and Social Development Staff, undertake a community service review for the Don Mills community within the same time period as the processing of the development application for the Don Mills Mall site, and determine both the long and short term community service requirements to serve both the new and existing residents in this area.*

Summary

A revised Official Plan and Zoning By-law amendment application has been submitted to permit a mixed use development at the Don Mills Shopping Centre.

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.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. In addition, staff be directed to develop a community consultation strategy, in consultation with the Ward Councillor and adjacent Ward Councillor, including meetings with working groups of local agency groups, community representatives, City staff from various departments, and the applicant.

A Final Report and a Public Meeting under the Planning Act will be scheduled when appropriate, provided that any required information is submitted in a timely manner.

Background Information

Preliminary Report - 939 Lawrence Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2993.pdf>

Communications

(April 27, 2007) e-mail from Terry West, President, Don Mills Residents Inc. - NY5.33.1

(April 27, 2007) letter from Stan Stevenson - NY5.33.2

(April 30, 2007) e-mail from Simone Gabbay, Vice Chair, Communications, Don Mills Friends, forwarding a letter from Barbara Beard - NY5.33.3

(April 30, 2007) letter from Frank Lee - NY5.33.4

(April 30, 2007) petition from Frank Lee, containing signatures of 37 area residents in opposition - NY5.33.5

NY5.34	ACTION	Adopted	Transactional	Ward: 24
---------------	---------------	---------	---------------	----------

Request for Direction Report - Zoning By-law Amendment and Site Plan Control Applications - 90 Finch Avenue East

(April 16, 2007) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. not support the application proposing to construct two, 3-storey semi-detached dwellings, in its current form;
2. support the recommended modifications to the proposed Zoning By-law amendment to permit construction of two, 3-storey semi-detached dwellings, subject to the recommendations and conditions generally outlined in the report (April 16, 2007) from the Director, Community Planning, North York District;
3. support in principle a site-specific amendment to Zoning By-law 7625, to include, among other matters, the following provisions to be specified in the implementing zoning by-law to the satisfaction of the City Solicitor and the Director, Community Planning, North York District:
 - a. the only permitted use shall be a semi-detached dwelling as identified on Schedule "RM2 (43)";
 - b. the maximum number of dwellings shall be 2;
 - c. the minimum gross floor area of each semi-detached unit shall be 97 m²;
 - d. the minimum lot frontage shall be 7.6 metres for each semi detached dwelling unit and 15.3 metres for each semi-detached dwelling;
 - e. the maximum front yard setback shall be 3.0 metres;
 - f. the minimum side yard setback shall be 1.8 metres for each semi-detached dwelling unit;

- g. the minimum rear yard setback shall be 9.5 metres;
- h. the maximum lot coverage for each semi-detached dwelling unit shall be 40%;
- i. the maximum building height shall be 9.8 metres;
- j. the maximum front yard hard surfacing for each semi-detached dwelling unit shall be 70%;
- k. an uncovered third storey rear deck measuring 6.5m² in area is permitted for each semi-detached dwelling unit; and
- l. the provisions of this exception shall apply collectively to the lands zoned RM2 (43) notwithstanding their future severance, partition or division for any purpose.

Summary

An application has been submitted to amend the Zoning By-law to permit construction of two, 3-storey semi-detached dwelling units on lands know municipally as 90 Finch Avenue East.

This purpose of this report is to seek Council direction regarding the further processing of this application and its appeal to the Ontario Municipal Board by the applicant.

Background Information

Request for Direction - 90 Finch Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2934.pdf>

NY5.35	ACTION	Amended	Policy & Transactional	Ward: 9, 10
--------	--------	---------	---------------------------	-------------

Final Report - Official Plan and Zoning By-law Amendment Applications - Wilson Avenue, between Keele Street and Bathurst Street

(December 22, 2006) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

- 1. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 1 to the report (April 17, 2007) from the Director, Community Planning, North York District;
- 2. amend the Zoning By-law for the former City of North York Zoning By-law 7625

substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2 to the report (April 17, 2007) from the Director, Community Planning, North York District;

3. *delete Places of Worship, listed under Section 45.3(a) of the implementing By-law;*
4. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required;
5. *in view of the reduction in residential parking standards and Planning Staff's specific reference to the "high level of public transit service along Wilson Avenue" in their report (December 22, 2006), each condominium unit sold within the Wilson Avenue Study area, the developers provide, at no cost to the purchasers, a one year Transit Pass; and*
6. *direct the Director, Community Planning, North York District, to undertake a further review of the lands surrounding the Wilson Avenue Station.*

Summary

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

Appropriate comments arising from the Community Consultation sessions held in late May and early June and suggested changes from internal and external circulations have been incorporated into the draft Official Plan and Zoning By-law Amendments.

This report recommends approval of those amendments as presented in the attached documents

Background Information

Final Report - Official Plan and Zoning By-law Amendment - Wilson Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2909.pdf>

Communications

(January 12, 2007) letter from Peter Smith , Bousfields Inc, on behalf of Malibu Investments Inc. - NY5.35.1

(January 12, 2007) letter from Adam J. Brown, Sherman Brown Dryer Karol, representing Wise Management Inc. - NY5.35.2

(January 15, 2007) letter from Tony Di Santo, Ancaster Ratepayers Association, and forwarding a letter from Babak Bakhtiar - NY5.35.3

(April 16, 2007) letter from Michael Goldberg, Goldberg Group, representing Wise Management Inc. - NY5.35.4

(April 27, 2007) letter from David C. K. Tang, Gowlings, on behalf of Tippet Development Inc. - NY5.35.5

(April 30, 2007) letter from Tony Di Santo, President, Ancaster Ratepayers Association - NY5.35.6

(April 28, 2007) letter from Lamartina Salvatore - NY5.35.7

(April 30, 2007) letter from Dominic Ciffolido - NY5.35.8
 (April 26, 2007) letter from Mario D' Andrea - NY5.35.9
 (April 30, 2007) letter from Francesco Cugliari - NY5.35.10
 (April 30, 2007) letter from Maria Battisto - NY5.35.11
 (April 28, 2007) letter from Tony Bisogno - NY5.35.12
 (April 30, 2007) letter from Douglas Meier - NY5.35.13
 (April 30, 2007) letter from Douglas Meier - NY5.35.14
 (April 30, 2007) letter from Mario DiPentina - NY5.35.15
 (April 29, 2007) letter from Dean Forrester - NY5.35.16
 (April 30, 2007) letter from Douglas Meier - NY5.35.17
 (April 30, 2007) letter from Barry A. Horosko, Bratty and Partners, representing Bracondale Investors Inc. - NY5.35.18
 (April 30, 2007) letter from Anthony & Angela Kiliakolopolous - NY5.35.19

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on January 16, 2007, and notice was given in accordance with the *Planning Act*.

35a Supplementary Report - Official Plan and Zoning By-law Amendment Wilson Avenue, between Keele Street and Bathurst

(April 17, 2007) report from Director, Community Planning, North York District

Summary

The purpose of this report is to provide additional information on this study as directed by North York Community Council at its meeting of January 16, 2007.

The attached draft Official Plan Amendment and Zoning By-law are appropriate and should be approved as presented in the attached documents.

Background Information

Supplementary Report - Wilson Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2914.pdf>)

Supplementary Report - Wilson Avenue, Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2915.pdf>)

Supplementary Report - Wilson Avenue, Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2916.pdf>)

NY5.36	Presentation	Received	Transactional	
--------	--------------	----------	---------------	--

Presentation to Recipients of the Community Police Liaison Committee (C.P.L.C.) 32 Division - 2007 Poster Awards

Summary

Presentation to recipients of the Community Police Liasion Committee (C.P.L.C.) 32 Division - 2007 Poster Awards, to commemorate March 21 - The International Day for the Elimination of Racial Discrimination.

Decision Advice and Other Information

The North York Community Council:

1. received the introductory remarks by Councillor Augimeri, Chair, North York Community Council, providing background information on the Poster Art Contest and the announcement of the winners by Ms. Gemma Borderick, Member, 2007 Poster Contest Committee;
2. acknowledged the presentation by Councillor Filion to the 3rd place award recipient, Melanie Angelis from Cardinal Carter Academy;
3. acknowledged the presentation by Councillor Feldman to the 2nd place award recipient, Sveta Gosteva from Charles H. Best Middle School;
4. acknowledged the award presentation by Councillor Filion to the 1st place award recipient, Rocio Soncini form St. Edward Catholic School; and
5. acknowledged the following individuals, who were the 4th to 10th runners-up:

Michelle Lee - Cardinal Carter Academy
 Christi-Anne Nazareth - Cardinal Carter Academy
 Tanya Pavlyuchuk – Charles H. Best Middle School
 Sayurran Ranjan – Charles H. Best Middle School
 Arnold Lau - Peoples Christian Academy
 Amanda Nascimento – St. Robert Catholic School
 Laura Santino - St. Robert Catholic School

NY5.37	Presentation	Received	Transactional	Ward: 16
--------	--------------	----------	---------------	----------

Presentation to Ward 16 Volunteer of the Year**Summary**

Presentation to recipient of the Ward 16 Volunteer of the Year Award.

Decision Advice and Other Information

The North York Community Council:

1. received the presentation by Councillor Stintz to David Lockett, the recipient of the

Ward 16 Volunteer of the Year Award, acknowledged his work as the founder and President of the Participation Acknowledgment Commitment Transformation (PACT) Youth Crime Reduction Program and thanked him for his innovation, creativity, originality and leadership in creating this program.

NY5.38	Information	Adopted	Transactional	Ward: 16
--------	-------------	---------	---------------	----------

Technical Review and Report of Traffic Attenuation Measures for 1705, 1717, 1719, 1743 and 1745 Avenue Road

(May 1, 2007) Member Motion from Councillor Stintz, Ward 16 - Eglinton-Lawrence

Summary

On April 13, 2007, the City of Toronto received Minutes of Settlement between RioCan Real Estate Investment Trust and AveFair Holdings and local Ward 16 Ratepayer Associations, including the Bedford Park Residents Organization. The Minutes of Settlement include Clause 3.6 entitled “Traffic” which describes several traffic attenuation measures that RIOCAN and the Ratepayer Associations agreed would “be implemented subject to the agreement of appropriate persons at the City of Toronto.” Attached to the Minutes of Settlement as Attachments “3” and “4” are drawings of some of the proposed traffic attenuation measures. RioCan has also stated by their solicitor’s letter of April 12, 2007 to the City Solicitor that, “Consistent with Clause 3.6 of the Minutes, RioCan is requesting that the City approve the traffic attenuation measures, and we are hereby confirming that if the City approves such, RioCan will implement them at RioCan’s expense.”

These traffic matters are proposed for the City road allowance and as such are not part of the Site Plan drawings that have been appealed by RioCan to the Ontario Municipal Board. On April 26, 2007 the OMB adjourned the hearing of the RioCan appeals until June 6th in order, among other matters, to provide time for the City to make a decision with respect to these requested traffic attenuation measures.

It is therefore important that the City Transportation Department review the requested traffic attenuation measures and prepare a report to the appropriate Council before the OMB resumes the hearing on June 6th.

Background Information

1745 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3387.pdf>

1745 Avenue Road - Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3388.pdf>

1745 Avenue Road - Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3389.pdf>

Decision Advice and Other Information

The North York Community Council requested the Director of Transportation Services, North York District, to review the traffic attenuation measures that are found in Clause 3.6 of the Minutes of Settlement between RioCan and AveFair and the local Resident Associations and report back to the North York Community Council for its meeting on May 29, 2007.

NY5.Bills	ACTION		Delegated	
------------------	--------	--	-----------	--

General Bills
Confirmatory Bills

The North York Community Council passed [By-laws 457-2007 to 463-2007](#).
Link to By-laws.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-05-01	Morning	9:40 AM	12:30 PM	Public
2007-05-01	Afternoon	12:30 PM	2:15 PM	Public