

North York Community Council

Meeting No.	6	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, May 29, 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.*

NY6.1	Information	Deferred	Transactional	Ward: 25
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Inclusion on Heritage Inventory - 211 Laird Drive

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

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 - 211 Laird Dr

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3491.pdf>)

Heritage - 211 Laird Dr - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3492.pdf>)

Heritage - 211 Laird Dr - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3493.pdf>)

Heritage - 211 Laird Dr - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3494.pdf>)

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 its next meeting on June 26, 2007.

NY6.2	Information	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request - 183 Banff Road

(April 11, 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 walkway with steps which connect to the City curb onto Broadway Avenue and replace with soil and sod, to the satisfaction of Transportation Services, North York District;
 - b. the owner remove the existing landscaping rocks to a minimum of 2.13 metres behind the City curb to the satisfaction of Transportation Services, North York District;
 - c. the owner remove the existing hedge along the front entrance on Banff Road 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 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-3483.pdf>)

NY6.3	Information	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 2793 Bathurst Street

(May 2, 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 enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. 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;
 - d. 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;
 - e. 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;
 - f. 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
 - g. 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 2793 Bathurst Street being a General Commercial zone (C1), for an encroachment agreement. The existing encroachment consists of four window wells, handicapped access ramp and stairs including guardrails on the City road allowance.

Background Information

Encroachment Agreement Request - 2793 Bathurst Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3530.pdf>)

Communications

(May 25, 2007) letter from Michael Halbert, on behalf of 2028643 Ontario Limited - NYNew6.3.1

NY6.4	Information	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 400 Elm Road

(May 7, 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 enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. 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;
 - d. 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;
 - e. 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;

- f. 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
- g. 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 400 Elm Road, being a one-family detached dwelling seventh density zone (R7), for an encroachment agreement. The proposed encroachment consists of a wooden fence on the City road allowance.

Background Information

Encroachment Agreement Request - 400 Elm Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3525.pdf>)

NY6.5	Information	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request - 3 McBain Avenue

(May 4, 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 hedges to a distance of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;

- b. that the owner remove the decorative rocks to a distance of 2.13 metres behind the City curb, to the satisfaction of Transportation Services, North York District;
- c. that the owner remove or relocate the shrubs to 1.0 metres from the fire hydrant area, 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 3 McBain Avenue, being a one-family detached dwelling seventh density zone (R7) for an encroachment agreement. The existing encroachment consists of two hedges, decorative rocks and shrubs located on the City road allowance.

Background Information

Encroachment Agreement Request - 3 McBain Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3524.pdf>)

NY6.6	Information	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 587 Old Orchard Grove

(May 3, 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 alter the sprinkler heads to be level with grade to the satisfaction of Transportation Services, North York District;
 - b. that the owner remove the basketball net from the City road allowance 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 \$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 587 Old Orchard Grove being a one-family detached dwelling Fourth Density Zone (R4), for an encroachment agreement. The existing encroachment consists of landscaping stones, hedge, basketball net, sprinkler system, low voltage lights and various landscaping plants located on the City road allowance.

Background Information

Encroachment Agreement Request - 587 Old Orchard Grove
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3529.pdf>

Communications

(May 27, 2007) e-mail from Barry Levine - NYNew6.6.1

NY6.7	ACTION	Amended	Transactional	Ward: 34
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Sign Variance Request - 135 Fenelon Drive

(March 13, 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;
2. direct the appropriate City staff to enforce the provisions of the Sign By-law including the possibility of removing the sign;
3. authorize the City Solicitor, in the event the sign at 135 Fenelon Drive is removed by the City and the costs are added to the municipal tax role, and the costs associated with the sign removal are passed on to the tenants by the property owner, to attend any hearings that may take place before the Rent Review Tribunal with direction to oppose

any application to pass these charges to the tenants.

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-3477.pdf>)

Communications

(March 16, 2007) letter from Stanely Makuch, Cassels Broack, Solicitor, on behalf of the applicant - NYMain6.7.1

(March 23, 2007) e-mail from Alison Gorbould - NYMain6.7.2

(March 23, 2007) e-mail from Peter de Konig - NYMain6.7.3

(March 24, 2007) e-mail from Roxanne Ignatius - NYMain6.7.4

(March 25, 2007) e-mail from Corinne Alstrom - NYMain6.7.5

(March 25, 2007) e-mail from Stewart C. Russell - NYMain6.7.6

(March 26, 2007) e-mail from Raj Bharati - NYMain6.7.7

(March 26, 2007) e-mail from Amy Stewart - NYMain6.7.8

(March 25, 2007) e-mail from Albert Kwan - NYMain6.7.9

(April 23, 2007) letter from Stanely Makuch, Cassels Brock, Solicitor, on behalf of Strategic Media - NYMain6.7.10

(April 26, 2007) e-mail from Amy Stewart - NYMain6.7.11

(April 27, 2007) e-mail from Alison Garbould - NYMain6.7.12

(April 29, 2007) e-mail from Stever Mercer - NYMain6.7.13

(April 29, 2007) e-mail from Alice Barton - NYMain6.7.14

(May 23, 2007) letter from Stanley Makuch, Cassels Brock, on behalf of Strategic Media, applicant - NYNew6.7.15

(May 27, 2007) e-mail from Sara Lipson - NYNew6.7.16

(May 27, 2007) e-mail from Shayla Duval - NYNew6.7.17

(May 27, 2007) e-mail from Caroline Chan - NYNew6.7.18

NY6.8	Information	Deferred	Delegated	Ward: 16
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Sign Variance Request - 3334 Yonge Street

(April 17, 2007) report from Director of Building and Deputy 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 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-3476.pdf>)

Communications

(April 26, 2007) e-mail from Amy Stewart - NYMain6.8.1

(April 27, 2007) e-mail from Alison Gorbould - NYMain6.8.2

(April 30, 2007) e-mail from Stewart C. Russell - NYMain6.8.3

(April 29, 2007) e-mail from Sara Lipson - NYMain6.8.4

(April 29, 2007) e-mail from Steve Mercer - NYMain6.8.5

(April 29, 2007) e-mail from Alice Barton - NYMain6.8.6

(May 27, 2007) e-mail from Shayla Duval - NYNew6.8.7

(May 27, 2007) e-mail from Caroline Chan - NYNew6.8.8

(May 28, 2007) e-mail from Rajat M. Bharati - NYNew6.8.9

(May 27, 2007) e-mail from John Smart, President, Teddington Park Residents Association - NYNew6.8.10

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of the report (April 17, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on June 26, 2007; and
2. requested the Director of Building and Deputy Chief Building Official, to report on the legality of the sign located at 4155 Yonge Street and if there are any outstanding violations against Pattison Outdoor.

NY6.9	Information	Deferred	Delegated	Ward: 26
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Sign Variance Request - 150 Kilgour Road

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

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-3610.pdf>)

Sign Variance - 150 Kilgour Road - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3650.pdf>)

Sign Variance - 150 Kilgour Road - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3651.pdf>)

Sign Variance - 150 Kilgour Road - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3652.pdf>)

Sign Variance - 150 Kilgour Road - attachment 4

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3653.pdf>)

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of the report (May 9, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on June 26, 2007.

NY6.10	Information	Adopted	Delegated	Ward: 15
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Sign Variance Request - 1300 Castlefield Avenue

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

Committee Decision

The North York Community Council:

1. approved the request to permit three wall signs located on the south building elevation; 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 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 Mark Bales of Counterpoint Engineering, on behalf of Lowe's Companies Canada U.L. C. and Castlefield/Caledonia Developments Inc., for an approval of a variance from former City of York Sign By-law No. 3369-79, as amended to permit installation of three illuminated wall signs erected on the south building elevation facing Castlefield Avenue.

Background Information

Sign Variance Request - 1300 Castlefield Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3609.pdf>)

Sign Variance - 1300 Castlefield Road - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3723.pdf>)

Sign Variance - 1041 Avenue Road - attachment 1b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3725.pdf>)

Sign Variance - 1041 Avenue Road - attachment 2a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3726.pdf>)

Sign Variance - 1041 Avenue Road - attachment 2b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3727.pdf>)

Sign Variance - 1041 Avenue Road - attachment 2c

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3728.pdf>)

Sign Variance - 1041 Avenue Road - attachment 3a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3730.pdf>)

Sign Variance - 1041 Avenue Road - attachment 3b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3731.pdf>)

Sign Variance - 1041 Avenue Road - attachment 3C

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3732.pdf>)

Sign Variance - 1041 Avenue Road - attachment 4a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3733.pdf>)

Sign Variance - 1041 Avenue Road - attachment 4B

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3734.pdf>)

Sign Variance - 1041 Avenue Road - attachment 4C

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3735.pdf>)

NY6.11	Information	Adopted	Delegated	Ward: 16
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Sign Variance Request - 1041 Avenue Road

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

Committee Decision

The North York Community Council:

1. refused the sign variance 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 review and make recommendations on a request by David Mackie of Titan Worldwide, on behalf of the property owners Stancorp properties, for an approval of a variance from former City of Toronto Sign By-law No. 297, as amended, to permit the installation of one third-party advertising fascia sign at 1041 Avenue Road.

The City of Toronto Sign By-law No 297 as amended, does not permit a fascia sign used for the purposes of third-party advertising to be located on a wall facing a street. The proposed fascia sign will be located on a west wall of the building facing Avenue Road.

Background Information

Sign Variance Request - 1041 Avenue Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3608.pdf>)

Sign Variance - 1041 Avenue Road - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3659.pdf>)

Sign Variance - 1041 Avenue Road - attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3660.pdf>)

Sign Variance - 1041 Avenue Road - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3661.pdf>)

Sign Variance - 1041 Avenue Road - attachment 4a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3662.pdf>)

Sign Variance - 1041 Avenue Road - attachment 4b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3663.pdf>)

Sign Variance - 1041 Avenue Road - attachment 5a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3664.pdf>)

Sign Variance - 1041 Avenue Road - attachment 5b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3665.pdf>)

Communications

(May 28, 2007) e-mail from Stewart C. Russell - NYNew6.11.1

(May 28, 2007) e-mail from Amy Stewart - NYNew6.11.2

(May 28, 2007) e-mail from Alison Gorbould - NYNew6.11.3

(May 27, 2007) e-mail from Sara Lipson - NYNew6.11.4

- (May 27, 2007) e-mail from Alice Barton - NYNew6.11.5
 (May 27, 2007) e-mail from Shayla Duval - NYNew6.11.6
 (May 27, 2007) e-mail from Caroline Chan - NYNew6.11.7
 (May 28, 2007) e-mail from Rajat M. Bharati - NYNew6.11.8

NY6.12	Information	Amended	Delegated	Ward: 10
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Sign Variance Request - 6250 Bathurst Street

(May 10, 2007) report from Director of Building and Deputy Chief Building Official

Committee Decision

The North York Community Council:

1. approved the request for a variance from the former City of North York Sign By-law 30788, as amended, to permit an off premise wall sign 10.15 metres high x 9.1 metres wide on the north face of an existing 14 storey residential apartment building at 6250 Bathurst Street.

Summary

This 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 Leslie Abro of Abcon Media, on behalf of Toronto Community Housing Corporation for a variance from the Former City of North York Sign By-law 30788, as amended to permit an off premise wall sign 10.15 meters high x 9.1 meters wide on the north face of an existing 14 storey residential apartment building.

Background Information

Sign Variance - 6250 Bathurst Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3994.pdf>

Communications

- (May 28, 2007) e-mail from Stewart C. Russell - NYNew6.12.1
 (May 28, 2007) e-mail from Amy Stewart - NYNew6.12.2
 (May 28, 2007) e-mail from Alison Gorbould - NYNew6.12.3
 (May 27, 2007) e-mail from Sara Lipson - NYNew6.12.4
 (May 27, 2007) e-mail from Alice Barton - NYNew6.12.5
 (May 27, 2007) e-mail from Shayla Duval - NYNew6.12.6
 (May 27, 2007) e-mail from Caroline Chan - NYNew6.12.7
 (May 28, 2007) e-mail from Rajat M. Bharati -.12.8
 (May 28, 2007) letter from Dan LeFave, Mgr, Commercial Business Develop., Toronto Community Housing Corp. - NYNew6.12.9

NY6.13	Information	Adopted	Delegated	Ward: 16
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Residential Demolition Application - 70 Shields Avenue

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

Committee Decision

The North York Community Council:

1. approved the request for the demolition of the residential dwelling, with the following conditions:
 - a. the owner construct and substantially complete the new building authorized by building permit file number 07 151443 BLD 00 NH on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced;
 - b. the failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for 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;
 - c. all debris and rubble be removed immediately after demolition; and
 - d. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

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 application for the demolition of a residential dwelling at 70 Shields Avenue is referred to the North York Community Council for consideration for the issuance of a demolition permit because the property is located in the Former City of Toronto and a written notice of objection to the issuance of demolition permit was received within 14 days of the posting of the Public Notice of the Proposed Residential Demolition.

The owner requires permission to demolish the existing building in order to construct a new two storey single family dwelling.

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

Background Information

Residential Demolition Application - 70 Shields Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3614.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3636.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 2a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3637.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 2b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3638.pdf>)

Residential Demolition - 70 Shields Avenue - attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3639.pdf>)

Communications

(May 24, 2007) e-mail from Lesley Goldenberg - NYNew6.13.1

NY6.14	Information	Amended	Delegated	Ward: 23
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Residential Demolition Application - 49 Horsham Avenue, 47 Hounslow Avenue and 36 Finch Avenue West

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

Committee Decision

The North York Community Council:

1. approved the request to demolish the subject residential buildings, with the following conditions:
 - a. all debris and rubble be removed immediately after demolition 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; and
 - c. *the property be sodded and maintained in accordance with City standards.*

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 former City of Toronto Municipal Code Ch. 363, Article 11 “Demolition Control”, the applications for demolition of the three single family dwellings at 49 Horsham Avenue, 47 Hounslow Avenue and 36 Finch Avenue W. are referred to Toronto North Community Council to refuse or to grant the applications including any conditions, to be attached to the demolition permits.

Background Information

Residential Demolition - 47 Hounslow Avenue, and 36 Finch Avenue W.

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3612.pdf>)

Residential Demolition - 49 Horsham - attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3641.pdf>)

Residential Demolition - 49 Horsham - attachment 1b

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3642.pdf>)

Decision Advice and Other Information

The North York Community Council requested Transportation Services staff, in consultation with Facilities and Real Estate staff, to report back to the North York Community Council on June 26, 2007 on the number of properties that still need to be acquired for the North York Service Road on the west side; the actions taken to date to acquire those properties; and what can be done to expedite this.

NY6.15	Information	Adopted	Delegated	
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Request for an Exemption from the Driveway Entrance Policy for the former North York Wards - 51 Franklin Avenue

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

Committee Decision

The North York Community Council:

1. approved the proposed driveway variance, as it will address the front yard tree protection zone and would save the City tree from removal.

Summary

Number 51 Franklin Avenue, Lot 264, will be a new single family detached dwelling with a frontage of approximately 7.62 metres and a depth of 39.72 metres. The proposed driveway entrance does not comply with the policy requirements of a 1.0 metre side yard set-back. The variance requested to the policy is to address requirements that Forestry has advised, in order to respect the tree protection zone.

Background Information

Request for an Exemption - Driveway Entrance - 51 Franklin Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3606.pdf>)

Request for an Exemption - Driveway Entrance - 51 Franklin Avenue - att 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3607.pdf>)

NY6.16	Information	Adopted	Delegated	Ward: 23
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Request for an Exemption from the Driveway Entrance Policy for the Former North York Wards - 15 Walker Road

(May 29, 2007) report from Acting Director, Transportation Services, North York District

Committee Decision

The North York Community Council:

1. approved the proposed driveway variance, as it will address the front yard tree protection zone and would save the City tree from removal.

Summary

Number 15 Walker Road, will be a new single family detached dwelling with a frontage of approximately 12.19 metres and a depth of 47.54 metres. The proposed driveway entrance does not comply with the policy requirements of a 1.0 metre side yard set-back. The variance requested to the policy is to address requirements that Forestry has advised, in order to respect the tree protection zone.

Background Information

Request for an Exemption - North York Wards - 15 Walker Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3574.pdf>

NY6.17	ACTION	Adopted	Transactional	Ward: 24
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Payment In-Lieu of Parking - Applicant - Seoul Station - 6365 Yonge Street

(May 7, 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 29 parking spaces, subject to payment-in-lieu for 2 parking spaces;
2. require the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 2 parking spaces, based upon the proposed new building total gross floor area (GFA), which in this case amounts to \$10,000.00; and

3. 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 29 parking spaces to permit the conversion of the previous take-out restaurant in the basement level of a two-storey retail commercial building to a commercial recreation space/karaoke bar, where as 14 parking spaces can be provided on-site. The karaoke bar as proposed is presently in operation.

Background Information

Payment In-Lieu of Parking - 6365 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3599.pdf>

NY6.18	Information	Amended	Delegated	Ward: 16
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Report on Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road

(May 7, 2007) report from Acting Director, Transportation Services, North York District

Committee Decision

The North York Community Council directed that:

1. Transportation Services Staff take the necessary steps to:
 - a. maintain the existing northbound right turn prohibition sign at the St. Germain Avenue driveway;
 - b. implement a physical deflection/skewed driveway on the St. Germain Avenue driveway by extending the east curb 1 M to the West in order to compliment the existing turn prohibition (as per attachment # 2A);
 - c. implement a dedicated westbound left turn lane at Fairlawn Avenue and Avenue Road intersection as per Transportation staff recommendations;
 - d. maintain original driveway width at the Fairlawn Avenue Entrance as per the original Site Plan drawings dated April 7, 2007 (Attachment #1A - submitted);
 - e. introduce a centre line separating ingress and egress traffic, and an egress stop bar at the Fairlawn Avenue driveway (generally in accordance with attachment # 1A - submitted);
 - f. implement a southbound left turn prohibition sign for the hours of 7am to 9am and 3pm to 6pm Monday to Friday at the Fairlawn Avenue driveway; and

- g. review the operation of the above-noted measures following full occupancy of the development and report back on any further modifications, which would be at the expense of the applicant, which would be secured through a letter of credit to be determined by Transportation Services staff.

Summary

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

To report back to North York Community Council to not implement the recommendations outlined in the Minutes of Settlement, between the Applicant and the Ratepayer groups, pertaining the development application for lands municipally known as 1705, 1717, 1719 and 1743 Avenue Road. Individually

Background Information

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3602.pdf>)

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road- att 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3603.pdf>)

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road - att 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3604.pdf>)

Committee Decision - attachments 1a & 2a

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4405.pdf>)

Traffic Attenuation Measures - 1705, 1717, 1719, and 1743 Avenue Road - att 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3605.pdf>)

Communications

(May 25, 2007) e-mail from Dottie Wilson - NYNew6.18.1

(May 25, 2007) e-mail from Kim Davison - NYNew6.18.2

(May 25, 2007) e-mail from Lillian Marson - NYNew6.18.3

(May 26, 2007) e-mail from Kim Davison - NYNew6.18.4

(May 28, 2007) e-mail from Martin Hofmann - NYNew6.18.5

(May 28, 2007) e-mail from Peter Mastromarini - NYNew6.18.6

(May 28, 2007) e-mail from Andrew Yates - NYNew6.18.7

(May 28, 2007) e-mail from Jerry Paskowitz - NYNew6.18.8

NY6.19	Information	Amended	Delegated	Ward: 8
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Parking Prohibition - Hullmar Drive

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

Committee Decision

The North York Community Council:

1. approved the request to remove the existing “No Parking Anytime” prohibitions on the west side of Hullmar Drive from the northerly limit of Skye Court to a point 40 metres northerly thereof.

Summary

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

To deny the request to remove the “No Parking Anytime” prohibition on the west side of Hullmar Drive, north of Skye Court.

The existing parking prohibitions are required to ensure that sightlines for motorists when exiting Skye Court are not restricted by parked vehicles.

Background Information

Parking Prohibition - Hullmar Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3844.pdf>

NY6.20	Information	Adopted	Delegated	Ward: 16
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Removal of On-Street Parking Space for Persons with Disabilities - Edith Drive

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

Committee Decision

The North York Community Council:

1. approved the removal of the existing on-street parking space for persons with disabilities on the west side of Edith Drive, between a point 57.0 metres north of Orchard View Boulevard and a point 5.5 metres further north; and,
2. authorized the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council 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 remove an on-street disabled persons’ parking space adjacent 70 Edith Drive.

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

Background Information

Removal of On-Street Parking - Edith Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3575.pdf>

NY6.21	ACTION	Amended	Transactional	Ward: 23
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All-Way Stop Control - Empress Avenue at Longmore Street

(May 10, 2007) report from Acting Director, Transportation Services, North AYork District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request to install an all-way stop control at the intersection of Empress Avenue and LongmoreStreet.

Summary

To deny the request to install an all-way stop control at the intersection of Empress Avenue and Longmore Street.

The existing traffic and roadway conditions do not warrant the introduction of all-way stop control at the above-noted intersection.

Background Information

All-Way Stop Control - Empress Avenue at Longmore Street - attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3600.pdf>

All-Way Stop Control - Empress Avenue at Longmore Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3601.pdf>

Decision Advice and Other Information

The North York Community Council requested the General Manager, Transportation Services to report to the Public Works and Infrastructure Committee on the appropriateness of the condition requiring nine (9) preventable accidents in a three-year period and the discretion of City staff to report on the feasibility of signs, which do not meet all warrants but which could be supported to improve public safety.

NY6.22	Information	Adopted	Delegated	Ward: 34
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Parking Prohibition - Old Eglinton Avenue

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

Committee Decision

The North York Community Council:

1. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at any time on the south side of Old Eglinton Avenue from the westerly limit of Bermondsey Road to a point 100 metres west thereof; and
2. authorized and directed the appropriate City Officials to take whatever action deemed necessary to implement the foregoing including the introduction in Council 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 parking at any time on the south side of Old Eglinton Avenue, west of Bermondsey Road, in order to facilitate unrestricted access to/from the adjacent Fire Station.

Background Information

Parking Prohibition - Old Eglinton Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3576.pdf>

NY6.23	ACTION	Adopted	Transactional	Ward: 34
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All-Way Stop Control - Graydon Hall Drive at Graydon Hall Place

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on Graydon Hall Drive, east and west of Graydon Hall Place;
2. amend Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on Graydon Hall Place, north of Graydon Hall Drive; and
3. authorize the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are

required.

Summary

To obtain approval to introduce an all-way stop control at the intersection of Graydon Hall Drive at Graydon Hall Place.

The installation of an all-way stop control at the intersection of Graydon Hall Drive at Graydon Hall Place will address the existing right-of-way conflicts for motorists and pedestrians at this intersection.

Background Information

All-Way Stop Control - Graydon Hall Drive at Graydon Hall Place
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3573.pdf>)

Communications

(May 24, 2007) letter from Adam Brown, Sherman Brown Dryer Karol, on behalf of a property owner in immediate area - NYNew6.23.1

NY6.24	Information	Received	Transactional	Ward: 23
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Construction Timeline for the Interim Anndale Drive and Status of Expropriation Proceedings - 2 Anndale Drive

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

Committee Recommendations

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

Anndale Drive - Construction Timeline
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3495.pdf>)

Decision Advice and Other Information

The North York Community Council:

1. received the report (April 11, 2007) from the Executive Director, Technical Services, for information; and
2. received the report (May 9, 2007) from the Chief Corporate Officer, for information.

24a Status of Expropriation Proceedings - 2 Anndale Drive

(May 14, 2007) report from Chief Corporate Officer

Summary

The purpose of this report is to present information on the status of the expropriation of 2 Anndale Drive

Background Information

Status of Expropriation Proceedings - 2 Anndale

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3621.pdf>)

NY6.25	ACTION	Adopted	Transactional	Ward: 23
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To Permanently Close and Declare Surplus a Portion of Oakburn Crescent, South of Avondale Avenue and the whole of Oakburn Place, branching southerly from south side of Oakburn Crescent

(May 14, 2007) report from General Manager, Transportation Services & Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends:

1. That City Council, conditional upon the Government Management Committee recommending Recommendation 2. of the report (May 14, 2007) from the General Manager, Transportation Services, and the Chief Corporate Officer, that City Council:
 - a. permanently close as public highways, on a phased basis, that portion of Oakburn Crescent, south of Avondale Avenue, shown as Part 1 on Sketch No. PS-2007-145b and the whole of Oakburn Place, branching off southerly from the south side of Oakburn Crescent, shown as Parts 2, 3 & 4 on Sketch No. PS-2007-145b (collectively “the Highways”), subject to compliance with the requirements of City of Toronto Municipal Code Chapter 162, and provided that City Council subsequently approves a sale of the Highways;
 - b. if City Council approves a sale of the Highways, direct Transportation Services staff to give notice to the public of a proposed by-law to permanently close the Highways in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, with the North York Community Council hearing any member of the public who wishes to speak to this matter during consideration of the proposed by-law; and
 - c. following the closure of the Highways, easements be reserved by the City and/or

granted to any affected utility companies, as may be necessary to protect the existing services and utilities in the Highways, or with the consent of the City and the said utility companies, the services and utilities be removed from the Highways and/or relocated, at the sole cost of the purchaser of the Highways; and

2. authorize and direct the appropriate City officials to take the necessary action to give effect to the above recommendations, including the introduction in City Council of any necessary bills.

Summary

The purpose of this report is to permanently close and declare a portion of Oakburn Crescent, south of Avondale Avenue and the whole of Oakburn Place surplus to municipal requirements, and to authorize the Chief Corporate Officer to invite an offer(s) to purchase from the abutting landowners, K&G Oakburn Apartments I Limited and K&G Oakburn Apartments II Limited.

Background Information

To Permanently Close and Declare Surplus - Oakburn Crescent, South Avondale Ave.
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3631.pdf>

NY6.26	ACTION	Adopted	Transactional	Ward: 23
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Designation of Fire Routes - Fire Route and Amendment to Chapter 880

(May 14, 2007) report from Toronto Fire Services

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below, as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 5 Kenneth Avenue; and
2. authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading fires and the delivery of fire protection services.

Background Information

Designation of Fire Routes - Chapter 880

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3539.pdf>)

NY6.27	ACTION	Adopted	Transactional	
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Requests for Endorsement of Events for Liquor Licensing Purposes

Committee Recommendations

The North York Community Council recommends that City Council, for liquor licence purposes, declare the following events to be of community and/or municipal significance, and advise the Alcohol and Gaming Commission that it has no objection to their taking place:

1. Toronto Taste 2007, taking place Sunday, June 10, 2007, beginning at 5:00 p.m. at the Japanese Canadian Cultural Centre (6 Garamond Court, Toronto, ON, M3C 1Z5).
2. Festival de Verano (Summer Festival) taking place on Sunday, August 5, 2007 at Parc Downsview Park.

Summary

Seeking Council's endorsement of various events for liquor licensing purposes.

27a Toronto Taste 2007

Summary

27b Festival de Verano (Summer Festival)

Summary

Festival de Verano (Summer Festival) will be taking place on Sunday, August 5, 2007 at Parc Downsview Park.

This annual event is a celebration of culture, food and music.

Background Information

Festival de Verano (Summer Festival)

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4082.pdf>)

NY6.28	ACTION	Amended	Transactional	Ward: 16
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Residential Demolition Applications - 58 to 68 Orchard View Boulevard and 439 to 441 Duplex Avenue - Amendment to Conditions

(April 27, 2007) Member Motion from Councillor Karen Stintz

Committee Recommendations

The North York Community Council recommends that City Council:

1. delete Condition 2(e) regarding sod and Condition 2(h) regarding the letter of credit, outlined in Clause 23, North York Report 8, adopted by City Council on October 26, 27 and 28, 2004, from the conditions of approval for the residential demolition applications at 58 to 68 Orchard View Boulevard and 439 to 441 Duplex Avenue.

Summary

On October 12, 2004 North York Community Council approved the residential demolition applications subject to a number of conditions, including the planting of sod.

<http://www.toronto.ca/legdocs/2004/minutes/committees/tn/tn041012.pdf>

On October 26, 27 and 28, 2004, City Council approved the North York Community Council recommendations.

The current owner of the aforementioned site is working with the City to satisfy the approved conditions for the demolition permit. However, condition 2e) “that the site be planted with sod” should be removed as a result of a Committee of Adjustment application for a temporary use parking lot.

Background Information

Residential Demolition - 58 to 68 Orchard View Boulevard

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3623.pdf>)

NY6.29	Information	Amended	Transactional	Ward: 10
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Preliminary Report - Official Plan & Zoning By-Law Amendment Applications - 695 - 717 Sheppard Avenue West

(May 7, 2007) report from Director, Community Planning, North York District

Committee Recommendations

Summary

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

This application proposes to amend the Sheppard West/Dublin Secondary Plan and the Zoning By-law to construct an eight-storey mixed use building with commercial uses at grade and residential uses above at 695 – 717 Sheppard Avenue West.

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

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

Background Information

Preliminary Report - Official Plan & Zoning By-Law - 695 - 717 Sheppard Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3473.pdf>

Decision Advice and Other Information

The North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site;
3. *to ensure that effected residents are aware of the proposed development, City Planning staff give notice for the community consultation meeting to landowners and residents beyond the required 120 metres, such notification area to be expanded to include all properties bounded by the east side of Goddard Street and Gorman Park Road to the west, Cocksfield Avenue to the north, the west side of Hove Street and Hammel Street to the east and McAllister Avenue to the south, and that the applicant pay the City for the costs associated with extending the notice area; and*
4. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations under the *Planning Act*.

NY6.30	Information	Adopted	Transactional	Ward: 10
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Preliminary Report - Zoning Application - 633 Sheppard Avenue West

(May 9, 2007) report from Director, Community Planning, North York District

Summary

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

This application proposes to rezone the property at 633 Sheppard Avenue West to permit the construction of a second floor on the existing dwelling and convert the building into an office.

This report provides preliminary information on the above-noted application and seeks Community Council's direction 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 fall 2007, provided that any required information is forthcoming in a timely manner.

Background Information

Preliminary Report - Zoning Application - 633 Sheppard Avenue West
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3519.pdf>

Decision Advice and Other Information

The North York Community Council directed that:

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

NY6.31	ACTION	Adopted	Transactional	Ward: 25
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Subdivision Agreement Amendment - 19 Legacy Court

(May 8, 2007) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the City Solicitor to amend the Subdivision Agreement governing Lot 2, Registered Plan 66M-2331, former City of North York, to grant the request of the owners of the subject lands to alter the permitted building envelope by constructing a single storey garage addition to the rear northeast corner of the dwelling; and

2. authorize the City Solicitor and other affected City officials, as appropriate, to do all things necessary to execute and amend the subdivision agreement between the owner and the City to grant this request.

Summary

The purpose of this report is to seek Council's direction in response to a request from the owners of the subject lands to amend the existing Subdivision Agreement (Schedule H) as it relates to Lot 2 (19 Legacy Court) on the attached plan to permit the construction of a single storey double car garage addition to be located outside of the established building envelope.

Staff concludes that the proposed addition should not affect any significant view lines which currently exist as the garage would be built into the existing 3.0m high retaining wall and berm, rendering it visually undetectable to adjacent neighbours. As such, Council should direct staff to amend the existing Subdivision Agreement as it relates to Lot 2, Reference Plan 66M-2331, to reflect changes to the building envelope to permit the construction of the single storey addition.

Background Information

Subdivision Agreement Amendment - 19 Legacy

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3475.pdf>

NY6.32	ACTION	Adopted	Transactional	Ward: 9
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Final Report - Zoning By-law Amendment Application - 28 Privet Road

Statutory - Planning Act, RSO 1990

(May 7, 2007) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (May 7, 2007) from the Director, Community Planning, North York District; and
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Summary

An application has been submitted to amend the Zoning By-law to permit the construction of a semi-detached dwelling.

The proposal is in keeping with similar developments for semi-detached dwellings along Privet Road. This report reviews and recommends approval of the application to amend the Zoning

By-law, and approval in principle of the associated Site Plan Control Application.

Background Information

Final Report - Zoning By-law Amendment Application - 28 Privet Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3474.pdf>

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on May 29, 2007, and notice was given in accordance with the *Planning Act*. No one addressed the North York Community Council on May 29, 2007.

NY6.33	ACTION	Adopted	Transactional	Ward: 9
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Request for Direction - Official Plan and Zoning By-law Amendment Application - 1055 Wilson Avenue

(May 10, 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 in its current form and authorize the City Solicitor and necessary City staff to attend the Ontario Municipal Board pre-hearing conference in opposition to the appeals;
2. support the application if revisions are made to bring the application into general conformance with the proposed Avenue Zoning By-law for Wilson Avenue as follows:
 - a. the proposal is revised to bring the density of the building below 2.5 times the area of the lot;
 - b. the building mass is moved towards Wilson Avenue and stepped back as stipulated in the proposed By-law Amendment; and
 - c. the access is redesigned and site circulation improved as outlined in this report;
3. authorize the City Solicitor and the necessary City staff to attend the Ontario Municipal Board pre-hearing conference in support of the appeals if the application is so revised;
4. authorize the City Solicitor to request the Ontario Municipal Board to withhold any Order approving the development until the owner has entered into a Site Plan Control Agreement under Section 41 of the *Planning Act*; and
5. authorize the City Solicitor and necessary City Staff to take such necessary actions to implement the foregoing.

Summary

This application proposes to amend the Official Plan and the Zoning By-law of the former City of North York to permit construction of a ten storey condominium apartment building at 1055 Wilson Avenue containing 165 residential units. The applicant has appealed the Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board based on the lack of a decision from City Council within the timelines stipulated by the *Planning Act*. The purpose of this report is to seek Council's direction on the appeal as a pre-hearing conference is scheduled for June 20, 2007.

City staff and the applicant have been in discussions focussed on revising the proposal to bring it into compliance with the Avenue Zoning By-law proposed for Wilson Avenue. These discussions have been productive and it is expected that appropriate revisions to the proposal will be forthcoming in this regard.

This report seeks Council's authorization for staff to attend the pre-hearing conference at the Ontario Municipal Board and oppose the application in its current form. Should revisions be made which bring the proposal into general conformity with the proposed Avenue Zoning By-law for Wilson Avenue and resolve other outstanding site design issues, staff should attend the pre-hearing conference in support of the appeals.

Background Information

Request for Direction - 1055 Wilson Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3526.pdf>)

NY6.34	Information	Adopted	Delegated	Ward: 16
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Residential Demolition Permit - 736 Woburn Avenue

(May 25, 2007) Member Motion from Councillor Stintz

Committee Decision

The North York Community Council:

1. authorized the Chief Building Official to issue the demolition permit without conditions.

Summary

On December 12, 2005, City Council approved the Woburn Park - Parkland development project. The project includes the demolition of 3 adjacent city-owned houses municipally known as 732, 734, and 736 Woburn Avenue in order to expand the existing park. The expansion of the park is intended to provide much needed parkland for neighbourhood residents.

The residential properties located at 732 and 734 Woburn Avenue were demolished in November, 2006. The lease for 736 Woburn Avenue expired on May 1, 2007 and the tenant has vacated the building. The new Residential Demolition Control By-law No. 1009-2006 which came into effect on January 31, 2007 includes a requirement for Council to give authority to the Chief Building Official to issue a residential demolition permit when there is no replacement building.

In order to achieve the stated objectives within the project, the City must undertake the demolition of the property.

NY6.35	Information	Adopted	Delegated	Ward: 16
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Winter Maintenance By-law Exemption - Brookdale Avenue, Avenue Road to the former City of North York/City of Toronto boundary

(May 28, 2007) Member Motion from Councillor Stintz

Summary

This motion is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

At its meeting held on March 27, 2007, the North York Community Council denied the request to exempt the north side of Brookdale Avenue, from Avenue Road to the former City of North York/City of Toronto Boundary from By-law 30662 (Winter Maintenance). However, the members of Community Council did not have the opportunity to hear from the local community about this issue.

Background Information

Motion - Winter Maintenance - Brookdale Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4074.pdf>

Decision Advice and Other Information

The North York Community Council:

1. re-opened the Decision of the North York Community Council regarding NY4.35, adopted by the North York Community Council on March 27, 2007, to allow for public deputation and debate; and
2. directed that this item be considered at its next meeting on June 26, 2007.

NY6.36	Information	Amended	Transactional	Ward: 25
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Request for Reconsideration of Expanded Notification Area - Community Consultation Meeting - Preliminary Report - Official Plan

and Zoning Amendment Applications - 939 Lawrence Avenue East, 49 and 75 The Donway West

(May 9, 2007) letter from Jeffrey L. Davies, Solicitor on behalf of C/F Realty Holdings Limited, submitted by Councillor Jenkins, for consideration by the North York Community Council.

Committee Recommendations

The North York Community Council directed that Recommendation 2 of North York Community Council Item NY5.33, adopted by the North York Community Council on May 1, 2007, be deleted and replaced with the following instead:

- “2. City Planning staff give notice for the community consultation meeting to:
- a. landowners, residents and tenants within 120 metres of the site;
 - b. landowners, residents and tenants within the expanded notification area which includes the area identified as, “Suggested Notification Area Consistent with Original Don Mills Plan” shown on the map attached to the communication (May 9, 2007) from Jeffrey L. Davies, Solicitor, Davies Howe Partners, on behalf of the applicant, and including the residential area bounded by Don Mills Road to the west, the Don River to the north and east and the Canadian National Railway right-of-way to the south;
 - c. residents who showed an interest in the Don Mills Phase 1 Development;
 - d. any other interested persons not captured by the expanded notification area by placing an advertisement in the local community paper; and

that the applicant be requested to pay for the costs associated with extending the notice area, and if the applicant is not willing to pay for the expanded notification area, the costs be charged to the appropriate Planning Division account;”

Summary

Applicant's representative seeking North York Community Council's approval to revise the direction given to City staff that notice of the community consultation meeting be provided to landowners, residents and tenants within 120 metres of the site, together with an expanded notification area that is confined to neighbourhoods in the general vicinity of the development site within the limits of the Central Don Mills Secondary Plan, and suggesting a notification area, bounded by the surrounding railway lines and consistent with the original plan for Don Mills, as indicated on a map attached to the communication from Jeffrey L. Davies, Solicitor, on behalf of C/F Realty Holdings Limited.

Background Information

Item NY5.33 - Preliminary Report - 939 Lawrence Ave, 49 & 75 Donway West
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4087.pdf>

Ny6.36 map

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4105.pdf>

NY6.37	Presentation	Adopted	Transactional	
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Request for "The Suburban Slab" Presentation at Community Council Meeting

(May 29, 2007) Member Motion from Councillor Carroll

Summary

Request by Councillor Carroll to have "The Suburban Slab" presentation provided at the Executive Committee to be given to North York Community Council members at a future meeting.

Background Information

Presentation - "The Suburban Slab"

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4078.pdf>

Decision Advice and Other Information

The North York Community Council requested that City staff arrange to have the presentation headed "The Suburban Slab", which was presented at the Executive Committee meeting on May 28, 2007, presented to the North York Community Council at its meeting on June 26, 2007 or September 10, 2007; and that ½ hour be set aside on the North York Community Council agenda to hear this presentation.

NY6.38	ACTION	Amended	Transactional	Ward: 25
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 26 Don Ridge Drive

(May 29, 2007) Member Motion from Councillor Jenkins

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the City Solicitor and Planning staff to attend the Ontario Municipal Board hearing, and hire outside Planning consultants if required, to uphold the City's zoning by-law and Committee of Adjustment decision to oppose the balcony and below grade garage variances.

Summary

On April 26, 2007, the Committee of Adjustment heard an application to permit the construction of a new two storey detached dwelling with a five car below grade garage on the side.

The four variances sought were for: 1. Proposed building height of 8.81m whereas 8 m is permitted for a flat roof; 2. Proposed building length of 22.36m whereas 16.8m is permitted; 3. Proposed entrance to the garage to be located below the elevation of the centerline of the road whereas garage entrances are not permitted to be located below the elevation of the centerline of the road; and 4. Proposed balcony area of 8.14m² whereas 3.8m² is permitted.

The committee ruled in favour of two of the four variances sought by the owners of 26 Don Ridge Drive, namely the height and length and refused the below grade garage and balcony.

Below grade garages are uncharacteristic to this area. They are unsafe in accessing a traveled roadway; they create problems with snow storage on the lot, and interrupt the drainage patterns which more often than not, cause flooding problems to abutting properties.

The owners have appealed this decision to the Ontario Municipal Board. The Board has not scheduled a hearing date for this application.

The Councillor is requesting representation at the Ontario Municipal Board to uphold the Committee of Adjustment decision.

Background Information

Ontario Municipal Board Hearing - 26 Don Ridge Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-4079.pdf>

NY6.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed [By-laws 614-2007 to 619-2007](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 619-2007

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	1:30 PM	Public