

North York Community Council

Meeting No.	9	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, October 2, 2007	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

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.*

NY9.1	Information	Deferred		Ward: 16
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Removal of One Private Tree - 10 Dinan Street

(August 15, 2007) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (August 15, 2007) from the General Manager, Parks, Forestry and Recreation, to its next meeting on October 30, 2007, to allow the Ward Councillor an opportunity to conduct a community meeting.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of one (1) privately-owned 41-centimetre diameter Colorado blue spruce (*Picea pungens*) tree located at the rear of 10 Dinan Street. The application has been made due to concerns expressed by the property owner that the tree is in poor condition.

The spruce tree is healthy and shows no symptoms of cytospora canker, as indicated in the independent Arborist Report submitted with the application. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

Background Information

Removal of One Private Tree - 10 Dinan Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6773.pdf>)

NY9.2	Information	Deferred		Ward: 16
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Removal of One Private Tree - 607 Briar Hill Avenue

(August 15, 2007) Report from General Manager, Parks, Forestry and Recreation

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (August 15, 2007) from the General Manager, Parks, Forestry and Recreation, to its next meeting on October 30, 2007.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of one (1) privately owned 87.5 centimetre diameter black walnut tree (*Juglans nigra*) located at the rear of 607 Briar Hill Avenue. The application has been made due to concerns expressed by the property owner that the falling walnuts are a hazard to the children.

The tree is a healthy and viable specimen. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. All trees have some level of maintenance associated with their placement in the landscape. The increased maintenance associated with the fruit from black walnut trees does not justify their removal.

Background Information

Removal of One Private Tree - 607 Briar Hill Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6774.pdf>

NY9.3	ACTION	Adopted		Ward: 26
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Inclusion on Heritage Inventory - 150 Laird Drive

(May 6, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The North York Community Council recommends that City Council:

1. include the property at 150 Laird Drive (Durant Motors Office Building) on the City of Toronto Inventory of Heritage Properties; and
2. authorize and direct the appropriate City Officials to take necessary action to give effect thereto.

Financial Impact

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

Summary

This report recommends that City Council include the property at 150 Laird Drive (Durant Motors Office Building) on the City of Toronto Inventory of Heritage Properties.

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

Background Information

Inclusion on Heritage Inventory - 150 Laird Drive

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6777.pdf>

Heritage - 150 Laird Drive - attachment 1

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

Heritage - 150 Laird Drive - attachment 2

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

Heritage - 150 Laird Drive - attachment 3

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

3a Inclusion on Heritage Inventory - 150 Laird Drive

(July 12, 2007) Letter from Toronto Preservation Board

Summary

The Toronto Preservation Board on July 12, 2007, considered the report (May 6, 2007) from the Director, Policy and Research, City Planning Division.

Background Information

Letter from Toronto Preservation Board -Inclusion on Heritage Inventory - 150 Laird Drive (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6776.pdf>)

3b Supplementary Report - Inclusion on Heritage Inventory - 150 Laird Drive

(September 18, 2007) Report from Director, Policy and Research, City Planning Division

Financial Impact

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

Summary

This report recommends that City Council include the property at 150 Laird Drive (Durant Motors Office Building) on the City of Toronto Inventory of Heritage Properties.

At its meeting of September 10, 2007, the North York Community Council deferred the report (May 6, 2007) from the Director, Policy and Research, City Planning Division, to its next meeting on October 2, 2007. Since that time further research has been conducted on this property. The Reasons for Listing (Attachment No. 3) have been amended to clarify the development of the property and the different uses of the site.

Background Information

Supplementary Report - 150 Laird Drive
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7273.pdf>)

Supplementary Report - 150 Laird Dr - Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7274.pdf>)

Supplementary Report - 150 Laird Drive - Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7275.pdf>)

Supplementary Report - 150 Laird Drive - Attachment 3
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7276.pdf>)

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. include the property at 1325 Bayview Avenue(Glen-Leven Apartments) on the City of Toronto Inventory of Heritage Properties;
2. include the property at 1351 Bayview Avenue(Strathavon Apartments) on the City of Toronto Inventory of Heritage Properties;
3. include the property at 1365 Bayview Avenue(Kelvingrove Apartments) on the City of Toronto Inventory of Heritage Properties;
4. *state its intention to designate the properties at 1325 Bayview Avenue(Glen-Leven Apartments), 1351 Bayview Avenue(Strathavon Apartments) and 1365 Bayview Avenue(Kelvingrove Apartments) under Part IV of the Ontario Heritage Act;*
5. *if there are no objections to the designation of the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) in accordance with Section 29(6) of the Ontario Heritage Act, authorize the solicitor to introduce the Bills in Council designating the property;*
6. *if there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, direct the Clerk to refer the proposed designation of the properties at 1325 Bayview Avenue (Glen-Leven Apartments), 1351 Bayview Avenue (Strathavon Apartments) and 1365 Bayview Avenue (Kelvingrove Apartments) to the Conservation Review Board; and*
7. authorize and direct the appropriate City Officials to take necessary action to give effect thereto.

Financial Impact

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

Summary

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

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

Background Information

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

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

Heritage - Attachment 1

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

Heritage - Attachment 2

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

Heritage - Attachment 3

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

Heritage - Attachment 4

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

Communications

(September 28, 2007) e-mail from From Lorna Groves, Legal Assistant to Ian Lord, WeirFoulds, forwarding a communication (September 27, 2007) from Jeffrey D. Clevon, Manager of Real Estate, Manitoba Civil Service Superannuation Board (NY Supplement 9.4.1). (NY.Supp.NY 9.4.1)

(September 28, 2007) e-mail from Ian James Lord, WeirFoulds, Barristers and Solicitors, on behalf of ADMNS Kelvingrove Investment Corporation (NY.New.NY9.4.2)

(October 1, 2007) e-mail from Oliver Borgers, addressed to Councillor Parker (NY.New.NY9.4.3)

(October 1, 2007) e-mail from Brian Athey, President, Leaside Property Owners' Association Incorporated (NY.New.NY9.4.4)

(October 1, 2007) letter from Yew-Thong Leong (NY.New.NY9.4.5)

(October 2, 2007) Submission from Peter Venetas, Context Development Inc., providing development plans for 1325 Bayview Avenue (NY.New.NY9.4.6)

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

(September 13, 2007) Letter from Toronto Preservation Board

Summary

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

Background Information

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

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

NY9.5	Information	Amended	Delegated	Ward: 16
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Encroachment Agreement Request - 19 Esgore Drive

(June 5, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

The North York Community Council:

1. approved the Encroachment application, subject to the following conditions:
 - a. that the owner remove the hedge to a distance of 1.0 metre from the fire hydrant, to the satisfaction of Transportation Services, North York District;
 - b. that the owner remove the hedge to 2.13 metres from the road edge of the intersection of Esgore Drive and Felbrigg Avenue, to the satisfaction of Transportation Services, North York District ;
 - 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:
 - a. Application Fee of \$456.32 (paid);

- b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
- c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 19 Esgore Drive being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachment consists of a walkway, concrete steps with walkway, hedges, and a wooden fence located on the City road allowance.

Background Information

Encroachment Agreement Request - 19 Esgore Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6781.pdf>)

Communications

(September 7, 2007) e-mail from Patrick Richardson (NY.Main.NY8.8.1)

(September 7, 2007) letter from Patrick Richardson (NY.Main.NY8.8.2)

NY9.6	ACTION	Amended		Ward: 23
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Encroachment Agreement Request - 19 Churchill Avenue

(August 23, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. *direct the Chief Building Official and Executive Director to report to the Planning and Growth Management Committee on the feasibility of requiring a builder to provide an as-built survey for large scale projects, such as those referred to in the report (September 24, 2007) from the Director of Building and Deputy Chief Building Official, North York District.*

Decision Advice and Other Information

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 the life of the building from the date of registration on title;*
 - 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(s), subject to the approval of the Executive Director of Municipal Licensing and Standards; and
 - g. the owner pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$1,063.69 plus G.S.T., totalling \$1,127.51.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 19 Churchill Avenue, being a multiple-family dwelling sixth density zone RM6 (157), for an encroachment agreement. The existing encroachment consists of a below grade foundation wall located on the City road allowance.

Background Information

Encroachment Agreement Request - 19 Churchill Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6782.pdf>)

6a Status Report on 19 Churchill Avenue

(September 24, 2007) Report from Director of Building and Deputy Chief Building Official

Financial Impact

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

Summary

This report provides the information requested by North York Community Council at their meeting held on September 10, 2007, on how the encroachment arose at 19 Churchill Avenue, why it was not caught at the time of construction; and confirmation there is no increase in the Gross Floor Area as a result of the change in the location of the building.

Background Information

Status Report - 19 Churchill Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7281.pdf>)

NY9.7	Information	Amended	Delegated	Ward: 23
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Fence Exemption Request - 2972 Bayview Avenue

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

Committee Decision

The North York Community Council:

1. approved the request for an exemption from Chapter 447 – Fences, section 447-2(B), conditional upon the owner complying with the hard surface requirements for this property.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

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

Background Information

Fence Exemption Request - 2972 Bayview Avenue

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

NY9.8	Information	Adopted	Delegated	Ward: 15
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Sign Variance Request - 2081 Dufferin Street

(August 24, 2007) Report from Director of Building and Deputy Chief Building Official, North York District

Committee Decision

The North York Community Council:

1. approved the request for a variance from the former City of York Sign By-law No. 3369-79, as amended.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Richard Verlaan, tenant at 2081 Dufferin St. for an approval of a variance from former City of York

Sign By-law No. 3369-79, as amended, to permit installation of one V-shaped A-frame sign erected on the patio in front of York Academy of Marital Arts.

Background Information

Sign Variance Request - 2081 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6783.pdf>)

NY9.9	ACTION	Amended		Ward: 24
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Sign Variance Request - 24 Rean Drive

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

Committee Recommendations

The North York Community Council recommends that City Council :

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

Decision Advice and Other Information

The North York Community Council:

1. refused the request for variances from the former City of North York Sign By-law No.30788.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Robert Manning of Sign Advice, on behalf of Daniels Corporation, for approval of a variance from the Former City of North York Sign By-law No. 30788, as amended, to permit an increase in the allowable sign area as well as to permit signage advertising an off-site development. The

proposed signage will comprise of one ground sign and a total of eight wall signs on the sides of the building at 24 Rean Drive which is used as a presentation centre and a sales pavilion.

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

Background Information

Sign Variance Request - 24 Rean Drive

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

Communications

(October 1, 2007) letter from John Craig, President TSCC #1498 (NY.New.NY9.9.1)

NY9.10	Information	Amended	Delegated	Ward: 16
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Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit a driveway widening parking pad at 24 Chudleigh Avenue

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

Committee Decision

The North York Community Council:

- approved the application for a driveway widening parking pad at 24 Chudleigh Avenue.*

Financial Impact

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

Summary

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

To report on a request for an exemption from the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit the construction of a driveway widening parking pad at 24 Chudleigh Avenue which does not meet the requirements of the Code.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Parking Pad - 24 Chudleigh Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6873.pdf>)

Exemption Request - 24 Chudleigh Avenue - attachment 1

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

NY9.11	Information	Adopted	Delegated	Ward: 16
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Removal of On-Street Parking Space for Persons with Disabilities - Craighurst Avenue

(July 26, 2007) Report from Acting Director, Transportation Services, North York District

Committee Decision

The North York Community Council:

1. approved the removal of the existing on-street parking space for persons with disabilities on the south side of Craighurst Avenue, between a point 91.5 metres west of Duplex Avenue and a point 5.5 metres further west; 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.

Financial Impact

All costs associated with the removal of the on-street disabled persons' parking space on Craighurst Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

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

To obtain approval to remove the existing on-street disabled persons' parking space adjacent to 115 Craighurst Avenue, to accommodate a front yard parking space for persons with disabilities.

The removal of the on-street disabled parking space for persons with disabilities is required to meet the guidelines set for the installation of front yard parking for persons with disabilities.

Background Information

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

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

Removal of On-Street Parking Space for Persons with Disabilities - Craighurst Av-Attachment 1

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

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

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

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 Jedburgh Road, between a point 47.0 metres south of Deloraine Avenue to a point 5.5 metres further south; 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.

Financial Impact

All costs associated with the removal of the on-street disabled persons' parking space on Jedburgh Road are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

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

To obtain approval to remove a designated on-street disabled persons' parking space adjacent to 314 Jedburgh Road.

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

Background Information

Removal of On-Street Parking Space for Persons with Disabilities - Jedburgh Road
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6977.pdf>)

Removal of On-Street Parking Space for Persons with Disabilities - Jedburgh Road - map
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7003.pdf>)

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

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

Decision Advice and Other Information

The North York Community Council:

1. deferred the report (September 5, 2007) from the Director, Transportation Services, North York District; and
2. directed the Director, Transportation Services, North York District, to request the City Clerk to conduct a poll of residents of Cortleigh Boulevard, from Bathurst Street to Alexandra Wood, to determine support for the installation of one speed hump on Cortleigh Boulevard between Bathurst Street and Alexandra Wood.

Financial Impact

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

Summary

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

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

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

Background Information

Traffic Calming - Cortleigh Boulevard

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

Traffic Calming - Cortleigh Boulevard

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

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

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

Committee Decision

The North York Community Council:

1. *approved the installation of speed humps on Livingstone Avenue, between Marlee Avenue and Times Road.*

Financial Impact

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

Summary

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

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

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

Background Information

Traffic Calming - Livingstone Avenue, Marlee Avenue to Times Road

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

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

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

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

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

Committee Decision

The North York Community Council:

1. *authorized appropriate staff to conduct a poll of eligible residents on Wallingford Road, from Cassandra Boulevard to Brookbanks Drive, Tanburn Place, Treadgold Crescent and Ptarmigan Crescent, regarding the installation of traffic calming measures (speed humps) as per plan NY-1702, outlined in the report (September 12, 2007) from the Director, Transportation Services, North York District, to determine resident support,*

in accordance with the City of Toronto Traffic Calming Policy;

2. subject to a favourable poll:
 - a. directed a road alteration by-law be prepared for Wallingford Road, from Cassandra Boulevard to Brookbanks Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents;
 - b. directed that the speed limit be reduced from 40 km/h to 30 km/h on Wallingford Road, from Cassandra Boulevard to Brookbanks Drive, coincident with the implementation of the speed humps; and
3. 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.

Financial Impact

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

Summary

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

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

Background Information

Traffic Calming - Wallingford Road, Cassandra Boulevard to Brookbanks Drive

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

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

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

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

(September 12, 2007) Report from 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 7:00 a.m. to 9:30 a.m. and 3:00 p.m. to 5:00 p.m., Monday to Friday, on the north side of Norcross Road from Faywood Boulevard to Dunsmore Gardens; and
2. authorized and directed the appropriate City Officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Council on any bill that are required.

Financial Impact

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

Summary

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

To obtain approval to amend parking regulations on Norcross Road in order to prohibit stopping between 7:00 a.m. and 9:30 a.m., and 3:00 p.m. and 5:00 p.m., Monday to Friday.

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

Background Information

Parking Regulations - Norcross Road

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

Parking Regulations - Norcross Road

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

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

(September 14, 2007) Letter from City Clerk, North York Community Council

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 address set out below as a fire route pursuant to Municipal Code Chapter 880- Fire Routes – 1100 Caledonia Road; and
2. authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

The North York Community Council, at its meeting on September 10, 2007, deferred consideration of designating 1100 Caledonia Road as a fire route, to its next meeting on October 2, 2007; and requested the Fire Chief to meet with the local Ward Councillor to review the site plan for that site.

Background Information

Deferral Letter of Designation of Fire Route for 1100 Caledonia - NY8.41

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7037.pdf>)

Item NY8.41 - Deferral of Fire Route Designation - 1100 Caledonia Rd

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7038.pdf>)

17a Designation of Fire Routes and amendment to Chapter 880 - Fire Routes

(August 24, 2007) Report from District Chief, North Command, Toronto Fire Services

Financial Impact

There are no financial implications associated with this report.

Summary

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

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

Background Information

Designation of Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6875.pdf>)

Designation of Fire Routes Chapter 880-Memo to Defer

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

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

(September 14, 2007) Report from City Surveyor

Committee Decision

The North York Community Council:

1. directed that the private lane at 744 Duplex Avenue Road, be named “Snider House Lane”;
2. directed that the property owner pay the costs, estimated to be in the amount of \$300.00, for the fabrication and installation of a street name sign; and
3. authorized and directed the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$300.00 for the street name sign are to be paid by the property owner.

Summary

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

This report recommends that the private lane at 744 Duplex Avenue, be named “Snider House Lane”.

Background Information

Naming of Private Lane - 744 Duplex Avenue

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

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

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

Committee Recommendations

The North York Community Council directed that:

1. City Planning staff be directed to 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*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes to amend North York Zoning By-law No. 7625 to permit the construction of three new townhouse units at 17 Hycrest Avenue.

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

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

Background Information

Preliminary Report - 17 Hycrest Avenue

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

NY9.20	ACTION	Amended		Ward: 25
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Direction Report and Status Report - 939 Lawrence Avenue East - Don Mills Centre - Site Plan Application

(September 13, 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 and appropriate City staff to attend the Ontario Municipal Board (OMB) hearing in support of Site Plan Control Application 07 115874 NNY 25

SA, subject to resolution of the transportation issues set out in the Technical Services comments dated September 26, 2007, and the conditions listed in the Notice of Approval set out in Attachment 9 of the report (September 28, 2007) from the Director, Community Planning, North York District;

2. authorize the City Solicitor to request the OMB to withhold its Order until the pre-approval conditions in the Notice of Approval contained in Attachment 9 of the report (September 28, 2007) from the Director, Community Planning, North York District, have been satisfied;
3. authorize the City Solicitor to advise the OMB of any other conditions of approval which may arise as a result of outstanding comments to be received from the Toronto Transit Commission;
4. authorize staff to continue working with the applicant to resolve the transportation matters contained in Attachment 6 of the report (September 28, 2007) from the Director, Community Planning, North York District (Technical Services memorandum dated September 26, 2007);
5. authorize the Director, Community Planning, North York District, to execute the Site Plan Agreement in a form satisfactory to the City Solicitor;
6. *approve the following additional condition:*

“That the trees proposed be supported by an irrigation system connected to the water service at the Don Mills Centre to the satisfaction of the General Manager, Parks, Forestry and Recreation.”; and
7. *direct the appropriate City officials to advise Cadillac-Fairview, applicant, of the North York Community Council and City Council’s disappointment with Cadillac-Fairview for not respecting the intent and spirit of working with the local community.*

Summary

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

Background Information

939 Lawrence Avenue East - Don Mills Centre - Site Plan Application - Status Report
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrrd/backgroundfile-6892.pdf>)

Communications

(September 30, 2007) letter from Terry West, President, Don Mills Residents Inc. (NY.New.NY9.20.1)

20a Request for Direction Report - Site Plan Application - 939 Lawrence Avenue East - Don Mills Centre

(September 28, 2007) Report from Director, Community Planning, North York District

Financial Impact

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

Summary

The purpose of this report is to advise North York Community Council of a referral to the Ontario Municipal Board of the Site Plan Control application and to seek Council direction on whether the City Solicitor should be directed to attend the Ontario Municipal Board (OMB) to support the position outlined in this report.

Cadillac Fairview is proposing a 3-storey parking structure at the northwest corner of the site along The Donway West frontage near Lawrence Avenue East. The parking structure is intended to support the Phase 1 Lifestyle Shopping Centre (Shops at Don Mills) currently under construction on the northerly half of the Don Mills Centre and the displacement of surface parking by the potential future development on the remainder of the site.

The OMB has scheduled a two-day hearing set to begin October 29, 2007. This report seeks Council's direction for staff to attend the upcoming hearing in support of the application, subject to resolution of the transportation issues set out in the Technical Services comments dated September 26, 2007 and the conditions listed in the Notice of Approval set out in Attachment 9 of this report.

Background Information

Request for Direction Report - 939 Lawrence Ave East
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7282.pdf>

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. repeal By-laws 637-2007 and 638-2007;
2. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1 to the report (September 17, 2007) from the Director, Community Planning, North York District;
3. amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2 to the report (September 17, 2007) from the Director, Community Planning, North York District;
4. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
5. *delete Places of Worship, listed under Section 45.3(a) of the implementing By-law;*
6. *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*
7. *direct the Director, Community Planning, North York District, to undertake a further review of the lands surrounding the Wilson Avenue Station.*

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on October 2, 2007, and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Repeal and Adoption of New By-laws (September 17, 2007) Official Plan and Zoning By-law Amendments - Wilson Avenue, between Keele Street and Bathurst Street
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6929.pdf>
 Wilson Avenue, between Keele Street and Bathurst Street (September 17, 2007) - Attachment 2
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6930.pdf>
 Supplementary Report (April 17, 2007) Wilson Avenue Study
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7072.pdf>
 Supplementary Report (April 17, 2007) - Wilson Avenue Study - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7147.pdf>
 Supplementary Report (April 17, 2007) - Wilson Avenue Study - Attachment 2
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7148.pdf>
 Final Report (December 22, 2006) Official Plan and Zoning By-law Amendment Application - Wilson Avenue, between Keele Street and Bathurst Street
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7073.pdf>
 Final Report (December 22, 2006) - Attachment 2
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7074.pdf>

Communications

(September 17, 2007) e-mail from Leon Kushner (NY.Main)
 (September 25, 2007) e-mail from (September 25, 2007) from Barnet H. Kussner, WeirFoulds, on behalf of Westmount Keele Limited (NY Supplementary 9.21.2) (NY.Supp.NY9.21.2)
 (October 2, 2007) e-mail from Michael S. Goldberg, Goldberg Group, on behalf of Wise Management Inc., (NY.New)

NY9.22	ACTION	Amended		Ward: 23
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Final Report - Bayview Avenue Area Study

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. *adopt the urban design guidelines presented in Attachment 3 to the report (September 17, 2007) from the Director, Community Planning, North York District, for use in reviewing development applications for the west side of Bayview Avenue from Finch Avenue to Hollywood Avenue, subject to the specific guidelines for Scenario "A", contained in the second paragraph under the section, headed "Transition Scenario 'A'" (Page 2 of Attachment 3) being deleted and replaced with the following instead:*

- “- *no part of any building shall exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line;*
- *the horizontal setback is not less than 9.5 metres;*
- *there will be a suitable opaque barrier 1.8 metres in height, as well as a minimum 4.5 metre landscape strip to buffer the adjacent low density residential neighbourhood from the potential impacts of redevelopment.”*

Decision Advice and Other Information

The North York Community Council requested the Director, Community Planning, North York District, to meet with interested Councillors with respect to provisions respecting building heights, setbacks and lot depths and report directly to City Council, for its meeting on October 22 and 23, 2007, if necessary, on any modifications required to strengthen the intent of the community protections.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

Final Report - Bayview Avenue Area Study

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

Bayview Avenue Area Study - Attachment 3 - Guidelines

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

NY9.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed [By-laws 1101-2007 to 1106-2007](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 1107-2007.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-10-02	Morning	9:40 AM	12:30 PM	Public
2007-10-02	Afternoon	12:30 PM	1:05 PM	Public