

North York Community Council

Meeting No.	11	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, November 27, 2007	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

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.*

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

Statutory - City of Toronto Act, 2006

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. enact the by-law from the City Solicitor, to permanently close a portion of the public highway Overland Drive adjoining 3 Tottenham Road.

Decision Advice and Other Information

The North York Community Council held a public meeting in accordance with the *City of Toronto Act, 2006*, and notice of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City's website in accordance with the requirements of the City of Toronto Municipal Code Chapter 162. No one appeared to address the North York Community Council on November 27, 2007.

Summary

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

Background Information

Overland - Draft by-law

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

Overland-Notice of By-law

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

NY11.2	ACTION	Withdrawn		Ward: 16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

Committee Recommendations

Decision Advice and Other Information

The North York Community Council:

1. withdrew this item since staff has advised in the Supplementary Report (November 5, 2007) from the General Manager, Parks, Forestry and Recreation, that based on new information about the structural integrity of the tree, a permit for its removal has been issued, conditional on the owner planting replacement trees acceptable to the General Manager, Parks, Forestry and Recreation.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of one (1) privately owned 87.5 centimetre diameter black walnut tree (*Juglans nigra*) located at the rear of 607

Briar Hill Avenue. The application has been made due to concerns expressed by the property owner that the falling walnuts are a hazard to the children.

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

Background Information

Removal of One Private Tree - 607 Briar Hill Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8033.pdf>)

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

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

Summary

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

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

Background Information

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

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

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

Financial Impact

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

Summary

This report recommends that City Council state its intention to designate the property at 174 Old Yonge Street (St. John's Rectory) under Part IV of the Ontario Heritage Act. The property is listed on the City of Toronto Inventory of Heritage Properties.

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

Background Information

174 Old Yonge Street - Intention to Designate

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

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

(November 12, 2007) Letter from Toronto Preservation Board

Summary

Background Information

174 Old Yonge Street - Intention to Designate-'A' item

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

NY11.4	ACTION	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 6 Eastview Crescent

(November 8, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

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.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 6 Eastview Crescent Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of a wooden fence located on the City road allowance.

Background Information

Encroachment Agreement Request - 6 Eastview Crescent

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

NY11.5	ACTION	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request - 35 Old Colony Road

(November 8, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

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.

Financial Impact

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

Summary

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

The purpose of this Report is to consider a request by the owner(s) of 35 Old Colony Road, being a one-family detached dwelling first density zone (R1) for an encroachment agreement. The existing encroachments consist of a hedge, four stone gate posts, four lights, stone edging and sprinkler heads located on the City road allowance.

Background Information

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

NY11.6	ACTION	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request - 12 McBain Avenue

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

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

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 12 McBain Avenue, being a one-family detached dwelling seventh density zone (R7) for an encroachment agreement. The

existing encroachment consists of a wooden fence and concrete retaining wall located on the City road allowance.

Background Information

Encroachment Agreement Request - 12 McBain Avenue

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

NY11.7	ACTION	Adopted	Delegated	Ward: 25
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Encroachment Agreement Request - 17 St. Margarets Drive

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

Committee Decision

The North York Community Council:

1. approved the Encroachment application, subject to the following conditions:
 - a. the owner maintain the shrubs to a height of 0.46 metre to the satisfaction of Transportation Services, North York District.
 - b. 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;
 - c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - d. 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;
 - e. 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;
 - f. 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;
 - g. 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

- h. 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 17 St. Margarets Drive, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachments consist of a cedar hedge and shrubs located on the City road allowance.

Background Information

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

NY11.8	ACTION	Deferred	Delegated	Ward: 25
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Encroachment Agreement Request - 35 Tottenham Road

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

Decision Advice and Other Information

The North York Community Council deferred consideration of the report (November 5, 2007) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on January 15, 2008, in order to provide an opportunity for the applicant, the Ward Councillor and City staff to have an on-site meeting.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 35 Tottenham Road, being a one-family detached dwelling forth density zone (R4) for an encroachment agreement. The encroachment consists of existing retaining walls, sprinkler heads and proposed guard rails located on the City road allowance.

Background Information

Encroachment Agreement Request - 35 Tottenham Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8599.pdf>)

NY11.9	ACTION	Deferred	Delegated	Ward: 25
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Fence Exemption Request - 9 Legacy Court

(October 15, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of the report (October 15, 2007) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on January 15, 2008, to allow the District Manager, Municipal Licensing and Standards, to report on:
 - a. the appropriate action to be taken on this issue and the timing regarding the assumption of this road; and
 - b. further details on the fence encroachment.

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 9 Legacy Court, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres.

Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

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

Background Information

Fence Exemption Request - 9 Legacy Court

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8035.pdf>)

NY11.10	ACTION	Amended	Delegated	Ward: 25
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Fence Exemption Request - 62 Post Road

(October 16, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

The North York Community Council:

- approved the fence exemption request on condition that when the fence is replaced it should be constructed in compliance with Chapter 447 or its successor by-law.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

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

The exemption request is in two parts. The first part consists of an iron fence to be constructed 1.8 metres in height and 32 metres long in the front yard along the west property line. The

second is a concrete post and iron fence to be constructed along the front of the property ranging in height from 1.8 to 2.4 metres with concrete posts ranging in height from 2.4 to 3 metres. The gate will be 2.78 metres in height. A row of cedars will run behind the entire fence at a height of approximately 3.4 metres.

Background Information

Fence Exemption Request - 62 Post Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8034.pdf>)

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

(November 12, 2007) Report from District Manager, Municipal Licensing & Standards, North York District

Committee Decision

The North York Community Council:

- approved the fence exemption request on condition that when the fence is replaced it should be constructed in compliance with Chapter 447 or its successor by-law.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 73 The Bridle Path, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height is 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre.

The exemption request is for fencing to enclose the front yard. A proposed wrought iron and stone post fence with a similar size cedar hedge will extend across the north or street side inside the property line. This part of the fence will be a maximum of approximately 2 metres in height except for the gated driveway entry area which will extend to approximately 3.7 metres for a total distance of approximately 75 metres. There will also be wrought iron fences on both sides of the front yard without stone posts that will be 1.5 metres in height and each will run approximately 39 metres to the front building wall. The west fence will also have a row of similar size cedar hedging.

Background Information

Fence Exemption Request - 73 The Bridle Path

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

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

(October 30, 2007) Report from District Manager, Municipal Licensing and Standards, North York District

Committee Decision

The North York Community Council:

- approved the fence exemption request.*

Financial Impact

There is no financial impact anticipated in this report.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 32 Bayhampton Court, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the side and rear yard can be 2.0 metres.

The exemption request is for the wood fence with lattice in the rear yard at the east and west side of the property and a gate located in the side yard at the rear south-west side of the dwelling. Sections of this fencing on both sides of the property exceed the maximum height of 2.0 metres. The “Comments” section further describes the physical characteristics of the fence.

Background Information

Fence Exemption Request - 32 Bayhampton Court

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

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

(October 26, 2007) Memo from City Clerk

Committee Decision

The North York Community Council:

1. *approved the request by the owner of 116 Elmhurst Avenue for an exemption from Chapter 447- Fences, Section 447-2(B), to permit a wood fence in the front yard on the inside of the west property line, on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law; and*
2. *authorized and directed the appropriate City Officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Community Council on any bill that is required.*

Summary

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

Background Information

116 Elmhurst Avenue - Memo from City Clerk

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

Fence Exemption Request - 116 Elmhurst Avenue

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

NY11.14	ACTION	Amended	Delegated	Ward: 25, 26
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Sign Variance Request - 150 Kilgour Road and Sign Variance Request - 1900 and 1929 Bayview Avenue

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

Committee Decision

The North York Community Council:

1. *approved the request for variances for 1900 and 1929 Bayview Avenue, with the following conditions:*
 - a. *that the sign at 1900 Bayview Avenue not exceed a height of 4.282 metres, a width of 3.85 metres, and the bottom of the sign be no closer to the ground than 2.25 metres.*
 - b. *the applicant enter into an encroachment with the City of Toronto to permit the erection of the sign on the public road allowance; and*

- c. the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

Financial Impact

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

Summary

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

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

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

Background Information

Sign Variance Request - 150 Kilgour Road

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

Communications

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

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

(November 25, 2007) e-mail from Bob Duffield, on behalf of the North Leaside Residents' Association Inc. (NY.New.NY11.14.3)

(November 23, 2007) e-mail from Karen Grant, IBI Group, forwarding letter from Steve Deuchars, Toronto EMS (NY.New.NY11.14.4)

14a Sign Variance Request - 1900 and 1929 Bayview Avenue

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

Financial Impact

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

Summary

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

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

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

Background Information

Sign Variance Request - 1900 and 1929 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8565.pdf>

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

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

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of the report (November 10, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on January 15, 2008; and
2. requested the District Manager, Municipal Licensing and Standards, to take the appropriate action to remove the illegal mobile sign located at 3854 Bathurst Street.

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Roy Dzeko of CBS Outdoor Company, on behalf of the owner of the building, for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to install a 10 ft. x 20 ft. single face panel off premise roof sign.

Background Information

Sign Variance Request - 3854 Bathurst Street

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

Communications

(November 22, 2007) e-mail from Alison Gorbould (NY.New.NY11.15.1)

(November 23, 2007) e-mail from Raj Bharati (NY.New.NY11.15.2)

(November 25, 2007) e-mail from Sara Lipson (NY.New.NY11.15.3)

(November 24, 2007) e-mail from David Nichol (NY.New.NY11.15.4)

(November 26, 2007) e-mail from Roy Dzeko (NY.New.NY11.15.5)

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

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

Committee Decision

The North York Community Council:

1. approved the request to demolish the subject residential building with the following conditions:
 - a. all debris and rubble be removed immediately after demolition and the excavation filled in;
 - b. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623–5 and 629–10, Paragraph B; and
 - c. *if there are no plans to construct the road prior to June 1, 2008, the applicant be required to sod the property and establish it in a healthy state before conveying the property to the City.*

Financial Impact

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

Summary

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

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

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

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

Background Information

Residential Demolition Application - 12 Anndale Drive & 68 Avondale Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8584.pdf>

NY11.17	ACTION	Adopted	Delegated	Ward: 23
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Residential Demolition Application - 126 Holcolm Road

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

Committee Decision

The North York Community Council:

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

Financial Impact

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

Summary

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

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

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

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

Background Information

Residential Demolition Application - 126 Holcolm Road

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

NY11.18	ACTION	Amended	Delegated	Ward: 24
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Residential Demolition Application - 21 Kenaston Gardens

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

Committee Decision

The North York Community Council:

1. approved the request to demolish the subject residential building subject to the following conditions:
 - a. all debris and rubble be removed immediately and the excavation be filled in;
 - b. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
 - c. the property be left unfenced, graded, sowed and the grass cut and maintained;
 - d. *the Owner to obtain building permits and substantially complete the permit application process for the new building on the site of the building to be demolished not later than four (4) years from the day the demolition is commenced; and*
 - e. *the failure to complete the construction within four (4) years of the issuance of the demolition permit, shall entitle the City Clerk to enter on the collector's roll to collect, similarly to municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for the dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment by the owner, be a lien or charge*

upon the land in respect of which the permit to demolish the residential property is issued.

Financial Impact

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

Summary

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

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

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

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

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

Background Information

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

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the request to demolish the subject residential buildings and instruct the Chief Building Official to issue the demolition permits subject to the following conditions:

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

Financial Impact

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

Summary

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

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

Background Information

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

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

(November 8, 2007) Letter from City Clerk

Decision Advice and Other Information

The North York Community Council:

1. deferred consideration of this item to its next meeting on January 15, 2008.

Summary

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

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

“The North York Community Council recommends that City Council :

1. direct the General Manager, Transportation Services, to report to the Planning and Growth Management Committee on:
 - a. the policy to provide for signage on construction hoarding, stating what would be required to bring it into conformity with the Sign By-law; and

- b. examining the possibility that if advertising is allowed on construction hoarding located on City Property, that this be used as a revenue generator for the City.”

Background Information

Sign Variance Request - 24 Rean - Memo to NYCC

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

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

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

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

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

Sign Variance Request - 24 Rean Drive

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

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

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

Sign Variance Request - 24 Rean Dr - communication

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

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct that the pedestrian refuge island be removed and that pedestrian-actuated traffic control signals be installed on Finch Avenue West, approximately 200 metres east of Chesswood Drive;
2. *direct that the pedestrian-actuated traffic control signals be of the count down variety;*
3. direct that the existing bus bays for eastbound and westbound traffic be removed and reconstructed, as detailed in Attachment 2 (Plan NY1657) to the report (October 29, 2007) from the Director, Transportation Services, North York District;
4. direct the City’s Legal Division to introduce in Council the appropriate “Road Alterations By-law” to permit the removal of the pedestrian refuge island and construction of the new bus bays; and
5. authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

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

Summary

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

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

Background Information

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

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

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

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

Traffic Control Signals - Finch Avenue West, approximately 200 metres east of Chesswood Drive Map Attachment 2

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

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Sentinel Road, from a point 182 metres north of the northerly limit of Finch Avenue West to the southerly limit of Murray Ross Parkway;
2. amend Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Sentinel Road, from the northerly limit of Finch Avenue West to a point 137 metres north of the northerly limit of Finch Avenue West;

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

Financial Impact

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

Summary

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

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

Background Information

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

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

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

(November 7, 2007) Report from 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 delete the no parking anytime prohibition on both sides of Beffort Road, from Hanover Road to Katherine Road;
2. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the east side of Beffort Road, from Hanover Road to Katherine Road;
3. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west/south side of Beffort Road, from a point 535 metres north of Katherine Road to Hanover Road;
4. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Beffort Road, from a point 111 metres north of Katherine Road to a point 93 metres northerly thereof;
5. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the west side of Beffort Road, from Katherine Road to a point 111 metres northerly thereof;
6. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the west side of Beffort Road, from a point 204 metres north of Katherine Road to a point 535 metres north of Katherine Road;
7. amended Schedule VIII of By-Law No. 31001, of the former City of North York, to delete the no parking anytime prohibition on both sides of Hanover Road, from the westerly limit of Hanover Road to Beffort Road;
8. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the north side of Hanover Road, from the westerly limit of Hanover Road to Beffort Road;
9. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Hanover Road, from Beffort Road to Maniza Road;
10. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the south side of Hanover Road, from the westerly limit of Hanover Road to Maniza Road; and
11. 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 is required.

Financial Impact

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

Summary

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

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

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

Background Information

Parking Regulations - Beffort Road & Hanover Road

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

Parking Regulations - Beffort Road & Hanover Road Map Attachment 1

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

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

Financial Impact

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

Summary

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

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

Background Information

Turn/Entry Prohibition - 3303 Dufferin Street

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

Turn/Entry Prohibition - 3303 Dufferin Street Map Attachment 1

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

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

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

Committee Decision

The North York Community Council:

1. amended Schedule XVIII and XIX of By-law 31001, of the former City of North York, to require traffic to stop on all approaches to the intersection of Dunblaine Avenue and Falkirk Street; and
2. authorized and directed 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 an all-way stop control are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

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

To obtain approval to introduce an all-way stop control at the intersection of Dunblaine Avenue and Falkirk Street.

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

Background Information

All-Way Stop Control - Dunblaine Avenue at Falkirk Street

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

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

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

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

(October 25, 2007) Report from 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 delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the east side of Blakeley Road, from the southerly limit of Finch Avenue West to the northerly limit of Lorraine Drive;
2. amended Schedule VIII of By-law No. 31001, of the former City of North York, to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the west side of Blakeley Road, from the southerly limit of Finch Avenue West to the northerly limit of Lorraine Drive;
3. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking on both sides of Blakeley Road, from 8:00 a.m. to 6:00 p.m., Monday to Friday, from Lorraine Drive to a point 82 metres north; and
4. 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 bills that are required.

Financial Impact

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

Summary

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

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

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

Background Information

Parking Regulations - Blakeley Road

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

Parking Regulations - Blakeley Road Map Attachment 1

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

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. prohibit westbound u-turns at anytime on Sheppard Avenue East, between Bonnington Place and Doris Avenue; and
2. authorize and direct 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.

Financial Impact

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

Summary

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

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

Background Information

Prohibited U-Turns - Sheppard Avenue East at Bonnington Place

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8353.pdf>)

Prohibited U-Turns - Sheppard Avenue East at Bonnington Place Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8354.pdf>)

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

(November 1, 2007) Report from 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 delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibition on the west side of Barberrry Place, from the southerly limit of Kenaston Gardens to the southerly limit of Rean Drive (38 metres south of Kenaston Drive);
2. amended Schedule VIII of By-law No. 31001, of the former City of North York, to prohibit parking at anytime on the west side of Barberrry Place, from the south limit of Kenaston Gardens to the south limit of Rean Drive; and
3. authorized and directed the appropriate City Officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

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

Summary

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

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

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

Background Information

Parking Restriction - Barberry Place

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

Parking Restriction - Barberry Place Map Attachment 1

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

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

(October 31, 2007) Report from Director, Transportation Services, North York District

Committee Decision

The North York Community Council:

1. amended Schedule IX of By-law No. 31001, of the former City of North York, to delete the “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday”, on the north and west side of Cliffwood Road, from the westerly limit of the south leg of Cherrystone Drive to the southerly limit of Aspenwood Park;
2. amended Schedule IX of By-law No. 31001, of the former City of North York , to install “No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south and east side of Cliffwood Road, from the west limit of Cherrystone Drive to the north limit of Hawleaf Crescent;
3. amended Schedule X of By-law No. 31001, of the former City of North York, by adding 15 minute permitted parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north and west side of Cliffwood Road, from the west limit of Cherrystone Drive to the north limit of Hawleaf Crescent; and
4. authorized and directed the appropriate City officials to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Financial Impact

All costs associated with the amendment of the parking and stopping prohibitions on Cliffwood Road are included within the Transportation Services Division, North York District’s 2007 Operating Budget.

Summary

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

To obtain approval to amend the existing parking and stopping restrictions on the north and west sides of Cliffwood Road, west of Cherrystone Drive.

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

Background Information

School Zone Review - Cliffwood Road (Cliffwood Public School)

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

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

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

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

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

Committee Decision

The North York Community Council:

1. directed that northbound traffic be required to stop on William Morgan Drive (north-south leg), at William Morgan Drive (east-west leg); and
2. authorized and directed 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 a stop control are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

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

To obtain approval to introduce a compulsory stop control for northbound motorists at the intersection of William Morgan Drive and William Morgan Drive.

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

Background Information

Stop Control - William Morgan Drive at William Morgan Drive

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

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

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

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

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

Committee Decision

The North York Community Council:

1. amended Schedule IX of By-law No. 31001, of the former City of North York, by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday on the south side of Greenland Road, from a point 61 metres east of the easterly limit of The Donway East to the westerly limit of Plateau Crescent;
2. amended Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the No Parking Anytime prohibition on the south side of Greenland Road, from the easterly limit of The Donway East to the westerly limit of Greenland Road Public School;
3. amended Schedule X of By-law No. 31001, of the former City of North York, by installing 15 minute permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Greenland Road, from a point 61 metres east of the east limit of The Donway East to the west limit of Plateau Crescent;
4. amended Schedule VIII of By-law No. 31001, of the former City of North York, by adding No Parking, from 4:00 p.m. to 8:00 a.m., on the south side of Greenland Road, from a point 61 metres east of the east limit of The Donway East to the west limit of Plateau Crescent;
5. amended Schedule IX of By-law No. 31001, of the former City of North York, to prohibit Stopping, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Greenland Road, from the east limit of The Donway East to the west limit of Plateau Crescent;
6. amended By-law No. 32759, of the former City of North York, by deleting the School Bus Loading Zone, on the south side of Greenland Road, from a point 91 metres east of the easterly limit of The Donway East to a point 31 metres easterly thereof; and

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

Financial Impact

All costs associated with the amendments to the School Bus Loading Zone, parking and stopping regulations on Greenland Road are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

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

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

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

Background Information

School Zone Review: Greenland Road (Greenland Public School)

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8347.pdf>

Greenland Road (Greenland Public School) Map Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8348.pdf>

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

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

Committee Decision

The North York Community Council:

1. approved the deletions and additions to the Uptown Yonge and York - Eglinton BIA Boards of Management as set out in Attachment No. 1 to the report (November 9, 2007) from the Acting Director, Small Business and Local Partnerships; and
2. amended Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the changes to the BIA Boards of Management.

Financial Impact

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

Summary

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

Background Information

York-Eglinton and Uptown Yonge BIA Board of Management

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

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

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

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

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

Decision Advice and Other Information

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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

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

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to the report (October 2, 2007) from the Director, Community Planning, North York District;
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. require the applicant, before introducing the necessary Bills to City Council for enactment, to amend the existing Site Plan Control Agreement registered on title under Section 41 of the *Planning Act* to provide garbage bins on site and resurface the parking lot with permeable pavers;
4. *grant approval for site plan only after the applicant has provided evidence to the satisfaction of the Chief Planner, that the applicant has made the necessary application and paid the required fees for a licence to operate a commercial parking lot;*
5. receive the confidential report (November 22, 2007) in Attachment 1 from the City Solicitor; and
6. not authorize the public release of the confidential report (November 22, 2007) in Attachment 1 from the City Solicitor.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on October 30, 2007; and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information

Final Report - Rezoning Application - 4155 Yonge Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8036.pdf>)

34a 4155 Yonge Street - Rezoning Application

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

(November 22, 2007) Report from City Solicitor

Summary

This report responds to a request from North York Community Council for a report regarding the legality of imposing certain conditions on the approval of a zoning by-law amendment to permit an existing temporary parking lot to operate as a permanent parking lot.

Background Information

4155 Yonge Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-9061.pdf>)

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

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. adopt the confidential recommendations in Attachment 1 to the report (November 8, 2007) from the Director, Community Planning, North York District; and
2. authorize the public release of the confidential recommendations and information in Attachment 1 to the report (November 8, 2007) from the Director, Community Planning, North York District, if the recommendations are adopted by Council.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

Background Information

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

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The North York Community Council recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner or his designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1 to the report (November 13, 2007) from the Director, Community Planning, North York District, subject to:
 - a. the conditions as generally listed in Attachment 2 to the report (November 13, 2007) from the Director, Community Planning, North York District, which except as otherwise noted must be fulfilled prior to the release of the Plan of Condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner deems to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire two years after it has been enacted.
3. City Council authorize the City Solicitor to introduce the necessary Bill provided that prior to the introduction of the Bill:
 - a. the owner provides proof of payment to the satisfaction of the City Solicitor of all tax arrears and current property taxes for the subject site; and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the *Land Titles Act* agreeing not to transfer or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate.
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.

5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on November 27, 2007, and notice was given in accordance with the *Planning Act*. No one addressed the North York Community Council on November 27, 2007.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 198 & 202 Finch Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8343.pdf>

Communications

(November 16, 2007) e-mail from W. A. Harrison (NY.New.NY11.36.1)

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Zoning By-law No. 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to the report (November 8, 2007) from the Director, Community Planning, North York District;
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. approve in principal the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 10 to the report (November 8, 2007) from the Director, Community Planning, North York District, subject to stylistic and technical changes; and
4. authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application once the conditions set out in Attachment 10 to the report (November 8, 2007) from the Director, Community Planning, North York District, are satisfied, including entering into a satisfactory Site Plan Control Agreement.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on November 27, 2007, and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

The application conforms to the policies of the North York Centre Secondary Plan. The proposed development is less than the permitted density of 1.5 times the area of the lot and is lower than the maximum permitted building height. The addition would also retain and enhance

the place of worship's ability to contribute to the recreational and community needs of the North York Centre residents.

For these reasons, this report reviews and recommends approval of the application to amend the Zoning By-law and approval in principle of the Site Plan Control Application.

Background Information

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

Communications

(November 21, 2007) e-mail from Phyllis Broder (NY.New.NY11.37.1)
 (November 26, 2007) e-mail from Farshid Eshghpour and Haydeh Fayaz Larijani (NY.New.NY11.37.2)
 (November 26, 2007) e-mail from Tony Gulotta (NY.New.NY11.37.3)

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. support in principle an amendment to the Zoning By-law to allow two single detached dwellings and fourteen townhouses on the site with a maximum combined gross floor area of 3,422 m² subject to the provisions as generally outlined in Attachment 5 to the report (November 12, 2007) from the Director, Community Planning, North York District;
2. *support, in principle, the Site Plan Control application for the proposed development, subject to the rezoning requirements of Recommendation (2), and subject to the site plan control approval conditions, as outlined in Attachment 6 of the report (November 12, 2007) from the Director, Community Planning, North York District, with Recommendation 2. of Attachment 6 being amended to read as follows:*
 - “2. *The Owner shall provide final architectural and landscape plans to the satisfaction of the Director, Community Planning, North York District, and the Ward Councillor, detailing the following matters:*
 - a. *revisions to the plans and statistics accompanying the plans to provide a minimum 3 metre setback from Bayview Avenue property line; and*

- b. *revisions to the section and elevation drawings to further illustrate additional architectural detailing of the townhouse units”; and*
3. authorize the City Solicitor and the appropriate City staff to attend at the Ontario Municipal Board to support the above recommendations as further outlined in this report and authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to the recommendations of the report (November 12, 2007) from the Director, Community Planning, North York District.

Summary

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

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

Background Information

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

Communications

(November 25, 2007) e-mail from Barry McMonagle, President, Bayview Willowdale Homeowners Assoc. Inc. (NY.New.NY11.38.1)
 (November 26, 2007) e-mail from Antonio and Cynthia Mandrique (NY.New.NY11.38.2)

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. *refuse the application for an Official Plan Amendment, in order to be consistent with City Council’s previous decision of September 27, 2007, to refuse the rezoning application on the site for reasons which included a lack of driveways and front yards for all of the proposed dwellings.*

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on November 27, 2007, and notice was given in accordance with the *Planning Act*.

Financial Impact

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

Summary

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

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

Background Information

Final Report - Official Plan Amendment - 20 Senlac Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-8559.pdf>)

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 8 to the report (November 13, 2007) from the Director, Community Planning, North York District;
2. amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9 to the report (November 13, 2007) from the Director, Community Planning, North York District;

3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
4. require the owner, before introducing the necessary Bills for enactment, to enter into a Section 37 Agreement with the City to the satisfaction of the City Solicitor to provide or fund the following facilities, services and/or matters:
 - a. a cash contribution of \$180,000.00 to be dedicated to improving existing recreational capital facilities in the local area, the specific location to be determined through continuing discussions between City Planning staff, the Local Councillor, Parks, Forestry and Recreation staff and other City Divisions as required;
 - b. a cash contribution of \$25,000.00 to be dedicated to landscaping a remnant parcel created by the realignment of the Sheppard Avenue West and Yeomans Road intersection abutting the development parcel on the east; and
 - c. *a cash contribution of \$150,000.00 in lieu of replacement of any of the residential rental units to be demolished, subject to the conditions of approval of the demolition permit under Municipal Code Chapter 667. This payment is to be directed to the Capital Revolving Fund for Affordable Housing;*
5. approve the application to demolish the existing 11 houses at 695, 697, 699, 701, 703, 705, 707, 711, 713, 715, and 717 Sheppard Avenue West, pursuant to Municipal Code Chapters 667 and 363, subject to the following condition under Chapter 667:
 - a. *the owner of the property to make a cash payment to the City in the amount of \$150,000.00 in lieu of replacement of any residential rental units contained on the subject properties, prior to the issuance by the Chief Planner of preliminary approval of the application under Chapter 667. This payment is to be directed to the Capital Revolving Fund for Affordable Housing;*
6. authorize the Chief Planner to issue a preliminary approval to the application to demolish the rental housing units under Municipal Code Chapter 667 after the condition in Recommendation 5a is satisfied;
7. authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner has issued the preliminary approval in Recommendation 6 to the report (November 13, 2007) from the Director, Community Planning, North York District, on the condition that:
 - a. prior to the issuance of the demolition permit, the Site Plan Control application for the temporary sales pavilion has been approved, including the submission of financial securities to guarantee landscaping provisions on site to the satisfaction of the Director, Community Planning, North York District;
 - b. the owner remove all debris and rubble from the site immediately after demolition;

- c. the owner erect a fence in accordance with the provisions of Municipal Code Chapter 363, Article III if deemed appropriate by the Chief Building Official;
 - d. the owner maintain the site free of garbage and weeds in accordance with the Municipal Code Chapters 632-5 and 629-10, Paragraph B;
 - e. the owner backfills any holes on the property with clean fill;
 - f. the owner erect a residential building on site no later than three (3) years from the day demolition of the buildings is commenced; and
 - g. should the owner fail to complete the new building within the time specified in condition f., the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued;
8. authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act*, after the Chief Planner has given preliminary approval under Recommendation 6 to the report (November 13, 2007) from the Director, Community Planning, North York District, which permit may be included in the demolition permit for Chapter 667 under § 363-11.1E, of the Municipal Code;
9. *require that:*
- a. *each unit be internally equipped with built-in source separation facilities designed to assist the City in reaching its 70% diversion objectives to the satisfaction of the General Manager, Solid Waste Management Services; and*
 - b. *storage be provided in the proposed building to accommodate the City's new waste collection system.*
10. *request the owner to:*
- a. *move the proposed vehicle turning circle at the rear of the property closer to the proposed building;*
 - b. *come up with a construction plan that keeps all trucks on Sheppard Avenue West and parking by workers on-site whenever possible;*
 - c. *negotiate with the owners of the church located next to the subject site for use of their parking lot during working hours when it is not in use by the church;*
 - d. *make every attempt to maximize tree preservation on site;*

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on November 27, 2007, and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

The redevelopment proposal is in keeping with the objectives of the Secondary Plan to encourage a diversity of office, commercial, institutional and residential uses along Sheppard Avenue West while protecting the abutting lower density residential uses.

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

Background Information

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

Communications

- (November 17, 2007) e-mail from Grace Anfuso (NY.New.NY11.40.1)
- (November 20, 2007) letter from Stan Steinman, forwarding a petition signed by 11 property owners in the area in support of the application (NY.New.NY11.40.2)
- (November 24, 2007) e-mail from Steve Ranot (NY.New.NY11.40.3)
- (November 26, 2007) e-mail from Shabniz Jaffer (NY.New.NY11.40.4)
- (November 26, 2007) letter from Karen Bookman (NY.New.NY11.40.5)
- (November 27, 2007) letter from Pio Raponi (NY.New.NY11.40.6)

NY11.41	ACTION	Adopted	Delegated	Ward: 24
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Parking Prohibitions - Church Avenue, between Kenneth Avenue & Dudley Avenue

(November 21, 2007) Report from Director, Transportation Services Division, North York Division

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 from 7:00 a.m. to 10:00 a.m., Monday to Friday, on the south side of Church Avenue, from a point 45 metres east of Kenneth Avenue to the west limit of Dudley Avenue; 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 of any Bill that is required.

Financial Impact

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

Summary

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

To obtain approval to amend parking prohibitions on the south side of Church Avenue, between Kenneth Avenue and Dudley Avenue, in order to address the residents' concerns of a lack of on-street parking as a result of daily commuters that park in the morning and remain parked all day.

The amendments to the parking regulations on Church Avenue, between Kenneth Avenue and Dudley Avenue will address the residents' concerns.

Background Information

Parking Prohibitions - Church Avenue, between Kenneth Avenue & Dudley Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-9012.pdf>)

Parking Prohibitions - Church Avenue, between Kenneth Avenue & Dudley Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-9013.pdf>)

NY11.42	ACTION	Adopted		Ward: 10
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Staff Representation at the Ontario Municipal Board - 105 York Downs Drive

(November 27, 2007) Member Motion from Councillor Feldman

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the City Solicitor to retain outside Planning representation and to attend the Ontario Municipal Board hearing to uphold the Committee's decisions.

Summary

Antonietta Mozzone, the owner of 105 York Downs Drive, made an application to the Committee of Adjustment, North York District for the division of a parcel of residential lands into two parts for the creation of a new residential building lot.

Minor Variance Applications were also made for the construction of a new two storey dwelling on each of the proposed lots. Variances were requested with respect to lot frontage and width, lot area, east and west side yard setbacks, lot coverage, dwelling height, finished first floor elevation and front yard hard surface area.

The applications were considered by the Committee of Adjustment on July 4th, 2007, where it was the decision of the Committee to refuse the severance and the associated minor variance applications.

Planning staff reported that the proposed severance would result in lots that were in keeping with the surrounding lot pattern in the immediate area. Staff further reported that the proposed lots were similar to the lots located at 99 and 99A York Downs Drive and the proposed dwellings at 105 York Downs Drive should be built within the parameters of variances granted for those lots. Staff recommended amendments to the variances requested.

The applicant appealed the Committee's refusal of the Consent and the Minor Variance Applications to the Ontario Municipal Board.

The Ontario Municipal Board has set December 18th, 2007 as the date for the hearing.

The Councillor is requesting that Legal staff and outside planning consultants attend the Ontario Municipal Board hearing in support of the Committee's decision.

Background Information

Motion - Staff Representation at the Ontario Municipal Board - 105 York Downs Drive
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-9078.pdf>

NY11.43	ACTION	Adopted		Ward: 23
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Staff Representation at the Ontario Municipal Board - 272-278 Horsham Avenue

(November 27, 2007) Member Motion from Councillor Filion

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 to uphold the Committee's decisions.

Summary

Michael DiTrani, John DiTrani, Rocco DiTrani, Vita Maria DiTrani, and Vicki DiTrani, the owners of 272 and 278 Horsham Avenue, made an application to the Committee of Adjustment, North York District for the division of two (2) parcels of residential lands into three (3) parts for the creation of a new residential building lot.

Minor Variance Applications were also made for the construction of a new two storey dwelling on two of the proposed lots and the retention of the existing dwelling and detached garage on the remaining lot. Variances were requested with respect to lot frontage and width, lot area, east and west side yard setbacks, lot coverage, below grade garages, finished first floor elevation and front yard soft landscaping.

The applications were considered by the Committee of Adjustment on October 24th, 2007, where it was the decision of the Committee to refuse the severance applications and the associated minor variance applications.

Planning staff did not report on the matter. An area lot study and an area below grade garage study were included in the package submitted.

The applicant appealed the Committee's refusal of the Consent and the Minor Variance Applications to the Ontario Municipal Board.

The Ontario Municipal Board has not set a date for this hearing.

The Councillor is requesting that Legal and Planning staff attend the Ontario Municipal Board hearing in support of the Committee's decision.

Background Information

Staff Representation at the Ontario Municipal Board - 272-278 Horsham Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-9079.pdf>

NY11.44	ACTION	Amended		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Report Request - Existing Encroachment Policy for the former City of North York

(November 27, 2007) Member Motion from Councillor Perruzza

Decision Advice and Other Information

The North York Community Council:

- requested the District Manager, Municipal Licensing and Standards, North York District, to provide upon request to any Member of North York Community Council, a complete copy of the existing encroachment policy for the former City of North York.*

Summary

Motion submitted by Councillor Perruzza, requesting the District Manager, Municipal Licensing and Standards, North York District, to report to the North York Community Council, at its meeting on February 12, 2008, on the existing encroachment policy for the former City of North York in all of its aspects.

NY11.45	Information	Adopted		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Retention of Existing Services - North York Community Council Area

(November 27, 2007) Member Motion from Councillor Feldman

Decision Advice and Other Information

The North York Community Council:

- congratulated Councillor Moscoe for being successful in retaining the existing services regarding snow removal on sidewalks and windrow snow clearing for properties located in the former City of North York, and within the North York Community Council boundary area.

NY11.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed [By-laws 1304-2007 to 1324-2007](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 1325-2007.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-11-27	Morning	9:40 AM	12:30 PM	Public
2007-11-27	Afternoon	2:05 PM	2:10 PM	Public
2007-11-27	Afternoon	2:10 PM	2.25 PM	Closed
2007-11-27	Afternoon	2:25 PM	4:10 PM	Public