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## North York Community Council

**Meeting No.** 3  
**Meeting Date** Tuesday, February 13, 2007  
**Start Time** 9:30 AM  
**Location** Council Chamber, North York Civic Centre

**Contact** Francine Adamo, Committee Administrator  
**Phone** 416-395-7348  
**E-mail** nycc@toronto.ca

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### Attendance

Members of the North York Community Council were present for some or all of the time periods indicated under the section headed "Meeting Sessions", which appears at the end of the Minutes.

Councillor Maria Augimeri	X
Councillor Shelley Carroll	X
Councillor Mike Feldman	X
Councillor John Filion	X
Councillor Cliff Jenkins	X
Councillor Denzil Minnan-Wong	X
Councillor Howard Moscoe	X
Councillor John Parker	X
Councillor Anthony Perruzza	X
Councillor David Shiner	X
Councillor Karen Stintz	X

Councillor Augimeri in the Chair

### Confirmation of minutes

On motion by Councillor Jenkins, Ward 25- Don Valley West, the minutes of the North York Community Council meeting held on January 16, 2007 were confirmed.

NY3.1	ACTION	Adopted	Transactional	Ward: 25
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## Removal of One Privately-owned Tree - 114 Stibbard Avenue

(January 23, 2007) report from General Manager, Parks, Forestry and Recreation

### Recommendations

The General Manager of Parks, Forestry and Recreation recommends the application to remove one privately-owned 70-centimetre diameter Norway maple tree (*Acer platanoides*) located in the front yard of 114 Stibbard Avenue adjacent to the east property line be approved, conditional on:

1. the planting of two (2) replacement trees in accordance with the plan on file with Urban Forestry, and
2. the tree not being removed until the requirements of Transportation Services have been met.

### Financial Impact

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

### Summary

To report on a request from the applicant of 114 Stibbard Avenue to remove one privately-owned 70-centimetre diameter Norway maple tree (*Acer platanoides*) located in the front yard of the subject property, adjacent to the east property line. The property was the subject of a recent Committee of Adjustment application for minor variances. The variances were approved subject to conditions which included the requirement that the owner provide a minimum of 2 parking spaces on the lot behind the main front wall of the dwelling and a driveway length of 15 meters. The owner proposes to install a driveway at the east side of the property to provide access and on-site parking as required. The proposed driveway is however, in direct conflict with the existing 70- centimetre Norway maple tree.

The original permit application included two (2) additional trees which included an 82-centimetre diameter Norway maple tree and a 48-centimetre diameter pear tree. A permit will be issued to the applicant for removal of the pear tree as it is in poor condition. The application for removal of the 82-centimetre diameter Norway maple tree was subsequently withdrawn by the applicant.

Staff have reviewed the information that has been submitted with respect to the 70-centimetre diameter Norway maple tree and there are no viable options that would see installation of a driveway and retention of the tree on site. The owner has proposed to plant two (2) replacement trees should approval for tree removal be granted. The proposed planting plan is satisfactory and Urban Forestry does not object to the issuance of the permit to remove the subject tree.

## Background Information

Removal of One Privately-owned Tree - 114 Stibbard Avenue  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1073.pdf>

## Communications

(February 12, 2007) letter from Claudette and Albert Wingell -NY3.1.1

## Speakers

Enio Correale, representing the applicant

Tom Martin

Patricia Thomson, General Manager, Kelly's Tree Care Ltd., on behalf of the applicant

## Committee Recommendations

On motion by Councillor Jenkins, the North York Community Council recommended that City Council:

1. approve the application to remove one privately-owned 70-centimetre diameter Norway maple tree (*Acer platanoides*) located in the front yard of 114 Stibbard Avenue adjacent to the east property line, conditional on:
  - a. the planting of two (2) replacement trees in accordance with the plan on file with Urban Forestry, and
  - b. the tree not being removed until the requirements of Transportation Services have been met.

### Deferred from January 16, 2007 Meeting

NY3.2	ACTION	Amended	Transactional	Ward: 23
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## Fence Exemption Request -116 Elmhurst Avenue

(December 20, 2006) report from Manager, Municipal Licensing and Standards, North York District

## Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

## Financial Impact

There is no financial impact anticipated in this report.

## Summary

The purpose of this report is to consider a request by the owner(s) of 116 Elmhurst Avenue to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard can be 1.2 metres unless it is within 2.4 metres of the front lot line and it restricts site lines then the maximum height can be 1 metre.

The proposed wood fence will be in the front yard on the inside of the east property line. The fence will extend from the front of the house 2.13 metres and be 1.8 metres in height.

## Background Information

Fence Exemption Request - 116 Elmhurst Avenue  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1069.pdf>

## Speakers

Frank Woongbok Yu, applicant

## Committee Recommendations

On motion by Councillor Filion, the North York Community Council recommended that City Council:

1. approve the request by the owner of 116 Elmhurst Avenue for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

Councillor Carroll was opposed to the motion.

## Deferred from January 16, 2007 meeting

NY3.3	ACTION	Amended	Transactional	Ward: 25
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## Fence Exemption Request - 21 Truman Road

(December 21, 2006) report from Manager, Municipal Licensing and Standards, North York District

## Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

## Financial Impact

There is no financial impact anticipated in this report.

## Summary

The purpose of this report is to consider a request by the owner(s) of 21 Truman Road to be exempted from Chapter 447 - Fences, section 447-3(E)(2). This section states that the maximum size for the mesh in a chain link fence that forms part of a pool fence enclosure can be 38 millimetres.

The exemption request is to permit two sections of existing chain link tennis court fence to form part of the pool fence enclosure. The first section starts at the southwest corner of the lot and runs along south property line for 16.8 metres, is 2 metres in height built on top of a 1.08 metre retaining wall with mesh openings of 51 millimetres. The second section starts at the southwest corner of the lot and runs along the west property line for 31 metres, is 3 metres high with mesh openings of 51 millimetres.

## Background Information

Fence Exemption Request - 21 Truman Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1068.pdf>)

## Committee Recommendations

On motion by Councillor J, the North York Community Council recommended that City Council:

1. approve the request by the owner of 21 Truman Road for an exemption from Chapter 447- Fences, Section 447-3(E)(2), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

### Deferred from January 16, 2007 meeting

NY3.4	ACTION	Amended	Transactional	Ward: 25
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## Fence Exemption Request - 24 Strathgowan Crescent

(December 20, 2006) report from Manager, Municipal Licensing and Standards, North York District

## Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

## Financial Impact

There is no financial impact anticipated in this report.

## Summary

The purpose of this report is to consider a request by the owner(s) of 24 Strathgowan Crescent 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.

This wood fence is in the front yard on the inside of the south property line beside the driveway for 24 Strathgowan Crescent. The fence is in two sections. The first section closest to the house is 2.2 metres long and 1.9 metres high. The second section is 2.3 metres long and 1.74 metres high.

## Background Information

Fence Exemption Request - 24 Strathgowan Crescent  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1067.pdf>

## Speakers

Barbara Bell, applicant

## Committee Recommendations

On motion by Councillor Jenkins, the North York Community Council recommended that City Council:

1. approve the request by the owner of 24 Strathgowan Crescent for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

NY3.5	ACTION	Amended	Transactional	Ward: 10
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## Fence Exemption Request - 8 Southgate Avenue

(January 26, 2007) report from District Manager, Municipal Licensing and Standards, North York District

## Recommendations

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

## Financial Impact

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

## Summary

The purpose of this report is to consider a request by the owner(s) of 8 Southgate Avenue to be exempted from the City of Toronto Municipal Code, Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence on an unroofed deck can be 2.0 metres above the surface of the deck.

The existing wood lattice fence located on the unroofed deck in the rear yard is 2.9 metres in height.

### **Background Information**

Fence Exemption Request - 8 Southgate Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1186.pdf>)

### **Speakers**

Pauline Blazer, applicant, who provided a written submission

### **Committee Recommendations**

On motion by Councillor Feldman, the North York Community Council recommended that City Council:

1. approve the request by the owner of 8 Southgate Avenue for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

NY3.6	ACTION	Amended	Transactional	Ward: 25
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### **Fence Exemption Request - 77 Gordon Road**

(January 30, 2007) report from District Manager, Municipal Licensing and Standards, North York District

### **Recommendations**

1. Municipal Licensing and Standards recommends that the fence exemption not be granted.

### **Financial Impact**

There is no financial impact anticipated in this report.

### **Summary**

The purpose of this report is to consider a request by the owner(s) of 77 Gordon Road to be exempted from Chapter 447 - Fences, section 447-2(B). This section states that the maximum height of a fence on this part of the property can be 2 metres.

The existing wood frame lattice fence is in the rear and side yard on the east side of the property. The fence is 7.86 metres in length, starts in the side yard and extends into the rear yard in three sections ranging in height from 2.1 metres to 2.25 metres.

### Background Information

Fence Exemption Request - 77 Gordon Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1172.pdf>)

### Speakers

Arnie Lockshin, representing the applicant

### Committee Recommendations

On motion by Councillor Jenkins, the North York Community Council recommended that City Council:

1. approve the request by the owner of 77 Gordon Road for an exemption from Chapter 447- Fences, Section 447-2(B), on the condition that when the fence is replaced, it be constructed in compliance with Chapter 447 or its successor by-law.

NY3.7	ACTION	Adopted	Transactional	Ward: 15
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### Request for an Encroachment Agreement - 1208 Glencairn Avenue

(January 19, 2007) report from District Manager, Municipal Licensing and Standards, North York District

### Recommendations

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

1. that the owner(s) remove the retaining wall on the east side of the driveway to a minimum of 0.46 metre behind the City sidewalk to the satisfaction of Transportation Services, North York District;
2. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
3. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;



4. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
5. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
6. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
7. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
8. the owner(s) pay the following fees:
  - a. Application Fee of \$447.81 (paid).
  - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
  - 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 purpose of this report is to consider a request by the owner of 1208 Glencairn Avenue, for an encroachment agreement. The existing encroachment consists of a retaining wall with metal guardrail, decorative rocks, portion of a step and a light fixture located on the City road allowance.

### **Background Information**

Encroachment Agreement - 1208 Glencairn Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1516.pdf>

### **Committee Recommendations**

On motion by Councillor Moscoe, the North York Community Council recommended that City Council:

1. approve the encroachment application, subject to the following conditions:
  - a. that the owner remove the retaining wall on the east side of the driveway to a

minimum of 0.46 metre behind the City sidewalk to the satisfaction of Transportation Services, North York District;

- b. 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;
- c. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- d. that no claims being 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:
  - i. Application Fee of \$447.81 (paid).
  - ii. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
  - iii. a one-time fee of \$430.49 plus G.S.T., totaling \$456.32.

NY3.8	Information	Deferred	Transactional	Ward: 34
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**Sign Variance Request - 67 Parkwoods Village Drive**

(January 25, 2007) report from Director of Building and Deputy Chief Building Official

## Recommendations

The Toronto Building North York Division recommends that:

1. the request for variance be refused.

## Financial Impact

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

## Summary

To review and make recommendations on a request by Dominic Rotundo of the Pattison Sign Group, on behalf of the property owner Morgis Properties Ltd., for approval of a variance from the former City of North York by-law No. 30788, as amended, to permit the erection of an illuminated ground sign at the above noted location.

The proposed ground sign will measure 3.05m high X 2.86m wide (10'-0" by 9'- 4 5/8") and will extend 3.05m (10 feet) above ground level. The proposed sign will display the name of the property owner and will include an electronic message display to advertise the apartment vacancies for rental. The intensity of illumination will be maintained at a constant level.

## Background Information

Sign Variance Request - 67 Parkwoods Village Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1144.pdf>)

## Communications

(February 12, 2007) e-mail from Gary Hadfield, Pattison Sign Group, on behalf of the applicant -NY3.8.1

## Speakers

Chris Morgis, Morgis Properties Limited, on behalf of the applicant, and provided drawings of the proposed sign

## Committee Recommendations

## Decision Advice and Other Information

On motion by Councillor Minnan- Wong, the North York Community Council deferred consideration of the report (January 25, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on March 27, 2007.

NY3.9	Information	Deferred	Transactional	Ward: 34
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## Sign Variance Request - 70 Parkwoods Village Drive

(January 25, 2007) report from Director of Building and Deputy Chief Building Official

### **Recommendations**

The Toronto Building North York Division recommends that:

1. the request for variance be refused.

### **Financial Impact**

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

### **Summary**

To review and make recommendations on a request by Dominic Rotundo of the Pattison Sign Group, on behalf of the property owner Morgis Properties Ltd., for approval of a variance from the former City of North York by-law No. 30788, as amended, to permit the erection of an illuminated ground sign at the above noted location.

The proposed ground sign will measure 3.05m high X 2.86m wide (10'-0" by 9'- 4 5/8") and will extend 3.05m (10 feet) above ground level. The proposed sign will display the name of the property owner and will include an electronic message display to advertise the apartment vacancies for rental. The intensity of illumination will be maintained at a constant level.

### **Background Information**

Sign Variance Request - 70 Parkwoods Village Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1145.pdf>)

### **Communications**

(February 12, 2007) e-mail from Gary Hadfield, Pattison Sign Group, on behalf of the applicant -NY3.9.1

### **Speakers**

Chris Morgis, Morgis Properties Limited, on behalf of the applicant, and provided drawings of the proposed sign

### **Committee Recommendations**

### **Decision Advice and Other Information**

On motion by Councillor Minnan- Wong, the North York Community Council deferred consideration of the report (January 25, 2007) from the Director of Building and Deputy Chief Building Official, to its next meeting on March 27, 2007.

NY3.10	ACTION	Adopted	Transactional	Ward: 15
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## **Sign Variance Request - 1840 Eglinton Avenue West**

(January 29, 2007) report from Director of Building and Deputy Chief Building Official

### **Recommendations**

The Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one illuminated incidental sign with a display area of 3.53 square meters on the east elevation of the 1840 Eglinton Avenue West: and
2. 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**

To review and make recommendations on a request by Isabella Cerelli of Pride Signs Ltd., on behalf of Shoppers Drug Mart, for an approval of a variance from former City of York Sign By-law No. 3369-79, as amended to permit installation of one incidental sign having a display area that exceeds 1.1 square meters.

The proposed illuminated sign located along the east elevation of the building, with a total display area of 3.53 sq. m., will identify the Canada Post Office located within the store.

### **Background Information**

Sign Variance Request - 1840 Eglinton Avenue West  
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1146.pdf>)

### **Committee Recommendations**

On motion by Councillor Moscoe, the North York Community Council recommended that City Council:

1. approve the request to permit one illuminated incidental sign with a display area of 3.53 square metres on the east elevation of the building at 1840 Eglinton Avenue West; and
2. advise the applicant, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

**Deferred from January 16, 2007 meeting**

NY3.11	ACTION	Amended	Transactional	Ward: 24
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**Parking Amendments - Newton Drive**

(December 15, 2006) report from Director, Transportation Services, North York District

**Recommendations**

Transportation Services, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the north side of Newton Drive, from the easterly limit of Yonge Street to a point 122 metres east thereof;
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Newton Drive, from a point 122 metres east of the easterly limit of Yonge Street to the westerly limit of Dumont Street;
3. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking anytime on the north side of Newton Drive, from the easterly limit of Yonge Street to a point 40 metres easterly thereof;
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Newton Drive, from a point 40 metres east of the easterly limit of Yonge Street to the westerly limit of Dumont Street; and
5. The appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**Financial Impact**

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

**Summary**

To obtain approval to amend the parking prohibitions on the north side of Newton Drive between Yonge Street and Dumont Street. The amendments to the parking restrictions will allow residents to park on this section of Newton Drive during the evening and weekends.

**Background Information**

Parking Amendments - Newton Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1071.pdf>)

### **Communications**

(January 11, 2007) petition from Kennis Heath, containing 10 signatures of residents - NY3.11.1

(January 12, 2007) e-mail from Laura Kwan, Lawrence, Sam, Linda, Marisa and Wesley Ng - NY3.11.2

(January 14, 2007) e-mail from Eileen and Wayne Justesen - NY3.11.3

(January 15, 2007) letter from Fatemeh Mansoorifar - NY3.11.4

(January 15, 2007) letter from Mehdi Shams - NY3.11.5

(January 15, 2007) letter from M. Ardolino - NY3.11.6

### **Speakers**

Kennis Heath, representing herself and 9 other residents on Newton Drive

### **Committee Recommendations**

On motion by Councillor Shiner, the North York Community Council recommended that City Council:

1. refuse the request to amend the parking prohibitions on the north side of Newton Drive, between Yonge Street and Dumont Street.

NY3.12	Information	Deferred	Transactional	Ward: 16
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### **Removal of On-Street Parking Space for Persons with Disabilities - Cheritan Avenue**

(January 19, 2007) report from Director, Transportation Services, North York District

### **Recommendations**

Transportation Services, North York District recommends that:

1. the existing on-street parking space for persons with disabilities on the south side of Cheritan Avenue, between a point 3.5 metres east of the easterly limit of Cortland Avenue and a point 5.5 metres further east, be removed; and
2. the appropriate City officials be authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

### **Financial Impact**

All costs associated with the removal of the on-street disabled person's parking space at 27

Cheritan Avenue are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

### Summary

To obtain approval to remove the existing on-street disabled persons' parking space adjacent to 27 Cheritan Avenue, that was being utilized by the resident at 1 Cheritan Avenue.

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

### Background Information

Removal of On-Street Parking Space for Persons with Disabilities - Cheritan Ave

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1158.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1101.pdf>)

### Communications

(January 16, 2007) e-mail from Jackie Kennedy -NY3.12.1

### Committee Recommendations

### Decision Advice and Other Information

On motion by Councillor Moscoe, The North York Community Council deferred consideration of the report (January 19, 2007) from the Director, Transportation Services, North York District, to its next meeting on March 27, 2007.

NY3.13	ACTION	Adopted	Transactional	Ward: 26
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### Payment-In-Lieu of Parking - Mirarmar Investments Limited - 1643-1643A Bayview Avenue

(December 19, 2006) report from Director, Transportation Services, North York District

### Recommendations

Transportation Services, North York District, recommends that:

1. the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of \$7,500, for three (3) parking stalls, based upon the additional area of the proposed building expansion.



- the appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

### **Financial Impact**

Council's approval of this application will provide the City of Toronto with a \$7,500.00 payment-in-lieu of parking, and a \$300.00 + GST application processing fee.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agrees with the financial impact information.

### **Summary**

To seek Council's approval to exempt the applicant from the former Borough of East York Zoning By-law 1916 requirement of 11 parking spaces, conditional upon a payment-in-lieu of parking for three (3) parking spaces.

### **Background Information**

Payment-in-lieu of Parking - 1643 - 1643A Bayview Avenue  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1148.pdf>

### **Committee Recommendations**

On motion by Councillor Moscoe, the North York Community Council recommended that City Council:

- require the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of \$7,500.00, for three (3) parking stalls, based upon the additional area of the proposed building expansion; and
- request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

<b>NY3.14</b>	<b>ACTION</b>	<b>Amended</b>	<b>Transactional</b>	<b>Ward: 15</b>
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### **Proposed Road Widening - Marlee Avenue at 221 Glen Park Avenue**

(January 22, 2007) report from Director, Transportation Services, North York District

### **Recommendations**

Transportation Services, North York District recommends:

- that the conveyance of lands for future widening not be waived.

### Financial Impact

There are no financial implications arising from the contents of this report.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

### Summary

The subject site is located on the south side of Glen Park Avenue, where the applicant is proposing the development of a 7 three-storey townhouses fronting onto Glen Park Avenue and 3 live-work and 3 residential units in the form of a townhouse fronting onto Marlee Avenue, for a total of 13 units.

The applicant has requested that the requirements to convey lands for future widening of Marlee Avenue at this location, be waived.

### Background Information

Proposed Road Widening - Marlee Avenue at 221 Glen Park Avenue  
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1219.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1091.pdf>)

Attachment-2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1092.pdf>)

### Speakers

Tae Ryuck, Goldberg Group, on behalf of the applicant, who submitted photographs of developments in the area

### Committee Recommendations

On motion by Councillor Moscoe, the North York Community Council recommended that City Council:

1. direct City Planning Staff to initiate an Official Plan amendment to establish a more appropriate right-of-way width for Marlee Avenue, in view of the reconstruction of Marlee Avenue this year and the disparity of the width of Marlee Avenue in the Official Plan between 20 metres in the former City of York and 27 metres in the former City of North York; and
2. waive the requested conveyance of lands for future widening conditional on the applicant paying the application fee for the Official Plan amendment.

NY3.15	ACTION	Adopted	Transactional	Ward: 10
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### All Way Stop Control - Almore Avenue at Yeomans Road

(January 19, 2007) report from Director, Transportation Services, North York District

### **Recommendations**

Transportation Services, North York District recommends that:

1. Schedule XVIII and XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Almore Avenue and Yeomans Road; and
2. the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

### **Financial Impact**

All costs associated with the installation of an all-way stop control are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

### **Summary**

To obtain approval to introduce an all-way stop control at the intersection of Almore Avenue at Yeomans Road.

The installation of an all-way stop control at the intersection of Almore Avenue at Yeomans Road will address the existing right-of-way conflicts at this intersection.

### **Background Information**

All Way Stop Control - Almore Avenue at Yeomans Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1154.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1096.pdf>)

### **Committee Recommendations**

The North York Community Council recommended that City Council:

1. amend 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 Almore Avenue and Yeomans Road; and
2. authorize the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

NY3.16	Information	Deferred	Transactional	Ward: 8
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**Lane Designations - Hullmar Drive at Gosford Boulevard and York Gate**

## **Drive at Hullmar Drive**

(January 23, 2007) report from Director, Transportation Services, North York District

### **Recommendations**

Transportation Services Division, North York District recommends that:

1. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the westerly southbound lane on York Gate Boulevard, north of Hullmar Drive, for right-turning vehicles only, from the northerly limit of Hullmar Drive to a point 21 metres north thereof;
2. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the easterly southbound lane on York Gate Boulevard, north of Hullmar Drive, for through vehicles only, from the northerly limit of Hullmar Drive to a point 21 metres north thereof;
3. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the northerly westbound lane on Hullmar Drive, east of Gosford Boulevard, for right-turning vehicles only, from the easterly limit of Hullmar Drive to a point 22 metres east thereof;
4. Schedule XIII of By-Law No. 31001, of the former City of North York, be amended to designate the southerly westbound lane on Hullmar Drive, east of Gosford Boulevard, for through vehicles only, from the easterly limit of Hullmar Drive to a point 22 metres east thereof; and
5. the appropriate City officials be directed 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 the lane designations are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

### **Summary**

To obtain approval to designate the westerly southbound lane on York Gate Boulevard, north of Hullmar Drive and the northerly westbound lane on Hullmar Drive east of Gosford Boulevard for right-turning traffic only in association with the proposed intersection improvements scheduled for 2007.

The subject lane designations would improve overall traffic operations along both York Gate Drive and Hullmar Drive.

### **Background Information**

Lane Designations - Hullmar Drive at Gosford Boulevard and York Gate Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1155.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1098.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1099.pdf>)

## Committee Recommendations

### Decision Advice and Other Information

On motion by Councillor Peruzza, the North York Community Council deferred consideration of the report (January 23, 2007) from the Director, Transportation Services, North York District.

NY3.17	ACTION	Adopted	Transactional	Ward: 25
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### 40 km/h Speed Zone - Overland Drive/Barber Greene Road - Veery Place to Broadpath Road

(January 19, 2007) report from Director, Transportation Services, North York District

### Recommendations

Transportation Services, North York District recommends that:

1. By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed zone on Overland Drive from the westerly limit of The Donway West to the southerly limit of Veery Place;
2. By-law No. 31878, of the former City of North York, be amended to designate Overland Drive as a 40 km/h speed zone, from the westerly limit of The Donway West to the northerly limit of Barber Greene Road;
3. By-law No. 31878, of the former City of North York, be amended to designate Barber Greene Road as a 40 km/h speed zone, from the southerly limit of Overland Drive to the southerly limit of Broadpath Road (north leg); and
4. the appropriate City officials be directed 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 implementation of the 40 km/h speed zone are included within the

Transportation Services Division, North York District's 2007 Operating Budget estimates.

### Summary

To obtain approval to install a 40 km/h speed zone on Overland Drive/Barber Greene Road, between the southerly limit of Veery Place and the southerly limit of Broadpath Road (north leg).

The extension of the existing 40 km/h speed zone to include all of Overland Drive and Barber Greene Road north of Broadpath Road will improve the level of vehicle and pedestrian safety in the vicinity of Overland Public School.

### Background Information

40 km/h Speed Zone - Overland Drive/Barber Greene Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1156.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1100.pdf>)

### Committee Recommendations

On motion by Councillor Jenkins, the North York Community Council recommended that City Council:

1. amend By-law No. 31878, of the former City of North York, to delete the 40 km/h speed zone on Overland Drive from the westerly limit of The Donway West to the southerly limit of Veery Place;
2. amend By-law No. 31878, of the former City of North York, to designate Overland Drive as a 40 km/h speed zone, from the westerly limit of The Donway West to the northerly limit of Barber Greene Road;
3. amend By-law No. 31878, of the former City of North York, to designate Barber Greene Road as a 40 km/h speed zone, from the southerly limit of Overland Drive to the southerly limit of Broadpath Road (north leg); and
4. direct 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 may be required.

NY3.18	ACTION	Adopted	Transactional	Ward: 15
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### Removal of On-Street Parking Spaces for Persons with Disabilities - Lauder Avenue

(January 19, 2007) report from Director, Transportation Services, North York District

## Recommendations

Transportation Services, North York District recommends that:

1. the existing on-street disabled persons' parking space on the east side of Lauder Avenue, between a point 87.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof be removed;
2. the existing on-street disabled persons' parking space on the west side of Lauder Avenue, between a point 85.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof be removed; and
3. the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

## Financial Impact

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

## Summary

To obtain approval to remove two on-street disabled persons' parking spaces on Lauder Avenue.

The removal of the two on-street disabled persons parking spaces will not result in any negative impact, as the spaces are no longer being used.

## Background Information

Removal of On-Street Parking Spaces for Persons with Disabilities - Lauder Ave

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1157.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1129.pdf>)

## Committee Recommendations

On motion by Councillor Moscoe, the North York Community Council recommended that City Council:

1. remove the existing on-street disabled persons' parking space on the east side of Lauder Avenue, between a point 87.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof;
2. remove the existing on-street disabled persons' parking space on the west side of Lauder Avenue, between a point 85.0 metres north of Genesee Avenue and a point 5.5 metres further north thereof; and
3. authorize the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are

required.

NY3.19	ACTION	Adopted	Transactional	Ward: 34
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### **40 km/h Speed Zone - Laurentide Drive - Tetbury Crescent/Barnwood Court to York Mills Road**

(January 23, 2007) report from Director, Transportation Services, North York District

#### **Recommendations**

Transportation Services, North York District recommends that:

1. By-law No. 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive to the westerly limit of Tetbury Crescent/ Barnwood Court;
2. By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive to the southerly limit of York Mills Road; and
3. the appropriate City officials be authorized to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any Bills that are required.

#### **Financial Impact**

All costs associated with the implementation of the 40 km/h speed zone on Laurentide Drive, are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

#### **Summary**

To obtain approval to extend the 40 km/h speed zone on Laurentide Drive, from Tetbury Crescent/ Barnwood Court to York Mills Road.

#### **Background Information**

40 km/h Speed Zone - Laurentide Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1169.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1093.pdf>)

Attachment-2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1094.pdf>)

#### **Committee Recommendations**



On motion by Councillor Minnan- Wong, the North York Community Council recommended that City Council:

1. amend By-law No. 31878, of the former City of North York, by deleting the 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive to the westerly limit of Tetbury Crescent/ Barnwood Court;
2. amend By-law No. 31878, of the former City of North York, by installing a 40 km/h speed limit on Laurentide Drive, from the northerly limit of Three Valleys Drive to the southerly limit of York Mills Road; and
3. authorize 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.

NY3.20	ACTION	Amended	Transactional	Ward: 10
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### **All Way Stop Control - Hove Street at Searle Avenue**

(January 23, 2007) report from Director, Transportation Services, North York District

#### **Recommendations**

Transportation Services, North York District recommends that:

1. the installation of an all-way stop control at the intersection of Hove Street and Searle Avenue not be implemented.

#### **Financial Impact**

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

#### **Summary**

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

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

#### **Background Information**

All Way Stop Control - Hove Street at Searle Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1171.pdf>)

Attachment-1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1095.pdf>)

### Committee Recommendations

On motion by Councillor Feldman, the North York Community Council recommended that City Council:

1. approve the installation of an all-way stop control at the intersection of Hove Street and Searle Avenue.

NY3.21	ACTION	Adopted	Transactional	Ward: 9
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### Dedication and Naming of Transit Road

(January 25, 2007) report from City Surveyor

#### Recommendations

The City Surveyor recommends that:

1. the portions of the existing street known as Transit Road, located between Wilson Avenue and Wilson Heights Boulevard, be dedicated as public highway and officially named “Transit Road”;
2. the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard, be renamed as “Transit Road”; and
3. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

#### Financial Impact

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

#### Summary

This report recommends that the portions of the existing street known as “Transit Road”, located between Wilson Avenue and Wilson Heights Boulevard, be dedicated as public highway and named “Transit Road”, and the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard, be renamed as “Transit Road”.

#### Background Information

Dedication and Naming of Transit Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1471.pdf>)

### Committee Recommendations

On motion by Councillor Moscoe, the North York Community Council recommended that City Council:

1. dedicate as public highway and officially name as Transit Road, the portions of the existing street known as Transit Road, located between Wilson Avenue and Wilson Heights Boulevard;
2. rename as Transit Road, the portions of Faith Avenue, Sunbeam Avenue, Dresden Road, located west of Wilson Heights Boulevard; and
3. authorize and direct the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

NY3.22	ACTION	Adopted	Transactional	Ward: 25
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### **Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes**

(January 30, 2007) report from Toronto Fire Services

#### **Recommendations**

The Toronto Fire Services recommends that:

1. part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes -18, 28, and 38 William Carson Crescent; and
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

#### **Financial Impact**

There are no financial implications associated with this report.

#### **Summary**

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

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

## Background Information

Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1166.pdf>)

By-law

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1102.pdf>)

## Committee Recommendations

The North York Community Council recommended that City Council:

1. designate as fire routes, pursuant to Municipal Code Chapter 880 - Fire Routes, part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses known as 18, 28, and 38 William Carson Crescent; and
2. authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

NY3.23	Information	Amended	Transactional	Ward: 34
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## Preliminary Report - Zoning Amendment Application - 20 Graydon Hall Drive

(January 27, 2007) report from Director, Community Planning, North York District

## Recommendations

The City Planning Division recommends that:

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

## Financial Impact

The recommendations in this report have no financial impact.

## Summary

An application has been submitted to permit a 24-storey, 259-unit condominium apartment building at 20 Graydon Hall Drive.

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

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act is targeted for summer 2007, provided that any required information is submitted in a timely manner.

### **Background Information**

Preliminary Report - Zoning Amendment Application - 20 Graydon Hall Drive  
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1165.pdf>)

### **Committee Recommendations**

#### **Decision Advice and Other Information**

On motion by Councillor Minnan- Wong, the North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site;
3. City Planning staff give notice for the community consultation meeting to landowners and residents beyond the required 120 metres, such notification area to include all properties south of Highway 401, west of the Don Valley Parkway and north of York Mills Road, and that the applicant pay the City for the costs associated with extending the notice area; and
4. City Clerk's staff give notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act.

<b>NY3.24</b>	Information	Amended	Transactional	Ward: 10
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### **Preliminary Report - Zoning By-law Amendment Application - 7 and 9 Tippet Road**

(January 26, 2007) report from Director, Community Planning, North York District

### **Recommendations**

The City Planning Division recommends that:

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

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

An application has been submitted to amend the Zoning By-law to permit a mixed use condominium apartment building on the north portion of the property (7 Tippet Road) fronting Wilson Avenue with commercial uses on the ground floor and 498 residential units above. The south portion of the property (9 Tippet Road) would be developed with a 5-storey office building containing 11,615m<sup>2</sup> of space. The buildings would be separated by a common access driveway from Tippet Road.

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

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the local councillor and, upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a Public Meeting when appropriate.

### **Background Information**

Preliminary Report - Zoning By-law Amendment Application - 7 and 9 Tippet Road  
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1167.pdf>)

### **Committee Recommendations**

### **Decision Advice and Other Information**

On motion by Councillor Moscoe, the North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;
2. City Planning staff give notice for the community consultation meeting to landowners

and residents within 120 metres of the site;

3. City Clerk's staff give notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act;
4. City Planning staff ensure the preliminary application is circulated to the Toronto Transit Commission for comment;
5. the Director, Community Planning, North York District, be requested to report on a required requirement to provide purchasers with a one year Toronto Transit Commission transit pass and the possibility of reductions in parking requirements in exchange for multi-year transit passes; and
6. the appropriate City Officials attempt to co-ordinate this application with plans for neighbouring properties to the west and Toronto Transit Commission properties on both sides of Wilson Avenue.

NY3.25	Information	Adopted	Transactional	Ward: 10
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### **Preliminary Report - Official Plan and Zoning By-law Amendment Applications - 872 - 878 Sheppard Avenue West**

(January 25, 2007) report from Director, Community Planning, North York District

#### **Recommendations**

The City Planning Division recommends that:

1. notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

#### **Financial Impact**

The recommendations in this report have no financial impact.

#### **Summary**

An application has been submitted to permit an eight (8) storey, mixed-use condominium apartment building with 323m<sup>2</sup> of ground floor commercial space, 122 residential units above and one level of underground parking at 872 to 878 Sheppard Avenue West.

This report provides preliminary information on the above-noted applications and seeks Community Council's direction on further processing of the applications.

Subsequent to submitting outstanding information required from the applicant, it is recommended that upon completion of the evaluation of the proposal, a Final Report be prepared with notice of a Public Meeting under the Planning Act.

## Background Information

Preliminary Report - 872-878 Sheppard Avenue West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1176.pdf>)

## Committee Recommendations

### Decision Advice and Other Information

The North York Community Council directed that:

1. City Clerk's staff give notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act.

NY3.26	Information	Amended	Transactional	Ward: 8
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### Preliminary Report - Zoning By-law Amendment Application - 1, 35 and 40 Fountainhead Road and 470 Sentinel Road

(January 25, 2007) report from Director, Community Planning, North York District

### Recommendations

The City Planning Division recommends that:

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

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

The applicant is requesting an amendment to the Zoning By-law to permit the construction of 1,116 residential units within eight new condominium apartment buildings at 1, 35 and 40 Fountainhead Road and 470 Sentinel Road. A separate two-storey private recreational centre is also proposed on the site.



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 local councillor and, upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a Public Meeting when appropriate.

### **Background Information**

Preliminary Report - 1, 35 and 40 Fountainhead Road and 470 Sentinel Road  
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1458.pdf>)

### **Committee Recommendations**

#### **Decision Advice and Other Information**

On motion by Councillor Peruzza, the North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site;
3. City Planning staff give notice for the community consultation meeting to landowners and residents beyond the required 120 metres, such notification area be expanded to include all properties bounded by Shoreham Drive and The Pond to the north, Grandravine Drive to the south, Keele Street to the east and Jane Street to the west, and that the applicant pay the City for the costs associated with extending the notice area; and
4. City Clerk's staff give notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act.

#### **Declared Interests (Committee)**

Councillor Howard Moscoe - declared an interest in this matter because his residence is located within the notification area.

NY3.27	Information	Adopted	Transactional	Ward: 23
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**Preliminary Report - Zoning By-law Amendment and Site Plan Control Applications - 5270 - 5290 Yonge Street**

(January 29, 2007) report from Director, Community Planning, North York District

### **Recommendations**

The City Planning Division recommends that:

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

### **Financial Impact**

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

### **Summary**

An application has been submitted to amend the site specific zoning for 5270-5290 Yonge Street to permit a mixed use project consisting of a 3-storey commercial building fronting onto Yonge Street, with a 17-storey, 165-suite retirement residence fronting onto Canterbury Place.

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.

Staff will schedule a community consultation meeting together with the local Councillor and a subsequent Public meeting. It is expected that a Final Report can be completed in the second quarter of 2007 provided that any required information is provided by the applicant in a timely manner.

### **Background Information**

Preliminary Report - 5270-5290 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1195.pdf>)

### **Committee Recommendations**

### **Decision Advice and Other Information**

The North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;

2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site;
3. City Clerk's staff give notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act.

NY3.28	Information	Amended	Transactional	Ward: 15
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### **Preliminary Report - Rezoning Application - 3694-3700 Bathurst Street**

(January 25, 2007) report from Director, Community Planning, North York District

#### **Recommendations**

The City Planning Division recommends that:

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

#### **Financial Impact**

The recommendations in this report have no financial impact.

#### **Summary**

An application has been submitted to amend the site specific zoning for 3694-3700 Bathurst Street to permit the full range of uses generally permitted in the General Commercial (C1) Zone. This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application and on the community consultation process.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for summer 2007, provided that any required information is submitted in a timely manner.

#### **Background Information**

Preliminary Report - Rezoning Application - 3694-3700 Bathurst Street  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1072.pdf>

## Committee Recommendations

### Decision Advice and Other Information

On motion by Councillor Moscoe, the North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor;
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site;
3. City Planning staff give notice for the community consultation meeting to landowners and residents beyond the required 120 metres, such notification area be expanded to include all properties bounded by *Stadacona* Drive and Marquette Avenue, south of Highway 401 and *Carhartt* Street, and that the applicant pay the City for the costs associated with extending the notice area; and
4. City Clerk's staff give notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act.

NY3.29	Information	Deferred	Transactional	Ward: 8
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### 102-134 Hucknall Road

(January 29, 2007) report from the City Solicitor

### Recommendations

#### Financial Impact

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

#### Summary

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

#### Background Information

102-134 Hucknall Road

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1173.pdf>

102-134 Hucknall Road - Notice of Motion

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1174.pdf>)

## Committee Recommendations

### Decision Advice and Other Information

On motion by Councillor Perruzza, the North York Community Council deferred the report (January 29, 2007) from the City Solicitor, to its meeting on May 1, 2007.

### Declared Interests (Committee)

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

### Deferred from January 16, 2007 meeting

NY3.30	ACTION	Amended	Transactional	Ward: 25
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### Request for Direction Report - Zoning By-law Amendment Application - 2709 Yonge Street

(December 20, 2006) report from Director, Community Planning, North York District

### Recommendations

The City Planning Division recommends that:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board to support the position outlined in this report.

### Financial Impact

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

### Summary

An application has been submitted to expand the range of commercial-retail uses permitted at 2709 Yonge Street.

This purpose of this report is to seek Council direction regarding the appeal to the Ontario Municipal Board by the applicant (on behalf of Commercial Condominium Corporation MTCC 1194).

### Background Information

Request for Direction Report - 2709 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1075.pdf>)

### Communications

(January 15, 2007) letter from J. Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 - NY3.30.1

(January 16, 2007) e-mail from J. Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 - NY3.30.2

(February 13, 2007) e-mail from J. Robert Gardiner, Gardiner Miller Arnold, on behalf of MTCC 1172 -NY3.30.3

### Speakers

Dianne Hipwell, WeirFoulds, Barristers & Solicitors, on behalf of MTCC 1194

J. Robert Gardiner, Gardiner Miller Arnold, Barristers & Solicitors, on behalf of MTCC 1172

### Committee Recommendations

On motion by Councillor Jenkins, as amended by Councillor Feldman, the North York Community Council recommended that City Council:

1. not endorse a brew-on premises establishment;
2. endorse one restaurant in the existing most southerly unit only;
3. adopt the report (December 20, 2006) from the Director, Community Planning, North York District, as amended by Recommendation (1) and (2) above; and
4. instruct the City Solicitor to attend the Ontario Municipal Board to support the position set out above and to retain any outside planning consultants as may be required.

### Deferred from January 16, 2007 meeting

NY3.31	ACTION	Adopted	Transactional	Ward: 23
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### Final Report - Rezoning Application - 210 & 212 Finch Ave West

*Statutory - Planning Act, RSO 1990*

(August 18, 2006) report from Director, Community Planning, North York District

### Recommendations

It is recommended that City Council:

1. amend the 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. 6.

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 principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9.
4. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 of this report have been fulfilled.

### **Financial Impact**

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

### **Summary**

This report reviews and recommends approval of an application to amend the Zoning By-law for a proposed 8 unit, 3-storey residential townhouse development located at 210 & 212 Finch Avenue West.

### **Background Information**

Final Report - 210 & 212 Finch Ave West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1070.pdf>)

### **31a Supplementary Report - Zoning By-law Amendment and Site Plan Control Applications - 210 - 212 Finch Avenue West**

(January 30, 2007) report from Director, Community Planning, North York District

### **Recommendations**

The City Planning Division recommends that:

1. City Council 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. 6.;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. City Council approve in principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9; and
4. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan control approval as set out in Attachment 9 of this report have been fulfilled.

### **Financial Impact**

The recommendations in this report have no financial impact.

## Summary

In a report dated August 18, 2006, Planning staff recommended approval of a proposed By-law Amendment, as well as a Site Plan Control Application, to permit the development of 8 townhouse units on the subject lands.

At its meeting of January 16, 2007, Community Council deferred consideration of the report to the subsequent Community Council meeting in order to allow time for the applicant and staff to provide Community Council additional information regarding the proposal.

The purpose of this report is to report to Community Council on the additional requested information.

## Background Information

Supplementary Report - 210-212 Finch Avenue West

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1185.pdf>

## Speakers

James G. McGuffin, on February 13, 2007

In Sook Kim, Twin Peaks Construction, representing the applicant, on February 13, 2007

Patricia Burns, on February 13, 2007

John Sexton, on February 13, 2007

Jim McGuffin, on January 16, 2007, at the statutory public meeting;

Chang Byun, on behalf of Twins Peak Construction Ltd., on January 16, 2007, at the statutory public meeting;

Wendy Janvrin, on January 16, 2007, at the statutory public meeting.

## Committee Recommendations

On motion by Councillor Filion, the North York Community Council recommended that City Council:

1. amend the 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. 6 to the report (August 18, 2006) 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 principle the site plan as indicated on the drawings listed in Attachments 1 and 2, subject to the Conditions of Approval listed in Attachment 9 to the report (August 18, 2006) from the Director, Community Planning, North York District;
4. authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 9 to the report (August 18, 2006) from the Director, Community Planning, North York District,



have been fulfilled; and

5. receive the report (January 30, 2007 ) from the Director, Community Planning, North York District.

### **Decision Advice and Other Information**

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

NY3.32	Information	Referred	Transactional	Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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### **Citizen Appointments to the Committee of Adjustment Panels**

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

(January 30, 2007) letter from City Clerk

#### **Summary**

Attached for Community Council's consideration is the following confidential information:

1. Summary table of citizen applicants reviewed for eligibility by the City Clerk's Office and for qualifications by the Staff Review Team, and
2. Applications for the Committee of Adjustment Panel for the Community Council.

The Community Council is requested to review the applications and recommend to the Civic Appointments Committee a short-list of citizen candidates (up to 2 candidates for each position) for the Civic Appointments Committee to interview.

#### **Background Information**

Letter re: Citizen Appointments to the Committee of Adjustment Panels  
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1131.pdf>

#### **Committee Recommendations**

#### **Decision Advice and Other Information**

On motion by Councillor Feldman, the North York Community Council recessed its public session to meet in closed session to consider the confidential information relating to the citizen

appointments to the Committee of Adjustment – North Panel, because the subject matter relates to personal matters about identifiable individuals, including municipal or local board employees.

The North York Community Council brought forward the following motions from its closed session for consideration by the Community Council in public session:

1. Councillor Feldman moved that the North York Community Council confirm the action of the Community Council in closed session. (Carried)
2. Councillor Feldman moved that the North York Community Council recommend that the Civic Appointment Committee interview the candidates listed on confidential Appendix “A”, for appointments to the Committee of Adjustment - North York Panel. (Carried)

### **Confidential Minute NY3.33**

NY3.33	ACTION	Adopted	Transactional	Ward: 8
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### **Ontario Municipal Board Hearing - Committee of Adjustment Application - 1 York Gate Boulevard**

(February 13, 2007) Member Motion from Councillor Perruzza

#### **Recommendations**

1. That Council authorize the City Solicitor and City Planning staff to attend the Ontario Municipal Board Hearing to uphold the City’s By-law and the Committee of Adjustment’s decision.

#### **Summary**

Kelly Pardy of First Gulf Development, on behalf of Sky-line Yorkgate Mall Inc. of 1 York Gate Boulevard, submitted an application to the North York District Committee of Adjustment to permit the construction of a one-storey commercial building.

Variations were requested with respect to the location of the building, setbacks, and location of parking spaces.

The Committee of Adjustment for the City of Toronto (North District) refused the application at the December 14, 2006 meeting.

City Planning staff recommended refusal.

The applicant has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board.

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

The Councillor is requesting representation at the Ontario Municipal Board hearing.

### **Background Information**

Ontario Municipal Board Hearing - Committee of Adjustment Application

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1666.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1667.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1668.pdf>)

### **Committee Recommendations**

On motion by Councillor Perruzza, the North York Community Council recommended that City Council:

1. authorize the City Solicitor and City Planning staff to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decision.

### **Decision Advice and Other Information**

#### **Other motions:**

On motion by Councillor Perruzza, and in accordance with §27-139, Late new business reports and communications, of Chapter 27 of the City of Toronto Municipal Code, the North York Community Council, by majority vote, granted leave to introduce a motion by Councillor Perruzza dealing with an Ontario Municipal Board Hearing - Committee of Adjustment Application - 1 York Gate Boulevard.

NY3.34	ACTION	Adopted	Transactional	Ward: 9
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### **Parc Downsview Park - Process for Secondary Plan Review**

(February 13, 2007) Member Motion from Councillor Augimeri

#### **Recommendations**

1. City Council advise the Parc Downsview Park Board of Directors through the Chief Planner that the City is willing to revisit the existing Secondary Plan for Parc Downsview Park (PDP).
2. City Council advise the Parc Downsview Park Board of Directors that all non-Department of National Defence planning applications for these lands will be considered by the City of Toronto under the process as prescribed by the Planning Act

of Ontario and all existing City of Toronto planning protocols.

## Summary

Following the decommissioning of Canadian Forces Base Downsview in 1994, the City of Toronto undertook a planning review of the Downsview Lands as prescribed by the Planning Act and existing municipal planning protocols. This process was financed by grants from the Government of Canada and commanded a significant amount of City staff time and public consultation. The result is the current Downsview Area Secondary Plan that was developed and approved as an amendment to the North York Official Plan under the Planning Act.

The adopted Downsview Area Secondary Plan was developed to accommodate the Technodome project which did not proceed and has since been cancelled. Furthermore, a new subway station has been proposed on the North-side of the lands as per the TTC Environmental Assessment, resulting in a major shift in both the provisions of the current OP (land use and density) as well the PDP Transportation Master Plan.

The Downsview Area Secondary Plan should in light of the policy direction of the new Toronto Official Plan, recent Provincial growth policies and the announcement of the Spadina Subway Extension be revisited. Given the size and scope of this parcel of land and the redevelopment prospects having a significant economic, social and cultural implications for the City of Toronto, any redevelopment that occurs on these lands needs to be done in a comprehensive manner.

## Background Information

Parc Downsview Park - Process for Secondary Plan Review  
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1669.pdf>)

## Committee Recommendations

On Motion by Councillor Augimeri, the North York Community Council recommended that City Council:

1. advise the Parc Downsview Park Board of Directors through the Chief Planner that the City is willing to revisit the existing Secondary Plan for Parc Downsview Park (PDP); and
2. advise the Parc Downsview Park Board of Directors that all non-Department of National Defence planning applications for these lands will be considered by the City of Toronto under the process as prescribed by the Planning Act of Ontario and all existing City of Toronto planning protocols.

## Decision Advice and Other Information

### Other motions:

On motion by Councillor Augimeri, and in accordance with §27-139, Late new business reports and communications, of Chapter 27 of the City of Toronto Municipal Code, the North York Community Council, by majority vote, granted leave to introduce a motion by Councillor Augimeri dealing with Parc Downsview Park - Process for Secondary Plan Review.

**Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-02-13	Morning	9:40 AM	11:50 AM	Public
2007-02-13	Morning	11:55 AM	12:20 PM	Closed
2007-02-13	Afternoon	12:20 PM	12:30 PM	Public

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Chair