
North York Community Council

Meeting No. 4
Meeting Date Tuesday, March 27, 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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NY4.2	NO AMENDMENT		Transactional	Ward: 23
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Permanent Closure of the Public Lane Lying East of Yonge Street and South of Byng Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

1. City Council enact the draft by-law from the City Solicitor to permanently close the public lane lying east of Yonge Street and south of Byng Avenue.

Statutory - City of Toronto Act, 2006

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. enact the draft by-law from the City Solicitor to permanently close the public lane lying east of Yonge Street and south of Byng Avenue.

Summary

To enact By-law to permanently close the public lane lying east of yonge Street and south of Byng Avenue.

Background Information

Draft By-law Permanent Lane Closure

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2094.pdf>

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 March 27, 2007.

NY4.3	NO AMENDMENT		Transactional	Ward: 23
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Intention to Designate under Part IV, of the Ontario Heritage Act – 172 Finch Avenue West

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council state its intention to designate the property at 172 Finch Avenue West(Arthur Edward Waine House) under Part IV of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 26(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.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, direct the Clerk to refer the proposed designation to the Conservation Review Board.
4. City Council authorize and direct the appropriate City officials to take necessary action to give effect thereto.

(February 1, 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 172 Finch Avenue West(Arthur Edward Waine House) under Part IV of the *Ontario Heritage Act*;
2. if there are no objections to the designation in accordance with Section 26(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*;
3. if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*,

direct the Clerk to refer the proposed designation to the Conservation Review Board;
and

4. authorize and direct the appropriate City Officials to take necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2007 Policy and Research budget.

Summary

This report recommends that City Council state its intention to designate the property under Part IV of the Ontario Heritage Act. The owner is requesting the designation of the site, which contains a house form building that has been occupied by his family since its construction in the early 1920s.

Background Information

172 Finch Avenue West - Intention to Designate, Part IV, Ontario Heritage Act

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1800.pdf>)

172- Finch Avenue West - Intention to Designate - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1801.pdf>)

172 Finch Avenue West- Intention to Designate - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1803.pdf>)

172 Finch Avenue West - Intention to Designate - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1802.pdf>)

Speakers

Ron Waine

Edith Geduld, North York Community Preservation Panel

3a Intention to Designate, Part IV, Ontario Heritage Act - 172 Finch Avenue West

(March 1, 2007) letter from Toronto Preservation Board

Committee Recommendations

The Toronto Preservation Board:

- A. recommended to the North York Community Council that:
 1. City Council state its intention to designate the property at 172 Finch Avenue West (Arthur Edward Waine House) under Part IV of the Ontario Heritage Act.

2. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.
 3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.
 4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.
- B. requested that Heritage Toronto be advised of the designation of the building and requested to consider the possibility of placing a plaque on the house to commemorate the history of the family and property.

Background Information

Intention to Designate - 172 Finch Avenue West

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1992.pdf>

Intention to Designate - 172 Finch Avenue West - Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1994.pdf>

Intention to Designate - 172 Finch Avenue West - Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1993.pdf>

Intention to Designate - 172 Finch Avenue West - Attachment 3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1995.pdf>

NY4.24	NO AMENDMENT		Transactional	Ward: 23
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Payment In-Lieu of Parking- Owner Parham Rezaie - 89 Sheppard Avenue West

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Exempt the applicant from the former City of North York Zoning By-law 7625 parking requirements of eight (8) parking spaces, subject to payment-in-lieu for a two (2) parking space deficiency.
 2. Require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces in the amount of \$18,250.00.
 3. Request the appropriate City officials to take whatever action is necessary to give effect thereto, including the introduction to Council of any bills that may be required.
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(March 1, 2007) report from Director, Transportation Services, North York Division

Committee Recommendations

The North York Community Council recommends that City Council:

1. exempt the applicant from the former City of North York Zoning By-law 7625 parking requirements of eight (8) parking spaces, subject to payment-in-lieu for a two (2) parking space deficiency;
2. require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces in the amount of \$18,250.00; and
3. request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction to Council of any bills that may be required.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$26,500.00 payment-in-lieu of parking, and a \$300.00 plus 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 City of North York Zoning By-law 7625 requirement of eight (8) parking spaces for a new commercial building whereby only six (6) parking spaces can be provided on-site, conditional upon a payment-in-lieu of parking for the two (2) parking space deficiency.

Background Information

Payment In-Lieu of Parking - 89 Sheppard Avenue West
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1978.pdf>)

Speakers

Bill Ross, on behalf of the applicant

NY4.25	NO AMENDMENT		Transactional	Ward: 16
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Payment In-Lieu of Parking- Owner 1667333 Ontario Ltd. - 480 Eglinton Avenue West

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Exempt the applicant from the former City of Toronto Zoning By-law 438-86 parking

requirement of two (2) parking spaces, subject to payment-in-lieu for the two (2) parking space deficiency.

2. Require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the additional area and internal alteration of the existing area, which in this case amounts to \$10,000.00.
3. Request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

(March 1, 2007) report from Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. exempt the applicant from the former City of Toronto Zoning By-law 438-86 parking requirement of two (2) parking spaces, subject to payment-in-lieu for the two (2) parking space deficiency;
2. require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the additional area and internal alteration of the existing area, which in this case amounts to \$10,000.00; and
3. request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$10,000.00 payment-in-lieu of parking, and a \$300.00 plus 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 City of Toronto Zoning By-law 438-86 requirement of two (2) parking spaces for a new commercial building, whereby zero (0) parking spaces are provided on-site, conditional upon a payment-in-lieu of parking for the two (2) parking space deficiency.

Background Information

Payment In-Lieu of Parking - 480 Eglinton Avenue West
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1976.pdf>)

NY4.26	NO AMENDMENT		Transactional	Ward: 15
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Traffic Control Signal Installation - Bathurst Street at Caribou Road/ Dell Park Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Approve the installation of traffic control signals at Bathurst Street and Caribou Road/Dell Park Avenue.
2. Direct that the traffic control signals be modified to run automatically from sundown on Friday evening to sundown on Saturday night.
3. 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.

(February 28, 2007) report from Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the installation of traffic control signals at Bathurst Street and Caribou Road/Dell Park Avenue;
2. direct that the traffic control signals be modified to run automatically from sundown on Friday evening to sundown on Saturday night; and
3. 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 traffic control signals at Bathurst Street and Caribou Road/Dell Park Avenue, estimated at \$140,000.00, will be included for consideration as part of Transportation Services 2007 Capital Works Program.

Summary

To obtain approval for the installation of traffic control signals at the intersection of Bathurst Street and Caribou Road/Dell Park Avenue.

Based upon the results of the traffic studies, the installation of traffic control signals at the intersection of Bathurst Street and Caribou Road/Dell Park Avenue is justified and will provide

safe pedestrian crossing protection and safe egress of minor street traffic entering onto Bathurst Street.

Background Information

Traffic Control Signal Installation - Bathurst Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1964.pdf>

NY4.27	NO AMENDMENT		Transactional	Ward: 10
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All-Way Stop Control - Delahaye Street at Touraine Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

1. Approve the installation of an all-way stop control at the intersection of Delahaye Street and Touraine Avenue.

(February 26, 2007) report from Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

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

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 Delahaye Street and Touraine 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: Delahaye Street at Touraine

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2031.pdf>

NY4.28	NO AMENDMENT		Transactional	Ward: 25
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All-Way Stop Control - Donino Avenue and Donwoods Drive (north leg)

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Amend Schedule XVIII of By-law No. 31001, of the former City of North York, to delete the through street designation on Donino Avenue between the southerly limit of Donino Avenue and the northerly limit of Donino Avenue.
2. Amend Schedule XVIII of By-law No. 31001, of the former City of North York, to designate Donino Avenue as a through street between the southerly limit of Donino Avenue and the southerly limit of Donwoods Drive (north leg).
3. Amend Schedule XVIII of By-law No. 31001, of the former City of North York, to designate Donino Avenue as a through street between the northerly limit of Donino Avenue and the northerly limit of Donwoods Drive (north leg).
4. Amend Schedule XIX of By-law No. 31001, of the former City of North York, to delete the requirement for vehicles to stop on Donino Avenue, north and south of Donino Court.
5. Amend Schedule XIX of By-law No. 31001, of the former City of North York, to require traffic to stop on Donino Court, east of Donino Avenue.
6. Amend Schedule XIX of By-law No. 31001, of the former City of North York, to require vehicles to stop on Donino Avenue, north and south of Donwoods Drive (north leg).
7. Amend Schedule XIX of By-law No. 31001, of the former City of North York, to require vehicles to stop on Donwoods Drive, west of Donino Avenue.
8. 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.

(February 26, 2007) report from Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Schedule XVIII of By-law No. 31001, of the former City of North York, to delete the through street designation on Donino Avenue between the southerly limit of Donino Avenue and the northerly limit of Donino Avenue;

2. amend Schedule XVIII of By-law No. 31001, of the former City of North York, to designate Donino Avenue as a through street between the southerly limit of Donino Avenue and the southerly limit of Donwoods Drive (north leg);
3. amend Schedule XVIII of By-law No. 31001, of the former City of North York, to designate Donino Avenue as a through street between the northerly limit of Donino Avenue and the northerly limit of Donwoods Drive (north leg);
4. amend Schedule XIX of By-law No. 31001, of the former City of North York, to delete the requirement for vehicles to stop on Donino Avenue, north and south of Donino Court;
5. amend Schedule XIX of By-law No. 31001, of the former City of North York, to require traffic to stop on Donino Court, east of Donino Avenue;
6. amend Schedule XIX of By-law No. 31001, of the former City of North York, to require vehicles to stop on Donino Avenue, north and south of Donwoods Drive (north leg);
7. amend Schedule XIX of By-law No. 31001, of the former City of North York, to require vehicles to stop on Donwoods Drive, west of Donino Avenue; and
8. 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.

Financial Impact

All costs associated with the removal of the all-way stop control at Donino Avenue at Donino Court and installation of the all-way stop controls at Donino Avenue and Donwoods Drive (north leg) are included within the Transportation Services Division, North York District's 2007 Operating Budget estimates.

Summary

To obtain approval to install an all-way stop control at the intersection of Donino Avenue and Donwoods Drive (north leg) and to remove the existing northbound and southbound stop control on Donino Avenue at Donino Court.

The relocation of the all-way stop controlled intersection on Donino Avenue from Donino Court to Donwoods Drive (north leg) will improve the efficiency of right-of-way control along Donwoods Avenue.

Background Information

All-Way Stop Control - Donino Avenue and Donwoods Drive (north leg)
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2033.pdf>)

NY4.29	NO AMENDMENT		Transactional	Ward: 16
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All-Way Stop Control - Esgore Drive and Saunders Street/ Apsley Road

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

1. Approve the installation of an all-way stop control at the intersection of Esgore Drive and Saunders Street/Apsley Road.

(February 26, 2007) report from Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the installation of an all-way stop control at the intersection of Esgore Drive and Saunders Street/Apsley Road.

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 on Esgore Drive at Saunders Street/Apsley Road.

The existing traffic and roadway conditions do not warrant the introduction of an all-way stop control on Esgore Drive at Saunders Street/Apsley Road.

Background Information

All-Way Stop Control: Esgore Drive and Saunders Steet, Apsley Road
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2034.pdf>

NY4.30	NO AMENDMENT		Transactional	Ward: 15
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All-Way Stop Control - Ranee Avenue at Khedive Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Amend Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, to require traffic to stop on all approaches to the intersection of Ranee Avenue

and Khedive Avenue.

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 are required.

(February 26, 2007) report from Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, to require traffic to stop on all approaches to the intersection of Raneer Avenue and Khedive Avenue; 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 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 install an all-way stop control at the intersection of Raneer Avenue and Khedive Avenue.

The installation of an all-way stop control at the intersection of Raneer Avenue and Khedive Avenue will address the existing right-of-way conflicts at the intersection.

Background Information

All-Way Stop Control - Raneer Avenue at Khedive Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2036.pdf>)

NY4.31	NO AMENDMENT		Transactional	Ward: 23
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All-Way Stop Control - Dudley Avenue at Holmes Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Amend Schedule XIX of By-law 31001, of the former City of North York, to require

- traffic to stop on Dudley Avenue, north and south of Holmes Avenue.
2. Amend Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on Holmes Avenue, east and west of Dudley Avenue.
 3. Amend Schedule XVIII of By-law No. 31001, of the former City of North York, designate Holmes Avenue as a through street between the easterly limit of Kenneth Avenue to the westerly limit of Dudley Avenue.
 4. Amend Schedule XVIII of By-law No. 31001, of the former City of North York, designate Holmes Avenue as a through street between the easterly limit of Dudley Avenue to the westerly limit of Willowdale Avenue.
 5. Amend Schedule XVIII of By-law No. 31001, of the former City of North York, to delete Dudley Avenue as a through street between the northerly limit of Byng Avenue to the southerly limit of Finch Avenue.
 6. Amend Schedule XVIII of By-law No. 31001, of the former City of North York, to designate Dudley Avenue as a through street between the southerly limit of Finch Avenue to the northerly limit of Holmes Avenue.
 7. 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.

(February 28, 2007) report from Director, Transportation Services, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on Dudley Avenue, north and south of Holmes Avenue;
2. amend Schedule XIX of By-law 31001, of the former City of North York, to require traffic to stop on Holmes Avenue, east and west of Dudley Avenue;
3. amend Schedule XVIII of By-law No. 31001, of the former City of North York, designate Holmes Avenue as a through street between the easterly limit of Kenneth Avenue to the westerly limit of Dudley Avenue;
4. amend Schedule XVIII of By-law No. 31001, of the former City of North York, designate Holmes Avenue as a through street between the easterly limit of Dudley Avenue to the westerly limit of Willowdale Avenue;

5. amend Schedule XVIII of By-law No. 31001, of the former City of North York, to delete Dudley Avenue as a through street between the northerly limit of Byng Avenue to the southerly limit of Finch Avenue;
6. amend Schedule XVIII of By-law No. 31001, of the former City of North York, to designate Dudley Avenue as a through street between the southerly limit of Finch Avenue to the northerly limit of Holmes Avenue; and
7. 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.

Financial Impact

All costs associated with the installation of an all-way stop control at Dudley Avenue and Holmes Avenue 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 Dudley Avenue at Holmes Avenue.

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

Background Information

All-Way Stop Control - Dudley Avenue at Holmes Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2037.pdf>

NY4.36	NO AMENDMENT		Transactional	Ward: 8, 24, 25, 34
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below, as fire routes pursuant to Municipal Code Chapter 880- Fire Routes - 3999 – 4211 Keele Street, 365 Murray Ross Parkway & 375 Cook Road, 946 Lawrence Avenue East, 45 - 53 York Mills Road, 18 Valley Woods Road.
2. Authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

(March 8, 2007) report from Toronto Fire Services

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below, as fire routes pursuant to Municipal Code Chapter 880- Fire Routes - 3999 – 4211 Keele Street, 365 Murray Ross Parkway & 375 Cook Road, 946 Lawrence Avenue East, 45 – 53 York Mills Road, 18 Valley Woods Road; and
2. 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 spread 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-2200.pdf>)

NY4.37	NO AMENDMENT		Transactional	Ward: 8
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Naming of Proposed Streets at York University

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

An exception to the policy of avoiding the naming of streets after living persons be granted and City Council:

1. approve the names Hackett Avenue, Jack Evelyn Wiggins Drive and Saywell Avenue, for use in the York University subdivision; and

2. authorize and direct the appropriate City officials take the necessary action to give effect thereto.

(March 13, 2007) report from City Surveyor

Committee Recommendations

The North York Community Council recommends that subject to City Council granting an exception to its policy of avoiding the naming of streets after living persons:

1. approve the names Hackett Avenue, Jack Evelyn Wiggins Drive and Saywell Avenue, for use in the York University subdivision; and
2. authorize and direct the appropriate City Officials take the necessary action to give effect thereto.

Financial Impact

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

Summary

This report recommends that, subject to City Council approval, the names Hackett Avenue, Jack Evelyn Wiggins Drive and Saywell Avenue be approved for three proposed streets at the York University subdivision.

Background Information

Naming of Proposed Streets at York University
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2095.pdf>)

NY4.38	NO AMENDMENT		Transactional	Ward: 25
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To Permanently Close and Declare Surplus a Portion of Overland Drive, adjoining 3 Tottenham Road

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. Direct that, subject to compliance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and subject to approving the sale of the portion of Overland Drive adjoining 3 Tottenham Road, being a portion of Overland Drive on Plan 4761 and shown as Part 1 on Sketch No. PS-2005-040 (“the Highway”), the Highway be permanently closed as a public highway.

2. Direct that, subject to approving the sale of the Highway, notice be given to the public of a proposed by-law to permanently close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and the North York Community Council hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. Direct that the Highway be declared surplus to the City's requirements, and the Chief Corporate Officer be authorized to list the Highway for sale on the open market.
4. Direct that all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken.

(March 7, 2007) report from General Manager, Transportation Services & Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct that, subject to compliance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and subject to approving the sale of the portion of Overland Drive adjoining 3 Tottenham Road, being a portion of Overland Drive on Plan 4761 and shown as Part 1 on Sketch No. PS-2005-040 ("the Highway"), the Highway be permanently closed as a public highway.
2. direct that, subject to approving the sale of the Highway, notice be given to the public of a proposed by-law to permanently close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and the North York Community Council hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. direct that the Highway be declared surplus to the City's requirements, and the Chief Corporate Officer be authorized to list the Highway for sale on the open market; and
4. direct that all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken.

Financial Impact

Revenue will be generated from the eventual sale.

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

Summary

The purpose of this report is to permanently close and declare a portion of Overland Drive

adjoining 3 Tottenham Road surplus to municipal requirements, and to authorize the Chief Corporate Officer to list the property for sale on the open market.

Background Information

Overland Drive, adjoining 3 Tottenham Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2096.pdf>)

NY4.39	NO AMENDMENT		Transactional	Ward: 10
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Sale of Vacant Land Adjoining 280 Searle Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council accept the Offer to Purchase from Luxor Homes Corporation to purchase the vacant parcel of land adjoining 280 Searle Avenue, more particularly described as being Part of PIN 10176-0169(LT) being Part of Lot 10 Plan 1899 Twp of York, City of Toronto, shown as Part 3 on Sketch No. PS-2006-028 (the "Property"), in the amount of \$128,000.00 substantially on the terms and conditions outlined in Appendix "A" to the report (March 6, 2007) from the Chief Corporate Officer, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
2. City Council grant authority to direct the net proceeds to the Land Acquisition Reserve Fund - Parks, Forestry and Recreation.
3. City Council grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

(March 6, 2007) report from Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends that City Council:

1. accept the Offer to Purchase from Luxor Homes Corporation to purchase the vacant parcel of land adjoining 280 Searle Avenue, more particularly described as being Part of

PIN 10176-0169(LT) being Part of Lot 10 Plan 1899 Twp of York, City of Toronto, shown as Part 3 on Sketch No. PS-2006-028 (the “Property”), in the amount of \$128,000.00 substantially on the terms and conditions outlined in Appendix “A” to the report (March 6, 2007) from the Chief Corporate Officer, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City;

2. grant authority to direct the net proceeds to the Land Acquisition Reserve Fund – Parks, Forestry and Recreation;
3. grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction; and
4. authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

We anticipate that revenue in the amount of \$128,000.00, (exclusive of GST), less closing costs and the usual adjustments will be generated by this sale.

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

Summary

The purpose of this report is to authorize the sale of a parcel of City-owned vacant land adjoining 280 Searle Avenue, more particularly described in the Recommendations below, and shown as Part 3 in the Sketch attached as Appendix “B”.

Having completed negotiations with the adjoining land owner, Luxor Homes Corporation, we are recommending acceptance of the Offer to Purchase substantially on the terms and conditions outlined in the attached Appendix “A”.

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

Background Information

Sale of Vacant Land Adjoining 280 Searle Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2064.pdf>)

Sale of Vacant Land Adjoining 280 Searle Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2065.pdf>)

Sale of Vacant Land Adjoining 280 Searle Avenue - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2066.pdf>)

NY4.40	NO AMENDMENT		Transactional	Ward: All
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Nomination of Two Citizen Representatives from the North York Community Council area to the Heritage Toronto Board of Directors

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

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council appoint the selected individuals listed in confidential Attachment No. 1 to the report (March 9, 2007) from the Nominations Selection Committee, Heritage Toronto, to the Heritage Toronto Board of Directors for a term commencing upon approval for the current term of Council, or until a successor is appointed.
2. City Council direct that the names become public once appointed.

The confidential attachment to the report (March 9, 2007) from the Nomination Selections Committee, Heritage Toronto, is now public and contains the names of the following candidates recommended for appointment to the Heritage Toronto Board representing the North York Community Council:

1. Birgitte Nielson Worrall
2. Rhan-Ju Song.

(March 9, 2007) report from Nomination Selections Committee, Heritage Toronto

Committee Recommendations

The North York Community Council recommends that City Council:

1. appoint the selected individuals listed in confidential Attachment No.1 to the report (March 9, 2007) from the Nominations Selection Committee, Heritage Toronto, to the Heritage Toronto Board of Directors for a term commencing upon approval for the current term of Council, or until a successor is appointed; and
2. direct that the names become public once appointed.

Financial Impact

There are no financial implications to this report.

Summary

The Heritage Toronto Nominations Selection Committee recommends two citizen

representatives from the North York Community Council area to be approved as members of the Heritage Toronto Board of Directors for the 2006 - 2010 term of Council.

Background Information

Nomination to the Toronto Heritage Toronto Board of Directors
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2039.pdf>)

NY4.42	AMENDED		Transactional	Ward: 15, 16
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Fairbank Village and The Eglinton Way Business Improvement Areas - Board of Management Appointments, Additions and Deletions

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council approve the deletion and appointment to The Eglinton Way BIA Board of Management as set out in Attachment No. 1 to the report (March 8, 2007) from the General Manager, Economic Development, Culture and Tourism.
2. City Council amend Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Areas, to reflect the addition of and changes to this BIA Board.
3. City Council refer the following recommendations to the Etobicoke York Community Council:
 - “1. City Council approve the establishment of a Board of Management for the Fairbank Village BIA and the appointment of the nominees set out in Attachment No. 1 to the report (March 8, 2007) from the General Manager, Economic Development, Culture and Tourism to the new Board.
 2. City Council amend Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Areas, to reflect the addition of and changes to these BIA Boards.”

(March 8, 2007) report from General Manager, Economic Development, Culture & Tourism

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the deletion and appointment to The Eglinton Way BIA Board of Management as set out in Attachment No. 1 to the report (March 8, 2007) from the General Manager,

Economic Development, Culture and Tourism;

2. approve the establishment of a Board of Management for the Fairbank Village BIA and the appointment of the nominees set out in Attachment No. 1 to the report (March 8, 2007) from the General Manager, Economic Development, Culture and Tourism to the new Board; and
3. amend Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Areas, to reflect the addition of and changes to these BIA Boards.

Financial Impact

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

Summary

The purpose of this report is to make changes to the Board of Management (the “Board”) of The Eglinton Way BIA Business Improvement Area (the “BIA”), and to establish a Fairbank Village BIA Board and to appoint nominees to the new BIA Board. As both these BIAs are governed by the North York Community Council and the Toronto and East York Community Council, City Council has to approve the recommendations.

Background Information

Fairbank Village, Old Queen Street and The Eglinton Way BIAs
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2275.pdf>)

NY4.46	NO AMENDMENT		Transactional	Ward: 33
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Request for Extension of Existing Liquor Licence for Community Event - Armenian Community Centre Annual Summer Festival

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

City Council, for liquor licensing purposes, declare the following to be an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to it taking place:

1. Armenian Community Centre Summer Fest 2007, taking place at the Armenian Community Centre on Friday, July 6, 2007, from 5:00 p.m. to 2:00 a.m., on Saturday, July 7, 2007 from 4:00 p.m. to 2:00 a.m. and Sunday, July 8, 2007 from 5:00 p.m. to 1:00 a.m.

(February 22, 2007) letter from Ani Tuysusian, Manager, Armenian Community Centre

Committee Recommendations

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

1. Armenian Community Centre Summer Fest 2007, taking place at the Armenian Community Centre on Friday, July 6, 2007, from 5:00 p.m. to 2:00 a.m., on Saturday, July 7, 2007 from 4:00 p.m. to 2:00 a.m. and Sunday, July 8, 2007 from 5:00 p.m. to 1:00 a.m.

Summary

Request by the Manager, Armenian Community Centre for an extension of the existing Liquor License for the annual Armenian Community Centre Summer Festival being held on Friday July 6, 2007 from 5:00 p.m. to 2:00 a.m.; Saturday July 7, 2007 from 4:00 p.m. to 2:00 a.m.; and Sunday July 8, 2007 from 5:00 p.m. to 1:00 a.m.

NY4.51	NO AMENDMENT		Transactional	Ward: 8
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Final Report - Zoning Amendment and Draft Plan of Subdivision Applications - 1100 Sheppard Ave West

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council amend the former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2 to the report (March 9, 2007) from the Director, Community Planning, North York District.
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 recommend to the Chief Planner that the draft Plan of Subdivision be generally approved, subject to the conditions set out in Attachment 3 to the report (March 9, 2007) from the Director, Community Planning, North York District.
4. City Council require the applicant:
 - a. to provide, in view of the reduced parking standard, a six-month transit pass to each purchaser; and should the applicant elect to apply for the additional density provided by the Official Plan, the transit pass requirement be increased to a full year pass for each unit; and

- b. to fund a study commissioned by Transportation Services to determine what measures will be necessary to implement the intentions of the Downsview Secondary Plan and the Allen Sheppard Urban Design and Development Framework Study with respect to changes to the Allen Road at this location to accommodate adjacent development.
5. City Council require the applicant to construct an above or below-grade connection to the Downsview subway station as a condition of development in conformity with the Ontario Municipal Board Order, in the event the applicant seeks permission to expand the density of the northern portion of the site above that approved by the Ontario Municipal Board (i.e. the remaining 2.3 F.S.I identified by Planning staff) and replaces any of the commercial office and retail density with residential.
6. City Council permit the applicant to apply the public art contribution toward the artistic enhancement of a possible pedestrian overpass or underground subway connection if so desired.
7. City Council authorize the City Solicitor to retain such external expert witnesses as may be required, and to support Council's position at the Ontario Municipal Board hearing respecting this matter.

(August 25, 2006) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2 to the report (March 9, 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. recommend to the Chief Planner that the draft Plan of Subdivision be generally approved, subject to the conditions set out in Attachment 3 to the report (March 9, 2007) from the Director, Community Planning, North York District;
4. require the applicant:
 - a. to provide, in view of the reduced parking standard, a six-month transit pass to each purchaser; and should the applicant elect to apply for the additional density provided by the Official Plan, the transit pass requirement be increased to a full year pass for each unit;

- b. to fund a study commissioned by Transportation Services to determine what measures will be necessary to implement the intentions of the Downsview Secondary Plan and the Allen Sheppard Urban Design and Development Framework Study with respect to changes to the Allen Road at this location to accommodate adjacent development;
5. require the applicant to construct an above or below-grade connection to the Downsview subway station as a condition of development in conformity with the Ontario Municipal Board Order, in the event the applicant seeks permission to expand the density of the northern portion of the site above that approved by the Ontario Municipal Board (i.e. the remaining 2.3 F.S.I identified by Planning staff) and replaces any of the commercial office and retail density with residential.
6. permit the applicant to apply the public art contribution toward the artistic enhancement of a possible pedestrian overpass or underground subway connection if so desired; and
7. authorize the City Solicitor to retain such external expert witnesses as may be required, and to support Council's position at the Ontario Municipal Board hearing respecting this matter.

Summary

This report reviews and recommends approval of applications to amend the Zoning By-law and approve a Draft Plan of Subdivision to permit a mixed commercial residential development and to establish a public road and a centrally-located park on lands at the northwest corner of Sheppard Avenue West and Allan Road.

Background Information

Final Report - 1100 Sheppard Ave West

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1988.pdf>)

Final Report - 1100 Sheppard Avenue West Attachment 10

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1989.pdf>)

Final Report - 1100 Sheppard Avenue West Attachment 11

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1991.pdf>)

Communications

(August 31, 2006) e-mail from Bo Chen, Toronto Hydro - NY4.51.1

(September 12, 2006) letter from Howard J. Kirshenbaum, representing Markirsh Holdings - NY4.51.2

(September 18, 2006) letter from Andrew L. Jeanrie, Fraser Milner Casgrain, Solicitor, on behalf of Tectrol Inc. - NY4.51.3

(January 15, 2007) letter from Andrew L. Jeanrie, Fraser Milner Casgrain, on behalf of Tectrol Inc. - NY4.51.4

(January 16, 2007) letter from Stephen J. D'Agostino, Thomson Rogers, on behalf of Kodiak Crescent Bus. Assoc. - NY4.51.5

(January 18, 2007) letter from John P. Stephenson - NY4.51.6
(January 22, 2007) letter from Adam Brown, Sherman Brown Dryer Karol LLP, representing the applicant - NY4.51.7
(March 23, 2007) letter from Adam Brown, Sherman Brown Dryer Karol, on behalf of the applicant - NY4.51.8
(March 26, 2007) letter from Stephen J. D'Agostino, Thomson Rogers, Solicitors for Kodiak Crescent Business A - NY4.51.9

Speakers

Adam Brown, Sherman Brown Dryer Karol, on behalf of the applicant, Urban Strategies Inc., on January 16, 2007
Allan Heisey, Kerzner Papazian, on behalf of Gerritt DeBoer, 584952 Ontario Limited, on January 16, 2007
Stephen D'Agostino, Thomson Rogers, on behalf of Kodiak Crescent Business Assoc., on January 16, 2007
Adam Brown, Sherman Brown Dryer Karol, on behalf of the applicant, Urban Strategies Inc., on March 27, 2007
Allan Heisey, Papazian Heisey Myers, Solicitor on behalf of Igerhan Limited and Gerritt DeBoer, 584952 Ontario Ltd., on March 27, 2007

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*.

A recorded vote on Part 1 of a motion moved by Councillor Perruzza, Ward 8 – York West, that the Zoning By-law for the proposed development require minimum residential parking standard for the lands zoned RM6(165) and C4(7) of 1.25 spaces per unit, of which 0.2 parking spaces per unit shall be visitor parking spaces, was as follows:

FOR: Councillors Perruzza, Augimeri

AGAINST: Councillors Moscoe, Stintz, Feldman, Minnan-Wong, Jenkins, Carroll, Shiner, Parker

ABSENT: Councillor Filion

Lost

A recorded vote on Part 2 of a Motion moved by Councillor Perruzza, Ward 8 – York West, that the setback of the Zoning By-law from the public road be enlarged such that Building B may not be extended to the south, was as follows:

FOR: Councillors Perruzza, Moscoe, Augimeri, Jenkins

AGAINST: Councillors Stintz, Feldman, Minnan-Wong, Carroll, Shiner, Parker

ABSENT: Councillor Filion

Lost

51a Supplementary Report - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 1100 Sheppard Avenue West

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

Summary

The purpose of this report is to present an updated draft Zoning By-law and updated Conditions of Draft Plan of Subdivision Approval from those attached to the previous Final Report on these applications dated August 25, 2006.

The proposed modifications contained in the attached draft Zoning By-law and Conditions of Draft Plan of Subdivision are appropriate and should be approved to permit mixed commercial residential development on the subject lands.

Background Information

Supplementary Report - 1100 Sheppard Avenue West Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2002.pdf>)
Supplementary Report - 1100 Sheppard Avenue West Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1997.pdf>)
Supplementary Report - 1100 Sheppard Avenue West
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-1996.pdf>)

51b Supplementary Report - Zoning By-Law Amendment and Draft Plan of Subdivision Applications - 1100 Sheppard Avenue West

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

Summary

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

The attached draft Zoning By-law and Conditions of Draft Plan of Subdivision are appropriate and should be approved to permit mixed use commercial residential development on the subject lands.

Background Information

Supplementary Report B - 1100 Sheppard Avenue West and Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2080.pdf>)
Supplementary Report B - 1100 Sheppard Avenue West, Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2081.pdf>)
Supplementary Report - 1100 Sheppard Avenue West - Attachment 3
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2082.pdf>)

NY4.52	NO AMENDMENT		Transactional	Ward: 23
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Request for Direction Report - Zoning Amendment and Site Plan Control Applications – 23 & 33 Sheppard Avenue East and 4 Anndale Drive

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council support a Zoning Amendment to allow a phase 2 residential tower of up to 33 storeys in height on the southern portion of the site, for an overall maximum gross floor area of 57,090.9 m² on a site of 9,539 m², which includes density incentives and density transfers permitted by the North York Centre Secondary Plan, and subject to the zoning provisions as generally outlined in Attachment 9 (draft zoning provisions) to the report (March 13, 2007) from the Director, Community Planning, North York District.
2. City Council require that the applicant convey to the City the lands municipally known as 2 Anndale Drive, with an area of approximately 395 m², for the purpose of the City's construction of the Service Road, in exchange for the density attributed to this property under the North York Centre Secondary Plan, prior to the implementing zoning by-law coming into effect. Should the applicant be successful in purchasing the 2 Anndale Drive property for conveyance to the City, those lands should also be rezoned to recognize the density transfer to the development project.
3. As an alternative to Recommendation 2, should the applicant (Minto) have used reasonable efforts to acquire the 2 Anndale Drive property and have not been successful in acquiring those lands, City Council authorize City staff to initiate the expropriation process for 2 Anndale Drive immediately following Council's consideration of the report (March 13, 2007) from the Director, Community Planning, North York District, at its meeting scheduled for April 23 and 24, 2007, including serving and publishing Notices of Application for Approval to Expropriate, forwarding to the Chief Inquiry Officer any requests for hearing received, attending at the hearing to present the City's position, and reporting the Inquiry Officer's recommendations to Council for its consideration, with all costs incurred and compensation payable as a result of any expropriation to be at the owner's (Minto's) sole expense, up to a total maximum limit of \$125,000 for these additional costs.
4. City Council support a Site Plan Control Approval application for the proposed development, subject to:
 - a. the zoning requirements of Recommendation 1 above;

- b. the Site Plan Control Approval conditions outlined in Attachment 10 to the report (March 13, 2007) from the Director, Community Planning, North York District, with Site Plan Control Approval Condition 2. included in Attachment 10 being deleted and replaced with the following condition instead:
- “2. The Owner shall provide final architectural and landscape plans to the satisfaction of the Director, Community Planning, North York District, in consultation with the Ward Councillor, detailing the following matters:”.
5. City Council require the developer, in view of the reduced parking standards and the proximity of the development to two subways, to provide the purchaser of each condominium unit with a one year Toronto Transit Commission transit pass.
6. City Council authorize the City Solicitor and the appropriate City staff to attend at the Ontario Municipal Board to support the position outlined in the report (March 13, 2007) from the Director, Community Planning, North York District.
7. City Council require the Owner to have provided a written undertaking in a form satisfactory to the City Solicitor, that upon the site-specific zoning by-law coming into effect, any outstanding appeal that the Owner may have in relation to the new Toronto Official Plan respecting this site, be withdrawn.
8. City Council revise the bicycle storage incentive to reflect City Council’s position with respect to bicycle and general storage locker space within the North York Centre, as may be modified through City Council’s further consideration of appeals to the general OPA 567 in advance of the June 18, 2007 Ontario Municipal Board hearing for the development.

(March 13, 2007) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. support a Zoning Amendment to allow a phase 2 residential tower of up to 33 storeys in height on the southern portion of the site, for an overall maximum gross floor area of 57,090.9 m² on a site of 9,539 m², which includes density incentives and density transfers permitted by the North York Centre Secondary Plan, and subject to the zoning provisions as generally outlined in Attachment 9 (draft zoning provisions) to the report (March 13, 2007) from the Director, Community Planning, North York District;
2. require that the applicant convey to the City the lands municipally known as 2 Anndale Drive, with an area of approximately 395 m², for the purpose of the City’s construction

- of the Service Road, in exchange for the density attributed to this property under the North York Centre Secondary Plan, prior to the implementing zoning by-law coming into effect. Should the applicant be successful in purchasing the 2 Anndale Drive property for conveyance to the City, those lands should also be rezoned to recognize the density transfer to the development project;
3. as an alternative to Recommendation 2, should the applicant (Minto) have used reasonable efforts to acquire the 2 Anndale Drive property and have not been successful in acquiring those lands, authorize City staff to initiate the expropriation process for 2 Anndale Drive immediately following Council's consideration of the report (March 13, 2007) from the Director, Community Planning, North York District, at its meeting scheduled for April 23 and 24, 2007, including serving and publishing Notices of Application for Approval to Expropriate, forwarding to the Chief Inquiry Officer any requests for hearing received, attending at the hearing to present the City's position, and reporting the Inquiry Officer's recommendations to Council for its consideration, with all costs incurred and compensation payable as a result of any expropriation to be at the owner's (Minto's) sole expense, up to a total maximum limit of \$125,000 for these additional costs;
 4. support a Site Plan Control Approval application for the proposed development, subject to:
 - a. the zoning requirements of Recommendation 1 above;
 - b. the Site Plan Control Approval conditions outlined in Attachment 10 to the report (March 13, 2007) from the Director, Community Planning, North York District, with Site Plan Control Approval Condition 2. included in Attachment 10 being deleted and replaced with the following condition instead:

“2. The Owner shall provide final architectural and landscape plans to the satisfaction of the Director, Community Planning, North York District, in consultation with the Ward Councillor, detailing the following matters:”;
 5. require the developer, in view of the reduced parking standards and the proximity of the development to two subways, to provide the purchaser of each condominium unit with a one year Toronto Transit Commission transit pass.
 6. authorize the City Solicitor and the appropriate City staff to attend at the Ontario Municipal Board to support the position outlined in the report (March 13, 2007) from the Director, Community Planning, North York District;
 7. require the Owner to have provided a written undertaking in a form satisfactory to the City Solicitor, that upon the site-specific zoning by-law coming into effect, any outstanding appeal that the Owner may have in relation to the new Toronto Official Plan respecting this site, be withdrawn;

8. revise the bicycle storage incentive to reflect City Council's position with respect to bicycle and general storage locker space within the North York Centre, as may be modified through City Council's further consideration of appeals to the general OPA 567 in advance of the June 18, 2007 Ontario Municipal Board hearing for the development.

Summary

An application has been submitted to permit a 33-storey residential building for phase 2 (southern portion) of the development at 23 and 33 Sheppard Avenue East.

The purpose of this report is to recommend approval of the proposed Zoning Amendment and Site Plan Control Approval applications, subject to modifications as outlined in this Report, and to seek Council's direction for staff to attend at the Ontario Municipal Board in support of the position described herein.

Background Information

Request for Direction Report - 23 & 33 Sheppard Avenue East
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2093.pdf>)

Communications

- (March 23, 2007) letter from William H. Roberts, Solicitor, on behalf of "the Ratepayer Associations" - NY4.52.1
(March 26, 2007) e-mail from Bob Blazeovski, forwarding letters from R. Valbey and H. Plut - NY4.52.2
(March 26, 2007) e-mail from Bob Blazeovski, forwarding letter from Cathy Min and Avrdham Iny - NY4.52.3

Council also considered the following:

- (April 4, 2007) from Geoff Woods, Senior Planner, Ontario Realty Corporation (NY4.52.4);
- (April 11, 2007) from Janice Maser (NY4.52.5); and
- (April 23, 2007) from Janice Maser (NY4.52.6).

Speakers

Patrick Devine, Fraser Milner Casgrain, Solicitor, on behalf of the applicant
Richard Chong, T.S.C.C. 1645
Janice Maser

Decision Advice and Other Information

The North York Community Council requested the Executive Director, Technical Services, to report to the North York Community Council for its meeting on May 1, 2007, on a construction

timetable for the extension of the Anndale Drive Service Road section between approximately Bales Avenue and Tradewind Avenue/Bonnington Place, to ensure that the required extension is in place prior to the occupancy of the Phase 2 development proposed at 23 and 33 Sheppard Avenue East.

NY4.53	NO AMENDMENT		Transactional	Ward: 23
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**Ontario Municipal Board Hearing - Committee of Adjustment
Application - 18, 20, 22 and 26 Poyntz Avenue and 11, 15 and 19 Bogert
Avenue**

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

1. City 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.

(March 27, 2007) Member Motion from Councillor Filion

Committee Recommendations

The North York Community Council recommends that:

1. City 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

Premium Properties Limited, the owners of 18, 20, 22 and 26 Poyntz Avenue and 11, 15 and 19 Bogert Avenue, submitted a minor variance application to permit an extension of interim Car Rental Agency use and ancillary paid parking lot use.

In addition to permitting the interim Car Rental Agency use and ancillary paid parking lot use, variances were requested for a maximum 107 surface parking spaces, of which 73 surface parking spaces are devoted to an ancillary paid parking lot and a setback of 5m from Bogert Avenue to the existing trailer in association with an interim car rental agency use and ancillary paid parking lot use.

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

Planning staff commented that the proposed development did not meet the general purpose and

intent of the Official Plan, with respect to interim land uses for phased developments and the transportation objectives of the North York Centre Secondary Plan. The proposal also failed to meet the general purpose and intent of the Zoning By-law, which clearly cites the only permitted uses for the lands. The requests were not considered to be minor in nature and therefore it was recommended that no extension of the interim uses be approved.

The owner has appealed the decision of the Committee of Adjustment for the minor variance application to the Ontario Municipal Board.

The Ontario Municipal Board has set May 9, 2007 as the date for the hearing of the appeal.

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

Background Information

OMB Hearing - Committee of Adjustment Application - Poyntz Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2603.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2589.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2590.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2591.pdf>)

NY4.54	NO AMENDMENT		Transactional	Ward: 23
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 42, 42A and 44 Churchill Avenue

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motion:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decisions.

(March 27, 2007) Member Motion from Councillor Filion

Committee Recommendations

The North York Community Council recommends that:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the City's By-law and the Committee of Adjustment's decisions.

Summary

2091467 Ontario Limited submitted three (3) Minor Variance applications to the North York District Committee of Adjustment to permit the existing dwellings to be maintained as constructed.

Variations were requested with respect to lot frontage and width, lot area, lot coverage, east and west side yard setbacks, length of dwelling, finished first floor elevation and building height.

The Committee of Adjustment for the City of Toronto North York District refused the Minor Variance applications at the March 1st, 2007 meeting.

Planning staff did not comment on these applications.

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

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

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

Background Information

OMB Hearing - Committee of Adjustment Application - Churchill Ave
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2604.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2592.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2593.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2595.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2594.pdf>

NY4.55	RECEIVED		Transactional	Ward: 25
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 23 Glengowan Road

City Council Decision

City Council on April 23 and 24, 2007, received this Item for information.

(March 26, 2007) Member Motion from Councillor Jenkins

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct the City Solicitor to attend the Board hearing to uphold the City's By-laws and defend the Committee's decision respecting 23 Glengowan Road;
2. allocate funds to hire an outside planner to attend the hearing and defend the Committee's decision respecting 23 Glengowan Road.

Summary

On November 30, 2006, the Committee of Adjustment for the City of Toronto, North York District, refused variance application A0082/06NY by the owner of 23 Glengowan Road.

The Committee of Adjustment refused the variance on the grounds that the general intent and purpose of the Zoning By-law and Official Plan are not maintained and the variance was not minor or desirable for the appropriate development of the land.

The decision of the Committee of Adjustment has been appealed to the Ontario Municipal Board by the owner of 23 Glengowan Road.

A Board hearing has been scheduled for May 16, 2007.

Background Information

OMB Hearing - Committee of Adjustment Application - Glengowan Road

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2605.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2596.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2597.pdf>)

NY4.56	NO AMENDMENT		Transactional	Ward: 25
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 159 & 161 Owen Boulevard

City Council Decision

City Council on April 23 and 24, 2007, adopted the following motions:

1. City Council direct the City Solicitor to attend the Board hearing to uphold the City's By-laws and defend the Committee's decision respecting 159 & 161 Owen Boulevard.
2. City Council allocate funds to hire an outside planner to attend the hearing and defend

the Committee's decision respecting 159 & 161 Owen Boulevard.

(March 26, 2007) Member Motion from Councillor Jenkins

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct the City Solicitor to attend the Board hearing to uphold the City's By-laws and defend the Committee's decision respecting 159 & 161 Owen Boulevard;
2. allocate funds to hire an outside planner to attend the hearing and defend the Committee's decision respecting 159 & 161 Owen Boulevard.

Summary

On January 18, 2007, the Committee of Adjustment for the City of Toronto, North York District, refused a severance application (B0075/06NY) and variance applications A0850, A0851, A0852/06NY by the owner of 159 & 161 Owen Boulevard.

The Committee of Adjustment refused the severance application on the grounds that the proposed lots are not in keeping with the general pattern of development in the area, and having had regard for Section 51(24) of the Planning Act, the Committee was of the opinion that the application does not maintain the general intent of the Official Plan and the size of the proposed lots are not consistent with the lots in the area.

The Committee of Adjustment refused the variances based on the grounds that the variance is not minor, is not within the general intent of the Zoning By-law and is not an appropriate development of this property.

The decision of the Committee of Adjustment has been appealed to the Ontario Municipal Board by the owner of 159 & 161 Owen Boulevard, the applicant.

Background Information

OMB - Committee of Adjustment Application - Owen Boulevard
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2606.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2582.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2583.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2586.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2584.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2585.pdf>)

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2587.pdf>

NY4.57	RECEIVED		Transactional	Ward: 25
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Ontario Municipal Board Hearing - Committee of Adjustment Application - 51 Weybourne Crescent

City Council Decision

City Council on April 23 and 24, 2007, received this Item for information.

(March 26, 2007) Member Motion from Councillor Jenkins

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct the City Solicitor to attend the Board hearing to uphold the City's By-laws and defend the Committee's decision respecting 51 Weybourne Crescent;
2. allocate funds to hire an outside planner to attend the hearing and defend the Committee's decision respecting 51 Weybourne Crescent.

Summary

On April 20, 2006, the Committee of Adjustment for the City of Toronto, North York District, approved a modified variance application A0042/06NY by the owner of 51 Weybourne Crescent to allow a gross floor area 0.60 gfa of lot area, whereas 0.65 gfa was requested.

The Committee of Adjustment modified this variance on the grounds that the general intent and purpose of the Zoning By-law and Official Plan are not maintained and the variance was not minor or desirable for the appropriate development of the land.

The decision of the Committee of Adjustment has been appealed to the Ontario Municipal Board by the owner of 51 Weybourne Crescent, the applicant.

A Board hearing has been scheduled for April 20, 2007.

Background Information

OMB Hearing - Committee of Adjustment Application - 51 Weybourne Cres

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2601.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2599.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2600.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2602.pdf>

Submitted Tuesday, March 27, 2007

Councillor Maria Augimeri, Chair, North York Community Council