
North York Community Council

Meeting No. 5
Meeting Date Tuesday, May 1, 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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North York Community Council

Considered by City Council on May 23, 24 and 25, 2007

Meeting No.	5	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, May 1, 2007	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

NY5.14	NO AMENDMENT		Transactional	Ward: 23
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Sign Variance Request - 5900 Yonge Street

City Council Decision

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

1. City Council refuse the sign variance request.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. refuse the sign variance request.

Summary

This staff report is about a matter that community council has not been delegated authority to make a final decision.

The purpose of this report is to review and make recommendations on a request by Roman Kaske, on behalf of Barent Investments Ltd. for approval of a variance from the City of North York By-law No. 30788, as amended, to permit the erection of an animated flashing off premise ground sign located at 5900 Yonge St.

The proposed animated ground sign will display date, time and temperature information along with advertising a variety of third party information. The proposed sign will be connected to a

computer server that has the ability to communicate with the display and enable to sign to change as programmed.

Background Information

Sign Variance Request - 5900 Yonge Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2972.pdf>)

Communications

(April 26, 2007) e-mail from Amy Stewart - NY5.14.1
(April 27, 2007) e-mail from Alison Gorbould - NY5.14.2
(April 30, 2007) e-mail from Stewart C. Russell - NY5.14.3
(April 29, 2007) e-mail from Sara Lipson - NY5.14.4
(April 29, 2007) e-mail from Steve Mercer - NY5.14.5
(April 29, 2007) e-mail from Alice Barton - NY5.14.6
(May 1, 2007) Submission from V.S. Platek, General Manager, Telecast Canada Inc. - NY5.14.7

Speakers

Vlad Platek, Telecast Canada Inc., on behalf of Barene Investments Inc.

Decision Advice and Other Information

The North York Community Council requested the Director of Building and Deputy Chief Building Official North York District, to investigate the legality of the existing signs at 5900 Yonge Street and lay charges as appropriate.

NY5.19	DEFERRED		Transactional	Ward: 16
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Payment In-Lieu of Parking - Goodview Inventory Co. Ltd. - 1838-1844 Avenue Road

City Council Decision

City Council on May 23, 24 and 25, 2007, deferred consideration of this Item to its special meeting on June 11, 2007.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. exempt the applicant from the former City of North York Zoning By-law 7625

requirement of 66 parking spaces, subject to payment-in-lieu for the 26 parking space deficiency;

2. require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of 26 parking spaces, in the amount of \$2,500.00 per parking spot, for a total amount of \$65,000.00; and
3. request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 66 parking spaces for a new two-storey retail commercial building, whereby 40 parking spaces can be provided on-site, conditional upon a payment-in-lieu of parking for the 26 parking space deficiency.

Background Information

Payment In-Lieu of Parking - 1838 -1844 Avenue Road
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2886.pdf>)

Speakers

William Dolan, Starbank Development Corporation, on behalf of the applicant

NY5.26	NO AMENDMENT		Transactional	Ward: 34
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Sale of 220 Duncan Mill Road, Suite 217

City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motions:

1. City Council accept the Offer to Purchase from Montego Investments Limited to purchase the commercial condominium, 220 Duncan Mill Road, Suite 217, together with one parking space and two separate storage units, more particularly described as being, PIN 11918-0076 (LT) Unit 17, Level 2, PIN 11918-0080 (LT) Unit 21, Level 2, PIN 11918-0431 (LT) Unit 212, Level A, PIN 11918-0464 (LT) Unit 245, Level A, all of Metro Toronto Condominium Plan No. 918, and their appurtenant interests, (collectively, the "Property") in the amount of \$72,000.00 substantially on the terms and conditions outlined in Appendix "A" to the report (April 13, 2007) from the Chief Corporate Officer.
2. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate to accept the Offer to Purchase on behalf of the City.

3. City Council direct that a portion of the proceeds of closing be directed 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.

(April 13, 2007) report from Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends that City Council:

1. accept the Offer to Purchase from Montego Investments Limited to purchase the commercial condominium, 220 Duncan Mill Road, Suite 217, together with one parking space and two separate storage units, more particularly described as being, PIN 11918-0076 (LT) Unit 17, Level 2, PIN 11918-0080 (LT) Unit 21, Level 2, PIN 11918-0431 (LT) Unit 212, Level A, PIN 11918-0464 (LT) Unit 245, Level A, all of Metro Toronto Condominium Plan No. 918, and their appurtenant interests, (collectively, the “Property”) in the amount of \$72,000.00 substantially on the terms and conditions outlined in Appendix “A” to the report (April 13, 2007) from the Chief Corporate Officer;
2. authorize severally each of the Chief Corporate Officer and the Director of Real Estate to accept the Offer to Purchase on behalf of the City;
3. direct that a portion of the proceeds of closing be directed 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.

Summary

The purpose of this report is to obtain approval for the sale of a City-owned commercial condominium, 220 Duncan Mill Road, Suite 217, together with one parking unit and two storage units.

The property was listed on the open market, and the Offer to Purchase from Montego Investments Limited is being recommended for acceptance by the City.

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 Duncan Mill Road, Suite 217

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2998.pdf>

Sale of Duncan Mill Road, Suite 217 - App. A

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2999.pdf>

Sale of 220 Duncan Mill Road, Suite 217 - App. B

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3000.pdf>

NY5.27	NO AMENDMENT		Transactional	Ward: 23
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Sale of Public Lane Abutting 181 to 185 Willowdale Avenue

City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motions:

1. City Council accept the Offer to Purchase from Hanamar Investments Inc. to purchase the City-owned property described as the 12 Foot Lane on Plan 1801 adjoining Lot 66 (the "Lane"), in the amount of \$66,000.00, substantially on the terms and conditions outlined in Appendix "A" to the report (April 10, 2007) from the Chief Corporate Officer.
2. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer to Purchase on behalf of the City.
3. City Council direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the Lane 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.

(April 10, 2007) report from Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends that City Council:

1. accept the Offer to Purchase from Hanamar Investments Inc. to purchase the City-owned property described as the 12 Foot Lane on Plan 1801 adjoining Lot 66 (the "Lane"), in the amount of \$66,000.00, substantially on the terms and conditions

outlined in Appendix “A” to the report (April 10, 2007) from the Chief Corporate Officer;

2. authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer to Purchase on behalf of the City;
3. direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the Lane 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.

Summary

The purpose of this report is to obtain approval for the sale of the public lane at the rear of 181 to 185 Willowdale Avenue, extending south from Hollywood Avenue and shown as Part 1 on Sketch No. PS-2003-067 attached as Appendix “B”.

Negotiations with the adjoining land owner, Hanamar Investments Inc., resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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 Public Lane - 181 to 185 Willowdale Ave

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3002.pdf>

Sale of Public Lane - 181 -185 Willowdale Ave. - App. A

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3003.pdf>

Sale of Public Lane - 181 to 185 Willowdale Avenue - App. B

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-3004.pdf>

NY5.30	NO AMENDMENT		Transactional	Ward: 26
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Community Festival Permit Application - Cypriot Community of Toronto Inc. - Cultural and Wine Festival - June 23 and 24, 2007

City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motions:

1. City Council deem the Cultural and Wine Festival to be held on Saturday, June 23, 2007, and Sunday, June 24, 2007, and hosted by the Cypriot Community of Toronto Inc., a Community Festival.

2. City Council sanction and grant the Community Festival Permit for the Cultural and Wine Festival to Cypriot Community of Toronto Inc., subject to the following terms and conditions:
- a. Section 3.2 (f) of the former Borough of East York By-law No. 67-95 regarding security provisions to the Community Festival Permit be waived provided that the Cypriot Community of Toronto Inc. provides approximately five to ten security officers from their membership who will oversee the security for the Cultural and Wine Festival;
 - b. the applicant shall be responsible for arranging the private collection and disposal of all waste generated from the Cultural and Wine Festival;
 - c. where the festival takes place outdoors, the applicant shall ensure that adequate containers are provided to control litter and that the containers are emptied on a regular basis to ensure that litter does not become a problem on the permitted or surrounding properties;
 - d. for any portion of the event to be held outdoors, the applicant shall ensure that there is provision of barriers for liquor control, portable washrooms and increased security;
 - e. the applicant comply with the following requirements of the Building Division, North York District:
 - i. drawings in duplicate must be submitted to the Building Division at the North York Civic Centre, 5100 Yonge Street and a building permit must be obtained, for the installation of any tents and the construction of the stage for the orchestra, prior to the actual installation/ construction; as for the stage, a building permit would be required if the stage is more than 2 feet above adjacent ground and is more than 10 m² in area;
 - ii. drawings must indicate the size and location of the tent with distances from the property lines and other buildings;
 - iii. details of the tent and its material must be submitted, as per Attachment 1 to the report (April 10, 2007) from the City Clerk;
 - iv. the drawings must also show the size of the stage platform, the structural framing and its support, steps, guards and handrails; and
 - v. a qualified professional engineer and/or a qualified designer may be required to provide the design, as per Attachment 1 to the report (April 10, 2007) from the City Clerk;

- f. the applicant comply with the following requirements of the Municipal Licensing & Standards Division, North York District:
- i. the sound emitted from any equipment shall not exceed an equivalent sound level (Leq) of 85 dBA when measured 20 metres from the source over a five minute period;
 - ii. where the sound level exceeds 85 dBA, the applicant shall comply with any request made by an officer of the Toronto Police Service or a Municipal Standards Officer of the Municipal Licensing & Standards Division with respect to the volume of sound from the equipment to ensure compliance with Toronto Municipal Code, Chapter 591 – Noise, subsection D(1);
 - iii. no sound other than the equipment approved under the permit shall be used by the applicant;
 - iv. the event or activity shall be restricted to the approved location;
 - v. the permission granted is for the date and times for the event or activity as set out in the permit; and
 - iv. the Executive Director, Municipal Licensing and Standards Division, grant an exemption to the Toronto Municipal Code, Chapter 591 – Noise, to permit the amplification of sound or playing of music until 2:00 a.m. on June 24, 2007; and 1:00 a.m. on June 25, 2007, on the basis that no complaints have been received by Municipal Licensing and Standards on past events;
- g. the applicant comply with the following requirements of the Fire Prevention Division, North Command, Toronto Fire Services:
- i. no open flames (candles, food warmers, etc.) to be used inside the tent(s) and/or marquis;
 - ii. one 3A, 10BC rated ULC Listed portable fire extinguisher is to be provided near the BBQ area;
 - iii. if the BBQ is to be located under a canopy, the canopy is to be of non combustible material; and
 - iv. all fire department access routes to the building and to temporary tents/marquis are to be maintained clear and available for emergency vehicle access at all times; and
- h. the applicant comply with the requirements of Toronto Public Health to ensure that the event organizer and food vendors comply with all requirement

of the Ontario Food Premises Regulation (O. Reg 562 as amended), and that an onsite inspection by Toronto Public Health staff will be conducted on the days of the event (June 24 and 25, 2006).

(April 10, 2007) report from City Clerk

Committee Recommendations

The North York Community Council recommends that City Council:

1. deem the Cultural and Wine Festival to be held on Saturday, June 23, 2007 and Sunday, June 24, 2007, and hosted by the Cypriot Community of Toronto Inc., a Community Festival; and
2. sanction and grant the Community Festival Permit for the Cultural and Wine Festival to Cypriot Community of Toronto Inc., subject to the following terms and conditions:
 - a. Section 3.2 (f) of the former Borough of East York By-law No. 67-95 regarding security provisions to the Community Festival Permit be waived provided that the Cypriot Community of Toronto Inc. provides approximately five to ten security officers from their membership who will oversee the security for the Cultural and Wine Festival;
 - b. the applicant shall be responsible for arranging the private collection and disposal of all waste generated from the Cultural and Wine Festival;
 - c. where the festival takes place outdoors, the applicant shall ensure that adequate containers are provided to control litter and that the containers are emptied on a regular basis to ensure that litter does not become a problem on the permitted or surrounding properties;
 - d. for any portion of the event to be held outdoors, the applicant shall ensure that there is provision of barriers for liquor control, portable washrooms and increased security;
 - e. the applicant comply with the following requirements of the Building Division, North York District:
 - i. drawings in duplicate must be submitted to the Building Division at the North York Civic Centre, 5100 Yonge Street and a building permit must be obtained, for the installation of any tents and the construction of the stage for the orchestra, prior to the actual installation/construction; as for the stage, a building permit would be required if the stage is more than 2 feet above adjacent ground and is more than 10 m² in area;

- ii. drawings must indicate the size and location of the tent with distances from the property lines and other buildings;
 - iii. details of the tent and its material must be submitted, as per Attachment 1 to the report (April 10, 2007) from the City Clerk;
 - iv. the drawings must also show the size of the stage platform, the structural framing and its support, steps, guards and handrails; and
 - v. a qualified professional engineer and/or a qualified designer may be required to provide the design, as per Attachment 1 to the report (April 10, 2007) from the City Clerk;
- f. the applicant comply with the following requirements of the Municipal Licensing & Standards Division, North York District:
- i. the sound emitted from any equipment shall not exceed an equivalent sound level (Leq) of 85 dBA when measured 20 metres from the source over a five minute period;
 - ii. where the sound level exceeds 85 dBA, the applicant shall comply with any request made by an officer of the Toronto Police Service or a Municipal Standards Officer of the Municipal Licensing & Standards Division with respect to the volume of sound from the equipment to ensure compliance with Toronto Municipal Code, Chapter 591 – Noise, subsection D(1);
 - iii. no sound other than the equipment approved under the permit shall be used by the applicant;
 - iv. the event or activity shall be restricted to the approved location;
 - v. the permission granted is for the date and times for the event or activity as set out in the permit; and
 - iv. the Executive Director, Municipal Licensing and Standards Division, grant an exemption to the Toronto Municipal Code, Chapter 591 – Noise, to permit the amplification of sound or playing of music until 2:00 a.m. on June 24, 2007; and 1:00 a.m. on June 25, 2007, on the basis that no complaints have been received by Municipal Licensing and Standards on past events;
- g. the applicant comply with the following requirements of the Fire Prevention Division, North Command, Toronto Fire Services:
- i. no open flames (candles, food warmers, etc.) to be used inside the tent(s) and/or marquis;

- ii. one 3A, 10BC rated ULC Listed portable fire extinguisher is to be provided near the BBQ area;
 - iii. if the BBQ is to be located under a canopy, the canopy is to be of non combustible material; and
 - iv. all fire department access routes to the building and to temporary tents/marquis are to be maintained clear and available for emergency vehicle access at all times; and
- h. the applicant comply with the requirements of Toronto Public Health to ensure that the event organizer and food vendors comply with all requirement of the Ontario Food Premises Regulation (O. Reg 562 as amended), and that an onsite inspection by Toronto Public Health staff will be conducted on the days of the event (June 24 and 25, 2006).

Summary

A Community Festival Permit Application from the Cypriot Community of Toronto Inc. was received by the City Clerk's North York Office regarding a proposed Cultural and Wine Festival to be held at 6 Thorncliffe Park Drive on June 23 and 24, 2007.

The purpose of the event is to raise funds for the Cypriot community.

Background Information

Cypriot Community of Toronto - Festival Permit
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2845.pdf>

NY5.32	NO AMENDMENT		Transactional	Ward: 23
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Public Art Plan - 5435 Yonge Street

City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motion:

1. City Council approve the 5435 Yonge Street Public Art Plan, outlined in Attachment 1 to the report (April 13, 2007) from the Director, Urban Design.

(April 13, 2007) report from Robert Freedman, Director, Urban Design

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the 5435 Yonge Street Public Art Plan, outlined in Attachment 1 to the report (April 13, 2007) from the Director, Urban Design.

Summary

In compliance with the development approval provisions, the owners of 5435 Yonge Street have submitted a public art plan for approval by City Council. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art along the privately owned, publicly accessible pedestrian connection (breezeway) at the mid-block of the development. The plan provides an overview of the art site, public art objectives, estimated budget, art selection and the jury, and a project schedule. The owner will commence the selection of the art once the plan is approved. The resulting art installation will be owned and maintained by the 5435 Yonge Street condominium corporation.

The 5435 Yonge Street Public Art Plan provides a framework for the commissioning of art and for the collaboration of artists with design teams to create a public art project that would integrate with the pedestrian connection (breezeway) and enhance the urban design objectives of this space. The attached plan meets the objectives of the City Planning Percent for Public Art Program and Guidelines, and is supported by the Toronto Public Art Commission.

Background Information

Public Art Plan - 5435 Yonge Street
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2948.pdf>)

NY5.34	NO AMENDMENT		Transactional	Ward: 24
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Request for Direction Report - Zoning By-law Amendment and Site Plan Control Applications - 90 Finch Avenue East

City Council Decision

City Council on May 23, 24 and 25, 2007, adopted the following motions:

1. City Council not support the application proposing to construct two, 3-storey semi-detached dwellings, in its current form.
2. City Council support the recommended modifications to the proposed Zoning By-law amendment to permit construction of two, 3-storey semi-detached dwellings, subject to the recommendations and conditions generally outlined in the report (April 16, 2007) from the Director, Community Planning, North York District.
3. City Council support in principle a site-specific amendment to Zoning By-law 7625, to include, among other matters, the following provisions to be specified in the implementing zoning by-law to the satisfaction of the City Solicitor and the Director, Community Planning, North York District:

- a. the only permitted use shall be a semi-detached dwelling as identified on Schedule "RM2 (43)";
- b. the maximum number of dwellings shall be 2;
- c. the minimum gross floor area of each semi-detached unit shall be 97 m²;
- d. the minimum lot frontage shall be 7.6 metres for each semi detached dwelling unit and 15.3 metres for each semi-detached dwelling;
- e. the maximum front yard setback shall be 3.0 metres;
- f. the minimum side yard setback shall be 1.8 metres for each semi-detached dwelling unit;
- g. the minimum rear yard setback shall be 9.5 metres;
- h. the maximum lot coverage for each semi-detached dwelling unit shall be 40%;
- i. the maximum building height shall be 9.8 metres;
- j. the maximum front yard hard surfacing for each semi-detached dwelling unit shall be 70%;
- k. an uncovered third storey rear deck measuring 6.5m² in area is permitted for each semi-detached dwelling unit; and
- l. the provisions of this exception shall apply collectively to the lands zoned RM2 (43) notwithstanding their future severance, partition or division for any purpose.

(April 16, 2007) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. not support the application proposing to construct two, 3-storey semi-detached dwellings, in its current form;
2. support the recommended modifications to the proposed Zoning By-law amendment to permit construction of two, 3-storey semi-detached dwellings, subject to the recommendations and conditions generally outlined in the report (April 16, 2007) from the Director, Community Planning, North York District;

3. support in principle a site-specific amendment to Zoning By-law 7625, to include, among other matters, the following provisions to be specified in the implementing zoning by-law to the satisfaction of the City Solicitor and the Director, Community Planning, North York District:
- a. the only permitted use shall be a semi-detached dwelling as identified on Schedule "RM2 (43)";
 - b. the maximum number of dwellings shall be 2;
 - c. the minimum gross floor area of each semi-detached unit shall be 97 m²;
 - d. the minimum lot frontage shall be 7.6 metres for each semi detached dwelling unit and 15.3 metres for each semi-detached dwelling;
 - e. the maximum front yard setback shall be 3.0 metres;
 - f. the minimum side yard setback shall be 1.8 metres for each semi-detached dwelling unit;
 - g. the minimum rear yard setback shall be 9.5 metres;
 - h. the maximum lot coverage for each semi-detached dwelling unit shall be 40%;
 - i. the maximum building height shall be 9.8 metres;
 - j. the maximum front yard hard surfacing for each semi-detached dwelling unit shall be 70%;
 - k. an uncovered third storey rear deck measuring 6.5m² in area is permitted for each semi-detached dwelling unit; and
 - l. the provisions of this exception shall apply collectively to the lands zoned RM2 (43) notwithstanding their future severance, partition or division for any purpose.

Summary

An application has been submitted to amend the Zoning By-law to permit construction of two, 3-storey semi-detached dwelling units on lands know municipally as 90 Finch Avenue East.

This purpose of this report is to seek Council direction regarding the further processing of this application and its appeal to the Ontario Municipal Board by the applicant.

Background Information

Request for Direction - 90 Finch Avenue East

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2934.pdf>

Speakers

Robert Stubbs, Architectural Technologist, on behalf of the applicant

NY5.35	DEFERRED		Transactional	Ward: 9, 10
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Final Report - Official Plan and Zoning By-law Amendment Applications - Wilson Avenue, between Keele Street and Bathurst Street

City Council Decision

City Council on May 23, 24 and 25, 2007, deferred consideration of this Item to its special meeting on June 11, 2007.

(December 22, 2006) report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 1 to the report (April 17, 2007) from the Director, Community Planning, North York District;
2. amend the Zoning By-law for 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 (April 17, 2007) from the Director, Community Planning, North York District;
3. delete Places of Worship, listed under Section 45.3(a) of the implementing By-law;
4. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required;
5. in view of the reduction in residential parking standards and Planning Staff's specific reference to the "high level of public transit service along Wilson Avenue" in their report (December 22, 2006), each condominium unit sold within the Wilson Avenue Study area, the developers provide, at no cost to the purchasers, a one year Transit Pass; and
6. direct the Director, Community Planning, North York District, to undertake a further review of the lands surrounding the Wilson Avenue Station.

Summary

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

Appropriate comments arising from the Community Consultation sessions held in late May and early June and suggested changes from internal and external circulations have been incorporated into the draft Official Plan and Zoning By-law Amendments.

This report recommends approval of those amendments as presented in the attached documents

Background Information

Final Report - Official Plan and Zoning By-law Amendment - Wilson Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2909.pdf>)

Communications

- (January 12, 2007) letter from Peter Smith , Bousfields Inc, on behalf of Malibu Investments Inc. - NY5.35.1
- (January 12, 2007) letter from Adam J. Brown, Sherman Brown Dryer Karol, representing Wise Management Inc. - NY5.35.2
- (January 15, 2007) letter from Tony Di Santo, Ancaster Ratepayers Association, and forwarding a letter from Bab - NY5.35.3
- (April 16, 2007) letter from Michael Goldberg, Goldberg Group, representing Wise Management Inc. - NY5.35.4
- (April 27, 2007) letter from David C. K. Tang, Gowlings, on behalf of Tippet Development Inc. - NY5.35.5
- (April 30, 2007) letter from Tony Di Santo, President, Ancaster Ratepayers Association - NY5.35.6
- (April 28, 2007) letter from Lamartina Salvatore - NY5.35.7
- (April 30, 2007) letter from Dominic Ciffolito - NY5.35.8
- (April 26, 2007) letter from Mario D' Andrea - NY5.35.9
- (April 30, 2007) letter from Francesco Cugliari - NY5.35.10
- (April 30, 2007) letter from Maria Battisto - NY5.35.11
- (April 28, 2007) letter from Tony Bisogno - NY5.35.12
- (April 30, 2007) letter from Douglas Meier - NY5.35.13
- (April 30, 2007) letter from Douglas Meier - NY5.35.14
- (April 30, 2007) letter from Mario DiPentina - NY5.35.15
- (April 29, 2007) letter from Dean Forrester - NY5.35.16
- (April 30, 2007) letter from Douglas Meier - NY5.35.17
- (April 30, 2007) letter from Barry A. Horosko, Bratty and Partners, representing Bracondale Investors Inc. - NY5.35.18
- (April 30, 2007) letter from Anthony & Angela Kiliakopolous - NY5.35.19

Council also considered the following communication:

- (May 22, 2007) from Barnet H. Kussner, Weir Foulds LLP, Barristers and Solicitors. (NY5.35.20)

Speakers

Michael Goldberg, Goldberg Group, on behalf of Wise Management Inc., on January 16, 2007
 David Tang, Gowling Lafleur Henderson, on behalf of Malibou Investments Inc., on January 16, 2007

Michael Goldberg, Principal, Goldberg Group, on behalf of Wise Management Inc. on May 1, 2007

Paul Stagl, Planning Consultant, on behalf of Bracondale Investors Inc., on May 1, 2007

Leo Longo, Aird & Berlis, on behalf of the owner of Westmount Condominium at 2737 Keele St, on May 1, 2007

David Tang, Gowling Lafleur Henderson, on behalf of Tippett Developments Inc., on May 1, 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*.

Recorded Votes:

A recorded vote on a motion moved by Councillor Minnan-Wong, Ward 34 – Don Valley East, that Recommendation 5, moved by Councillor Moscoe, be deleted and replaced with the following instead:

- “5. in view of the reduction in residential parking standards and the Planning Staff’s specific reference to the “high level of public transit service along Wilson Avenue” in the report (April 17, 2007), each condominium unit sold within the Wilson Avenue Study area, the developers provide, at no cost to the purchasers, a one year Transit Pass, or the purchasers be offered to decline the Transit Pass and receive the cash value of the Transit Pass instead”,

was as follows:

For: Councillors Stintz, Minnan-Wong

Against: Councillors Perruzza, Moscoe, Feldman, Augimeri, Filion, Jenkins, Carroll, Parker

Absent: Councillor Shiner

A recorded vote on Recommendation 5, moved by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, was as follows:

For: Councillors Perruzza, Moscoe, Feldman, Filion, Jenkins, Carroll

Against: Councillors Stintz, Minnan-Wong, Augimeri, Parker

Absent: Councillor Shiner

Carried

A recorded vote on Recommendation 3, moved by Councillor Augimeri, Ward 9 – York Centre, was as follows:

For: Councillors Perruzza, Moscoe, Augimeri, Filion, Jenkins, Carroll

Against: Councillors Stintz, Feldman, Minnan-Wong, Parker

Absent: Councillor Shiner

Carried

A recorded vote on Part 2 of a motion moved by Councillor Augimeri, Ward 9 – York Centre, that Schedule “1” of the implementing By-law be amended so that the lands known municipally as 2737 Keele Street be re-zoned “Avenues Mixed Use Zone”, was as follows

For: Councillors Perruzza, Feldman, Augimeri

Against: Councillors Stintz, Moscoe, Jenkins, Minnan-Wong, Filion, Carroll, Parker

Absent: Councillor Shiner

Lost

A recorded vote on Recommendations 1, 2 and 4, moved by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, was as follows:

For: Councillors Perruzza, Moscoe, Feldman, Stintz, Minnan-Wong, Augimeri, Filion, Jenkins, Carroll, Parker

Against: Nil

Absent: Councillor Shiner

Carried Unanimously

35a Supplementary Report - Official Plan and Zoning By-law Amendment Wilson Avenue, between Keele Street and Bathurst

(April 17, 2007) report from Director, Community Planning, North York District

Summary

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

The attached draft Official Plan Amendment and Zoning By-law are appropriate and should be approved as presented in the attached documents.

Background Information

Supplementary Report - Wilson Avenue

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2914.pdf>)

Supplementary Report - Wilson Avenue, Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2915.pdf>)

Supplementary Report - Wilson Avenue, Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-2916.pdf>)

Submitted Tuesday, May 1, 2007

Councillor Maria Augimeri, Chair, North York Community Council