
North York Community Council

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

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Location	Council Chamber, North York Civic Centre		

NY9.3	NO AMENDMENT			Ward: 26
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Inclusion on Heritage Inventory - 150 Laird Drive

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

Financial Impact

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

Summary

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

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

Background Information

Inclusion on Heritage Inventory - 150 Laird Drive

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

Heritage - 150 Laird Drive - attachment 1

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

Heritage - 150 Laird Drive - attachment 2

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

Heritage - 150 Laird Drive - attachment 3

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

3a Inclusion on Heritage Inventory - 150 Laird Drive

(July 12, 2007) Letter from Toronto Preservation Board

Summary

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

Background Information

Letter from Toronto Preservation Board - Inclusion on Heritage Inventory - 150 Laird Drive

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6776.pdf>)

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

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

Financial Impact

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

Summary

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

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

Background Information

Supplementary Report - 150 Laird Drive

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

Supplementary Report - 150 Laird Dr - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7274.pdf>)

Supplementary Report - 150 Laird Drive - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7275.pdf>)

Supplementary Report - 150 Laird Drive - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7276.pdf>)

NY9.4	NO AMENDMENT			Ward: 26
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Inclusion on Heritage Inventory - 1325, 1351 and 1365 Bayview Avenue

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

Financial Impact

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

Summary

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

Heritage Preservation Services staff has assessed the sites and determined that they have

cultural heritage value. The inclusion of the three properties on the City's heritage inventory would enable staff to monitor the sites and encourage the preservation of their heritage attributes.

Background Information

Inclusion on Heritage Inventory - 1325, 1351 and 1365 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7010.pdf>

Heritage - Attachment 1

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

Heritage - Attachment 2

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

Heritage - Attachment 3

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

Heritage - Attachment 4

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

Communications

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

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

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

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

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

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

Additional Communications (City Council)

- (October 18, 2007) from Brian Athey, President, Leaside Property Owners' Association Incorporated (NY9.4.7)
- (October 19, 2007) from Ian James Lord, Weir Foulds LLP, Barristers and Solicitors (NY9.4.8)

Speakers

Ian James Lord, WeirFoulds, Barristers and Solicitors, on behalf of property owner, Kelvingrove Investment Corporation

Alex Klip, Manager, Canadian Urban Limited

Sheldon Levitt, Quadrangle Architects Limited, on behalf of Kelvingrove Investment Corporation

Edith Geduld, Chair, North York Community Preservation Panel and Member, Toronto Preservation Board

Brian Athey, President, Leaside Property Owner's Association

Pat Stephenson, Kelvingrove/Glen Leven Tenant's Association

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

(September 13, 2007) Letter from Toronto Preservation Board

Summary

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

Background Information

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

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

NY9.6	NO AMENDMENT			Ward: 23
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Encroachment Agreement Request - 19 Churchill Avenue

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motion:

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

Decision Advice and Other Information

The North York Community Council:

1. approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. that the life of the Agreement be the life of the building from the date of registration on title;
 - e. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
 - f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner(s), subject to the approval of the Executive Director of Municipal Licensing and Standards; and
 - g. the owner pay the following fees:
 - a. Application Fee of \$456.32 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$1,063.69 plus G.S.T., totalling \$1,127.51.

Financial Impact

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

Summary

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

The purpose of this report is to consider a request by the owner(s) of 19 Churchill Avenue,

being a multiple-family dwelling sixth density zone RM6 (157), for an encroachment agreement. The existing encroachment consists of a below grade foundation wall located on the City road allowance.

Background Information

Encroachment Agreement Request - 19 Churchill Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6782.pdf>

Speakers

Kamyar Mortazavi, TAS Design Build, on behalf of applicant

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

City Council Decision

City Council on October 22 and 23, 2007, referred this Item back to the North York Community Council for further consideration.

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

Committee Recommendations

The North York Community Council recommends that City Council :

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

Decision Advice and Other Information

The North York Community Council:

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

Financial Impact

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

Summary

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

The purpose of this report is to review and make recommendations on a request by Robert Manning of Sign Advice, on behalf of Daniels Corporation, for approval of a variance from the Former City of North York Sign By-law No. 30788, as amended, to permit an increase in the allowable sign area as well as to permit signage advertising an off-site development. The proposed signage will comprise of one ground sign and a total of eight wall signs on the sides of the building at 24 Rean Drive which is used as a presentation centre and a sales pavilion.

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

Background Information

Sign Variance Request - 24 Rean Drive

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

Communications

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

Speakers

Robert Manning, Sign Advice, on behalf of Daniels Corporation

NY9.17	NO AMENDMENT			Ward: 15
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Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as a fire route pursuant to Municipal Code Chapter 880- Fire Routes – 1100 Caledonia Road.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as a fire route pursuant to Municipal Code Chapter 880- Fire Routes – 1100 Caledonia Road; and
2. authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

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

Background Information

Deferral Letter of Designation of Fire Route for 1100 Caledonia - NY8.41
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7037.pdf>
 Item NY8.41 - Deferral of Fire Route Designation - 1100 Caledonia Rd
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7038.pdf>

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

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

Financial Impact

There are no financial implications associated with this report.

Summary

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

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

Background Information

Designation of Fire Routes
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6875.pdf>
 Designation of Fire Routes Chapter 880-Memo to Defer
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6954.pdf>

NY9.20	NO AMENDMENT			Ward: 25
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Direction Report and Status Report - 939 Lawrence Avenue East - Don

Mills Centre - Site Plan Application

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board (OMB) hearing in support of Site Plan Control Application 07 115874 NNY 25 SA, subject to resolution of the transportation issues set out in the Technical Services comments dated September 26, 2007, and the conditions listed in the Notice of Approval set out in Attachment 9 of the report (September 28, 2007) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to request the OMB to withhold its Order until the pre-approval conditions in the Notice of Approval contained in Attachment 9 of the report (September 28, 2007) from the Director, Community Planning, North York District, have been satisfied.
3. City Council authorize the City Solicitor to advise the OMB of any other conditions of approval which may arise as a result of outstanding comments to be received from the Toronto Transit Commission.
4. City Council authorize staff to continue working with the applicant to resolve the transportation matters contained in Attachment 6 of the report (September 28, 2007) from the Director, Community Planning, North York District (Technical Services memorandum dated September 26, 2007).
5. City Council authorize the Director, Community Planning, North York District, to execute the Site Plan Agreement in a form satisfactory to the City Solicitor.
6. City Council approve the following additional condition:

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

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal

Board (OMB) hearing in support of Site Plan Control Application 07 115874 NNY 25 SA, subject to resolution of the transportation issues set out in the Technical Services comments dated September 26, 2007, and the conditions listed in the Notice of Approval set out in Attachment 9 of the report (September 28, 2007) from the Director, Community Planning, North York District;

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

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

Decision Advice and Other Information

Recorded Votes:

A recorded vote on Recommendation 6, moved by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, was as follows:

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

Against: Nil

Absent: Councillors Feldman, Shiner

Carried Unanimously

A recorded vote on the Recommendations 1, 2, 3, 4 and 5, moved by Councillor Jenkins, Ward 25 – Don Valley West, was as follows:

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

Against: Nil

Absent: Councillors Feldman, Shiner

Carried Unanimously

A recorded vote on Recommendation 7, moved by Councillor Minnan-Wong, Ward 34 – Don Valley West, was as follows:

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

Against: Nil

Absent: Councillors Feldman, Shiner

Carried Unanimously

Summary

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

Background Information

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

Communications

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

Speakers

George Belza, Partner, Analogica, on behalf of Cadillac Fairview Corporation and filed a booklet illustrating various elevations and views of the proposed parking structure.

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

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

Financial Impact

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

Summary

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

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

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

Background Information

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

NY9.21	NO AMENDMENT			Ward: 9, 10
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Repeal and Adoption of New By-laws - Official Plan and Zoning By-law Amendments - Wilson Avenue, between Keele Street and Bathurst Street

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motions:

1. City Council repeal By-laws 637-2007 and 638-2007.
2. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1 to the report (September 17, 2007) from the Director, Community Planning, North York District.
3. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2 to the report (September 17, 2007) from the Director, Community Planning, North York District.
4. City Council authorize the City Solicitor to make such stylistic and technical changes

to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

5. City Council delete Places of Worship, listed under Section 45.3(a) of the implementing By-law.
6. In view of the reduction in residential parking standards and Planning Staff's specific reference to the "high level of public transit service along Wilson Avenue" in their report (December 22, 2006), each condominium unit sold within the Wilson Avenue Study area, the developers provide, at no cost to the purchasers, a one year transit pass.
7. City Council direct the Director, Community Planning, North York District, to undertake a further review of the lands surrounding the Wilson Avenue Station

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. repeal By-laws 637-2007 and 638-2007;
2. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1 to the report (September 17, 2007) from the Director, Community Planning, North York District;
3. amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2 to the report (September 17, 2007) from the Director, Community Planning, North York District;
4. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
5. delete Places of Worship, listed under Section 45.3(a) of the implementing By-law;
6. in view of the reduction in residential parking standards and Planning Staff's specific reference to the "high level of public transit service along Wilson Avenue" in their report (December 22, 2006), each condominium unit sold within the Wilson Avenue Study area, the developers provide, at no cost to the purchasers, a one year Transit Pass; and
7. direct the Director, Community Planning, North York District, to undertake a further review of the lands surrounding the Wilson Avenue Station.

Decision Advice and Other Information

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

A recorded vote on 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 Augimeri, Perruzza

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

Absent: Councillors Feldman, Shiner

Lost

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

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

Background Information

Repeal and Adoption of New By-laws (September 17, 2007) Official Plan and Zoning By-law Amendments - Wilson Avenue, between Keele Street and Bathurst Street

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6929.pdf>)

Wilson Avenue, between Keele Street and Bathurst Street (September 17, 2007) - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6930.pdf>)

Supplementary Report (April 17, 2007) Wilson Avenue Study

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7072.pdf>)

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

Communications

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

Additional Communications (City Council)

- (October 17, 2007) from Barnet H. Kussner, Weir Foulds LLP, Barristers and Solicitors (NY9.21.4)

Speakers

Tony Volpentesta, Bousfields, on behalf of owners of 2737 Keele Street (Westmount Condo. Corp.)

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

City Council Decision

City Council on October 22 and 23, 2007, adopted the following motion:

1. City Council adopt the urban design guidelines presented in Attachment 1 to the supplementary report (October 15, 2007) from the Chief Planner and Executive Director, City Planning, for use in reviewing development applications for the west side of Bayview Avenue from Finch Avenue to Hollywood Avenue, subject to amending the guidelines by adding to the first point under the heading “Transition Scenario ‘A’ ”, the words “in height”, so that it now reads:
 - No part of any building shall, in height, exceed 70% of the horizontal distance separating that part of the building from the nearest residential property line.

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

Committee Recommendations

The North York Community Council recommends that City Council:

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

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

Decision Advice and Other Information

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

Background Information

Final Report - Bayview Avenue Area Study

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

Bayview Avenue Area Study - Attachment 3 - Guidelines

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

Additional Background Information (City Council)

- Report (October 15, 2007) from the Chief Planner and Executive Director, City Planning ([NY9.22a](#))

Speakers

Barry McMonagle, President, Bayview Willowdale Homeowner's Association Inc. and Committee Member, Working Group

Submitted Tuesday, October 2, 2007

Councillor Maria Augimeri, Chair, North York Community Council