
North York Community Council

Meeting No.	10	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, October 30, 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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North York Community Council

Meeting No. 10 **Contact** Francine Adamo, Committee Administrator
Meeting Date Tuesday, October 30, 2007 **Phone** 416-395-7348
Start Time 9:30 AM **E-mail** nycc@toronto.ca
Location Council Chamber, North York Civic Centre

NY10.1	AMENDED			Ward: 16
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Removal of One Private Tree - 10 Dinan Street

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motion:

1. The approval for removal of one 41-centimetre diameter Blue Spruce be granted conditional on the property owner:
 - a. retaining the three existing large Siberian Elm trees;
 - b. planting 30 Eastern White Cedars to be grown as a natural, unpruned hedge;
 - c. planting three 70 mm Caliper Red or Bur Oak trees to be maintained as shade trees;
 - d. signing the appropriate letter of undertaking to implement these conditions;
and
 - e. constructing a privacy fence to the maximum height allowed under the by-law.

(August 15, 2007) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the removal of one privately owned tree at 10 Dinan Street and deny the removal of four privately owned Siberian elms, subject to the applicant constructing a privacy fence to the maximum height allowed under the by-law.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of one (1) privately-owned 41-centimetre diameter Colorado blue spruce (*Picea pungens*) tree located at the rear of 10 Dinan Street. The application has been made due to concerns expressed by the property owner that the tree is in poor condition.

The spruce tree is healthy and shows no symptoms of cytospora canker, as indicated in the independent Arborist Report submitted with the application. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

Background Information

Removal of One Private Tree - 10 Dinan Street

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7453.pdf>

Communications

(March 19, 2007) letter from Christopher Clayton, OALA, to Wendy Strickland, Urban Forestry Staff (NY.Main.NY10.1.1)

NY10.19	REFERRED			Ward: 26
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Through Traffic Restriction/Lane Designations - Eglinton Avenue East and Brentcliffe Road

City Council Decision

City Council on November 19 and 20, 2007, referred this Item back to the North York Community Council for further consideration.

(October 10, 2007) Report from Director, Transportation Services Division, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. prohibit northbound through traffic on Brentcliffe Road at Eglinton Avenue East from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday;
2. designate the southerly eastbound lane on Eglinton Avenue East, east of Brentcliffe

Road for right-turning vehicles only, buses excepted, from the west limit of Brentcliffe Road to a point 100 metres west;

3. designate the easterly northbound lane on Brentcliffe Road south of Eglinton Avenue East for through and right-turning vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south;
4. designate the westerly northbound lane on Brentcliffe Road south of Eglinton Avenue East for left-turning vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south; and
5. authorize and direct the appropriate City officials to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the northbound through restriction are included within the Transportation Services Division, North York District's 2007 Operating Budget.

Summary

To obtain approval to prohibit northbound through movements, to designate the southerly eastbound lane on Eglinton Avenue East for right-turns only and to designate the northbound lanes on Brentcliffe Road for left-turns and shared through/right-turn movements at the intersection of Brentcliffe Road and Eglinton Avenue East.

The northbound through restriction is required in order to reduce the delay during peak periods for northbound right-turning vehicles that will occupy the shared through and right-turn lane following the completion of intersection improvements at Brentcliffe Road and Eglinton Avenue East.

The designation of the southerly eastbound lane on Eglinton Avenue East for right-turns only will assist the flow of northbound right-turning vehicles. The designation of the northbound lanes will eliminate any right-of-way conflicts on Brentcliffe Road, north of Eglinton Avenue East.

Background Information

Through Traffic Restriction/Lane Designations: Eglinton Avenue East and Brentcliffe Road (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7872.pdf>)

Eglinton Avenue East and Brentcliffe Road Map Attachment 1 (<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7671.pdf>)

NY10.22	NO AMENDMENT			Ward: 10, 26
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Designation of Fire Routes and Amendment to Chapter 880 – Fire Routes

City Council Decision

City Council on November 19 and 20, 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 addresses set out below as a fire route pursuant to Municipal Code Chapter 880 - Fire Routes – 5830 Bathurst Street and 1 Laird Drive.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

(October 11, 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 a fire route pursuant to Municipal Code Chapter 880 - Fire Routes – 5830 Bathurst Street and 1 Laird Drive; 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 a fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

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

Background Information

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

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7561.pdf>)

Attachment 1: Fire - Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7562.pdf>)

NY10.23	NO AMENDMENT			Ward: 10
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Sale of Vacant Land Adjoining 260 Acton Avenue

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council accept the Offer to Purchase from Lily Stathis to purchase the parcel of vacant land adjoining 260 Acton Avenue, more particularly described as being Part of PIN 10176-0394 (LT) being Part of Lot 18 Plan 1899 Twp of York, City of Toronto, shown as Part 6 on Sketch No. PS-2006-028 ("Part 6"), in the amount of \$64,900.00 substantially on the terms and conditions outlined in Appendix "A" to the report (October 12, 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.

(October 12, 2007) Report from Chief Corporate Officer

Committee Recommendations

The North York Community Council recommends that City Council:

1. accept the Offer to Purchase from Lily Stathis to purchase the parcel of vacant land adjoining 260 Acton Avenue, more particularly described as being Part of PIN 10176-0394 (LT) being Part of Lot 18 Plan 1899 Twp of York, City of Toronto, shown as Part 6 on Sketch No. PS-2006-028 ("Part 6"), in the amount of \$64,900.00 substantially on the terms and conditions outlined in Appendix "A" to the report (October 12, 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 \$64,900.00, (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 260 Acton Avenue, more particularly described in the Recommendations below, and shown as Part 6 on Sketch No. PS-2006-028 attached as Appendix "B".

Having completed negotiations with the adjoining land owner, Lily Stathis, 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 260 Acton Avenue

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7673.pdf>

Sale of Vacant Land Adjoining 260 Acton Avenue - Attachment A

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7674.pdf>

Sale of Vacant Land Adjoining 260 Acton Avenue - Attachment B

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7675.pdf>

NY10.24	NO AMENDMENT			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Recommended Candidates for the North York Community Preservation Panel

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

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council nominate the candidates listed in the confidential Attachment 1 to the report (October 2, 2007) from the Director, Policy and Research, City Planning Division, effective January 1, 2008 to the North York Community Preservation Panel for a term coincident with Council or until their successors are appointed.
2. City Council authorize the release of the confidential Attachment 1 once it has dealt with the staff report (October 2, 2007) from the Director, Policy and Research, City Planning Division.

Confidential Attachment 1 to the report (October 2, 2007) from the Director of Policy and Research, City Planning Division, is now public and contains the names of the following persons appointed to the North York Community Preservation Panel:

Mary Ann Cross
 Mark Duffield
 Karl Frank
 Linda Gargo
 Edith Geduld
 Alex Grenzebach
 Ruth Kingma
 Wilf Neidhardt
 Steve Pitt
 Liam Zhao

(October 2, 2007) Report from Director of Policy And Research, City Planning Division

Committee Recommendations

The North York Community Council recommends that:

1. City Council nominate the candidates listed in the confidential Attachment 1 to the report (October 2, 2007) from the Director, Policy and Research, City Planning Division, effective January 1, 2008 to the North York Community Preservation Panel for a term coincident with Council or until their successors are appointed; and
2. City Council authorize the release of the confidential Attachment 1 once it has dealt with the staff report (October 2, 2007) from the Director, Policy and Research, City Planning Division.

Financial Impact

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

Summary

This report summarizes the process followed to recruit and evaluate candidates for the North

York Community Preservation Panel and recommends that Council nominate the individuals listed in confidential Attachment 1 to the Panel. The four Community Preservation Panels act as heritage advocates in their communities. The Panels report to the Toronto Preservation Board on local heritage matters and on issues relating to the Ontario Heritage Act.

City planning staff received 45 applications from individuals volunteering to serve on the Panels. All of the eligible candidates were offered interviews. Candidates were scored by a selection committee on their ability to answer predetermined interview questions. Based on their interview scores the selection committee compiled a list of qualified candidates and recommends that Council nominate these candidates to serve on the Panel.

Background Information

Recommended Candidates for the North York Community Preservation Panel
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7572.pdf>

NY10.25	NO AMENDMENT			Ward: 26
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Final Report - Part Lot Control Exemption Application - 207 and 209 Randolph Road and 245-257 McRae Drive

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council enact a Part Lot Control Exemption By-law for Lots 536, 537 and 538 and Part of Lot 539 of Registered Plan 2120.
2. City Council deem that the Part Lot Control Exemption By-law shall expire two (2) years from the date of its passing.
3. City Council require proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.
5. City Council authorize the City Solicitor to introduce the Part Lot Control Exemption By-law after the required side yard setback variances to the zoning By-law for Units 1 and 12 are final and binding.
6. City Council authorize the City Solicitor to introduce the Part Lot Control Exemption By-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Director of Community Planning, North York District.

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

(October 15, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. enact a Part Lot Control Exemption By-law for Lots 536, 537 & 538 and Part of Lot 539 of Registered Plan 2120;
2. deem that the Part Lot Control Exemption By-law shall expire two (2) years from the date of its passing;
3. require proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law;
4. authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required;
5. authorize the City Solicitor to introduce the Part Lot Control Exemption By-law after the required side yard setback variances to the zoning By-law for Units 1 and 12 are final and binding;
6. authorize the City Solicitor to introduce the Part Lot Control Exemption By-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Director of Community Planning, North York District; and
7. authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.

Summary

An application has been submitted to exempt the site from Part Lot Control, thereby enabling separate conveyances for 12 properties (10 townhouses units and two semi-detached units) as freehold units and in order to create a common elements roadway.

Background Information

Final Report Part Lot Control Exemption Application Proponent: Sherman Brown Dryer Karol 207 and 209 Randolph Road and 245-257 McRae Drive Lots 536, 537 & 538 and Part of Lot 539, R.P. 2120

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7663.pdf>

NY10.26	NO AMENDMENT			Ward: 15
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Final Report – Zoning By-law Amendment Application – 221, 223, 225 Glen Park Avenue

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council amend the Zoning By-law for the subject site substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (October 11, 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. In view of the proximity to the Glencairn Subway Station, City Council require the applicant to provide, at no cost to the purchasers of each residential unit, a one year transit pass.

Statutory - Planning Act, RSO 1990

(October 11, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Zoning By-law for the subject site substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (October 11, 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; and
3. in view of the proximity to the Glencairn Subway Station, require the applicant to provide at no cost to the purchasers of each residential unit, a one year transit pass.

Decision Advice and Other Information

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend Zoning By-law 7625 to permit the development of one four-storey and one three-storey building on the properties located at 221, 223 and 225 Glen Park Avenue. The four-storey building is proposed to front Glen Park Avenue and contain seven townhouse dwelling units. The three-storey building is proposed to front Marlee Avenue and contain up to three live/work units or retail/service/commercial uses at grade and residential above.

The applicant has proposed that each of the seven townhouses have an integrated single car garage at the rear to accommodate a vehicular parking space. For the Marlee Avenue building, six parking spaces are proposed for the residential units and live/work or commercial units and two spaces are to be shared between retail patrons and residential visitors. Vehicular access to the parking areas will be provided from Marlee Avenue via a common elements condominium driveway.

This report reviews and recommends approval of the application to amend the Zoning By-law.

Background Information

Final Report - Zoning By-law Amendment Application - 221, 223, 225 Glen Park Avenue
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7672.pdf>

Communications

- (October 28, 2007) e-mail from Galina Gavrilina (NY.New.NY10.26.1)
- (October 28, 2007) e-mail from Vladimir Gavriline (NY.New.NY10.26.2)
- (October 9, 2007) letter from Vasilika & Sotiraq Xhunga (NY.New.NY10.26.3)
- (October 29, 2007) e-mail from Ken E. Kirouac (NY.New.NY10.26.4)

Speakers

Michael Goldberg, The Goldberg Group, on behalf of the applicant
 Antonio Teti, who submitted a petition signed by 19 area residents in opposition to the proposed development
 Lucy Kirovac
 Vince Teti

NY10.28	NO AMENDMENT			Ward: 34
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Final Report - Rezoning Application – 20 Graydon Hall Drive

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council amend the Zoning By-law for the former City of North York

substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8 of the report (October 16, 2007) from the Director, Community Council, 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. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter a Section 37 with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and or matters:
 - i. a cash contribution to the City in the amount of \$400,000.00 with:
 - a. \$200,000.00 to be directed for improvements to the O'Connor House, that is part of Senator O'Connor College School, with an appropriate agreement being executed with the Toronto Catholic District School Board and that these funds be dedicated to the capital improvement of the O'Connor House; and
 - b. \$200,000.00 to be directed towards parks improvements at Graydon Hall Park to the satisfaction of the General Manager of Parks, Forestry and Recreation, such contribution to be made prior to the issuance of any building permits for Buildings "B", "C" or "D";
 - ii. provide and maintain a fully finished, furnished and equipped indoor amenity area either within, or as an addition to, Building "A" (existing rental apartment building) to the satisfaction of the Director, Community Planning, North York District, having a minimum floor area of 131m² (1,410 sq. ft.) with no pass through of related costs to the tenants. Such space shall be completed and operational prior to the issuance of any above-grade building permits for Buildings "B", "C" or "D";
 - iii. demolish the one-storey portion of the existing rental apartment building and construct, equip and maintain, generally in its place, an outdoor children's playground facility to the satisfaction of the Director, Community Planning, North York District. The playground facility shall have a minimum area of 385m² (4,144 sq. ft.) with no pass through of related costs to the tenants and be completed and operational prior to the issuance of draft plan of condominium approval for Building "B", "C" or "D";
 - iv. construct a new pedestrian sidewalk that connects the municipal sidewalk from Graydon Hall Drive to the main entrance of the existing rental apartment building to the satisfaction of the Director, Community Planning, North York District;
 - v. provide off-site tree plantings within the Graydon Hall Drive and Don Mills Road public road allowances adjacent to the property to the satisfaction of the Director, Community Planning, North York District;

- vi. provide cost estimates to the satisfaction of the Director, Community Planning, North York District, and financial securities in a form satisfactory to the Finance Division to ensure completion of these matters; and
 - vii. secure the rental tenure of the existing apartment building on site for a minimum of 15 years from the date any by-law to permit additional development comes into effect, and agreement by the owner that for a minimum period of 20 years from the date of the by-law no application to demolish the existing building will be made.
4. Before introducing the necessary Bills to City Council for enactment, Notice of Site Plan Approval Conditions shall be issued by the Director, Community Planning, North York District.
 5. City Council require that facilities be provided in the new buildings to the satisfaction of the General Manager, Solid Waste Management Services, for in-suite recycling and include facilities for a diversion plan that will permit the City to reach its objective of 70% diversion in these buildings.
 6. City Council require that there will be no charge for visitor parking in the rental building and this provision shall be registered on title.
 7. City Council require the developer to erect and maintain signs at points of access and egress of the development advising that students anticipated from the development shall have to be accommodated in facilities outside the area until adequate funding or space becomes available. A warning be included in all offers of purchase and sale of residential units to advise purchasers of the unavailability of local school accommodation to the satisfaction of the Director of Education, Toronto District School Board.

Statutory - Planning Act, RSO 1990

(October 16, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8 of the report (October 16, 2007) from the Director, Community Council, 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. before introducing the necessary Bills to City Council for enactment, City Council

require the owner to enter a Section 37 with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and or matters:

- i. a cash contribution to the City in the amount of \$400,000.00 with:
 - a. \$200,000.00 to be directed for improvements to the O'Connor House, that is part of Senator O'Connor College School, with an appropriate agreement being executed with the Toronto Catholic District School Board and that these funds be dedicated to the capital improvement of the O'Connor House; and
 - b. \$200,000.00 to be directed towards parks improvements at Graydon Hall Park to the satisfaction of the General Manager of Parks, Forestry and Recreation, such contribution to be made prior to the issuance of any building permits for Buildings "B", "C" or "D";
- ii. provide and maintain a fully finished, furnished and equipped indoor amenity area either within, or as an addition to, Building "A" (existing rental apartment building) to the satisfaction of the Director, Community Planning, North York District, having a minimum floor area of 131m² (1,410 sq. ft.) with no pass through of related costs to the tenants. Such space shall be completed and operational prior to the issuance of any above-grade building permits for Buildings "B", "C" or "D";
- iii. demolish the one-storey portion of the existing rental apartment building and construct, equip and maintain, generally in its place, an outdoor children's playground facility to the satisfaction of the Director, Community Planning, North York District. The playground facility shall have a minimum area of 385m² (4,144 sq. ft.) with no pass through of related costs to the tenants and be completed and operational prior to the issuance of draft plan of condominium approval for Building "B", "C" or "D";
- iv. construct a new pedestrian sidewalk that connects the municipal sidewalk from Graydon Hall Drive to the main entrance of the existing rental apartment building to the satisfaction of the Director, Community Planning, North York District;
- v. provide off-site tree plantings within the Graydon Hall Drive and Don Mills Road public road allowances adjacent to the property to the satisfaction of the Director, Community Planning, North York District;
- vii. provide cost estimates to the satisfaction of the Director, Community Planning, North York District, and financial securities in a form satisfactory to the Finance Division to ensure completion of these matters; and
- viii. secure the rental tenure of the existing apartment building on site for a minimum of 15 years from the date any by-law to permit additional development comes into effect, and agreement by the owner that for a minimum period of 20 years from the date of the by-law no application to demolish the existing building will

be made;

4. before introducing the necessary Bills to City Council for enactment, Notice of Site Plan Approval Conditions shall be issued by the Director, Community Planning, North York District;
5. require that facilities be provided in the new buildings to the satisfaction of the General Manager, Solid Waste Management Services, for in-suite recycling and include facilities for a diversion plan that will permit the City to reach its objective of 70% diversion in these buildings;
6. require that there will be no charge for visitor parking in the rental building and this provision shall be registered on title; and
7. Require the developer to erect and maintain signs at points of access and egress of the development advising that students anticipated from the development shall have to be accommodated in facilities outside the area until adequate funding or space becomes available. A warning be included in all offers of purchase and sale of residential units to advise purchasers of the unavailability of local school accommodation to the satisfaction of the Director of Education, Toronto District School Board.

Decision Advice and Other Information

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

A recorded vote on a Motion moved by Councillor Perruzza, Ward 8 – York-West, that the applicant provide, at no cost to the purchasers of each residential unit, a six month transit pass, was as follows:

For: Councillors Filion, Jenkins, Perruzza

Against: Councillors Augimeri, Carroll, Feldman, Minnan-Wong, Parker, Shiner, Stintz

Absent: Councillor Moscoe

Lost

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the current site specific zoning by-law that applies to 20 Graydon Hall Drive to permit a 24-storey, 251-unit, condominium apartment building and two, 3-storey freehold townhouse blocks comprising 24 units on the southern portion of the site. The existing 20-storey apartment building on the northerly portion of the site will be maintained.

This report reviews and recommends approval of the application to amend the Zoning By-law.

Background Information

Final Report - Rezoning Application - 20 Graydon Hall Dr
<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7676.pdf>

Communications

- (October 16, 2007) letter from Heinz Gerbsch, Kate Lychmaris, (NY.New.NY10.28.1)
- (October 20, 2007) e-mail from Nasiruddin Ahmed (NY.New.NY10.28.2)
- (October 21, 2007) e-mail from Suhaib Nasir (NY.New.NY10.28.3)
- (October 15, 2007) letter from Tony Vassil, and forwarding a communication dated March 23, 2007 addressed to the Director, Community Planning, North York District (NY.New.NY10.28.4)
- (October 23, 2007) e-mail from Carol Knapton (NY.New.NY10.28.5)
- (October 24, 2007) e-mail from Phil Mercurio (NY.New.NY10.28.6)
- (October 26, 2007) e-mail from Phyllis Mayeda (NY.New.NY10.28.7)
- (October 25, 2007) letter from Joseph Barna, Hillside Properties (NY.New.NY10.28.8)
- (October 28, 2007) e-mail from Patti Pantev & Anka Pantev (NY.New.NY10.28.9)
- (October 29, 2007) e-mail from Leonid Misnik (NY.New.NY10.28.10)
- (October 29, 2007) e-mail from Maisoon Elayyan (NY.New.NY10.28.11)

Speakers

Adam Brown, Sherman Brown Dryer Karol, on behalf of the applicant, Devonshire Properties Inc.
 Melinda Rooke, Hillside Properties

NY10.29	AMENDED			Ward: 23
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Final Report - Zoning and Site Plan Applications – 5350 Yonge Street and 77 Canterbury Place - St. George's Church

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council amend Zoning By-law No. 7625 for the former municipality of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to the report (October 11, 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 Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement with the City, to the

satisfaction of the City Solicitor, to provide the following facilities, services or matters:

- i. a maximum of 1.50 m² per dwelling unit of indoor recreational amenity space in the residential building; and
 - ii. a place of worship of a maximum 2,134 square metres.
4. City Council approve, in principle, the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 11 to the report (October 11, 2007) from the Director, Community Planning, North York District, subject to stylistic and technical changes; and subject to Condition 1 of Attachment 11: Site Plan Control Approval, outlined under the heading "City Planning", being deleted and replaced with the following instead:
- "1. The Owner shall submit 3 copies of revised landscape plans/site plan drawings detailing the location and species of trees on Yonge Street and extent of enhanced pavement treatment on Yonge Street, to the satisfaction of the Director, Community Planning, North York District, and in consultation with the local Councillor, as may be required."
5. City Council authorize the Chief Planner or his designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to Site Plan Control Approval as set out in Attachment 11 to the report (October 11, 2007) from the Director, Community Planning, North York District, including entering into a satisfactory Site Plan Agreement, have been fulfilled.
6. City Council direct that the Edithvale Resident Association be afforded adequate opportunity to review the original source documentation to satisfy itself as to Official Plan conformity and technical correctness of any by-law that may be enacted.
7. City Council require that facilities be provided in the new building to the satisfaction of the General Manager, Solid Waste Management Services, for in-suite recycling and include facilities for a diversion plan that will permit the City to reach its objective of 70% diversion in this building.
8. In view of its location in the Yonge Street corridor and proximity to the subway, the Chief Planner and Executive Director, City Planning, be requested as a condition of condominium approval, to require that the applicant provide at no cost to the purchaser of each residential unit, a one year transit pass.

Statutory - Planning Act, RSO 1990

(October 11, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Zoning By-law No. 7625 for the former municipality of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to the report (October 11, 2007) from the Director, Community Planning, North York District;
2. authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendment as may be required;
3. before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide the following facilities, services or matters:
 - i. a maximum of 1.50 m² per dwelling unit of indoor recreational amenity space in the residential building; and
 - ii. a place of worship of a maximum 2,134 square metres;
4. approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 11 to the report (October 11, 2007) from the Director, Community Planning, North York District, subject to stylistic and technical changes; and subject to Condition 1 of Attachment 11: Site Plan Control Approval, outlined under the heading "City Planning", being deleted and replaced with the following instead:
 - "1. The Owner shall submit 3 copies of revised landscape plans/site plan drawings detailing the location and species of trees on Yonge Street and extent of enhanced pavement treatment on Yonge Street, to the satisfaction of the Director, Community Planning, North York District, and in consultation with the local Councillor, as may be required.";
5. authorize the Chief Planner or his designate to give final approval to the Site Plan Control Application once the conditions to be satisfied prior to Site Plan Control Approval as set out in Attachment 11 to the report (October 11, 2007) from the Director, Community Planning, North York District, including entering into a satisfactory Site Plan Agreement, have been fulfilled;
6. direct that the Edithvale Resident Association be afforded adequate opportunity to review the original source documentation to satisfy itself as to Official Plan conformity and technical correctness of any by-law that may be enacted;
7. require that facilities be provided in the new building to the satisfaction of the General Manager, Solid Waste Management Services, for in-suite recycling and include facilities for a diversion plan that will permit the City to reach its objective of 70% diversion in this building; and
8. in view of its location in the Yonge Street corridor and proximity to the subway, the applicant shall provide at no cost to the purchaser of each residential unit, a one year

transit pass.

Decision Advice and Other Information

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

A recorded vote on Part 2 of a Motion (Recommendation 8) moved by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, that in view of its location in the Yonge Street corridor and proximity to the subway, the applicant shall provide at no cost to the purchaser of each residential unit, a one year transit pass, was as follows:

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

Against: Councillors Feldman, Parker, Stintz

Absent: Councillors Jenkins, Minnan-Wong, Shiner.

Carried

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the zoning by-law to permit reconstruction of a new St. George's Church on the Yonge Street frontage, and to allow for a 25 storey residential condominium on the Canterbury Place frontage, at 5350 Yonge Street and 77 Canterbury Place, on the northwest corner of Churchill Avenue and Yonge Street.

The application conforms to the policies of the North York Centre Secondary Plan. The residential development fulfills the maximum permitted density of 3.75 times the area of the lot, as the floor space associated with replacing the church is exempted from the calculation of density.

The development is lower than the maximum permitted building height and implements the Secondary Plan's built form policies.

The mix of residential and institutional uses also enables St. George's Church to continue in its important role of contributing to the life of the community. For all the above reasons, this report reviews and recommends approval of the application to amend the Zoning By-law and approval in principle of the Site Plan Control Application.

Background Information

Final Report - Zoning and Site Plan Applications - 5350 Yonge Street and 77 Canterbury Place - St. George's Church

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7693.pdf>

Communications

- (October 15, 2007) e-mail from Shirin Shahifar (NY.Main.NY10.29.1)
 (October 17, 2007) e-mail from Augustine Liu (NY.New.NY10.29.2)
 (October 23, 2007) letter from Hadi Asgharzadeh (NY.New.NY10.29.3)
 (October 23, 2007) letter from Sh. Shahifar (NY.New.NY10.29.4)
 (October 23, 2007) letter from F. Narimany (NY.New.NY10.29.5)
 (October 27, 2007) e-mail from George S. Belza, Partner, Analogica, representing the Edithvale-Yonge Community Association (NY.New.NY10.29.6)
 (October 28, 2007) e-mail from Mahverah Ahghari (NY.New.NY10.29.7)
 (October 29, 2007) letter from Ronald. M. Kanter, MacDonald Sager Manis LLP, on behalf of the applicants, St. George's (Anglican) Church and Churchill Three Develco Inc. (NY.New.NY10.29.8)
 (October 30, 2007) letter from Linda Bonnici (NY.New.NY10.29.9)

Additional Communications (City Council)

- (November 15, 2007) from Ronald Kanter, Macdonald Sager Manis, LLP Lawyers and Trademark Agents (NY10.29.10)

Speakers

Ronald M. Kanter, MacDonald Sager Manis, Barristers and Solicitors, on behalf of the applicant

Cecil Davidson, President, MTCC #1195, who provided a written submission

William Flys, who provided a written submission

NY10.30	NO AMENDMENT			Ward: 23
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Request for Endorsement of Events for Liquor Licensing Purposes

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motion:

1. City Council, for liquor licence purposes, advise the Alcohol and Gaming Commission of Ontario that it has no objection to the granting of a liquor licence extension to Piazza Manna, 5650 Yonge Street, on November 28, 2007, from 4:30 p.m. to 6:30 p.m., in order to serve alcohol for a private function on their existing outside patio plus a portion of the North American Center building patio at 5650 Yonge Street.

Committee Recommendations

The North York Community Council recommends that City Council, for liquor licence purposes, advise the Alcohol and Gaming Commission of Ontario that it has no objection to:

1. the granting of a liquor licence extension to Piazza Manna, 5650 Yonge Street, on November 28, 2007, from 4:30 p.m. to 6:30 p.m., in order to serve alcohol for a private function on their existing outside patio plus a portion of the North American Center building patio at 5650 Yonge Street.

Summary

Seeking Council's endorsement of this event for liquor licensing purposes.

NY10.31	NO AMENDMENT			Ward: 23
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Staff Representation at the Ontario Municipal Board Hearing – 102 Hendon Avenue

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council authorize the City Solicitor and City Planning Division staff to attend the Ontario Municipal Board hearing to uphold the Committee's decision with respect to the interior east and west side yard setbacks and to uphold the City's by-law with respect to below grade garages.
2. In light of the statutory time limits for appealing the Committee of Adjustment decision to the Ontario Municipal Board and the lack of a Council meeting within such appeal period to consider an appeal, Council endorse and adopt the Notice of Appeal dated October 16, 2007, as an appeal to the Ontario Municipal Board on behalf of the City of Toronto.

(October 30, 2007) Member Motion from Councillor Filion

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the City Solicitor and City Planning Division staff to attend the Ontario Municipal Board hearing to uphold the Committee's decision with respect to the interior east and west side yard setbacks and to uphold the City's by-law with respect to below grade garages; and
2. in light of the statutory time limits for appealing the Committee of Adjustment decision to the Ontario Municipal Board and the lack of a Council meeting within such appeal period to consider an appeal, Council endorse and adopt the Notice of Appeal dated October 16, 2007, as an appeal to the Ontario Municipal Board on behalf of the City of Toronto.

Summary

Rajinder Sethi, the owner of 102 Hendon Avenue, made an application to the Committee of Adjustment, North York District for the division of a parcel of residential lands into two parts for the creation of a new residential building lot.

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

The applications were considered by the Committee of Adjustment on September 26th, 2007, where it was the decision of the Committee to approve the severance. The Minor Variance applications were also approved with a modification to increase the interior east and west side yard setbacks.

Planning staff reported that below grade garages were not in keeping with the character of the surrounding area and that the property should be developed within the parameters granted for 104 and 104 A Hendon Avenue, with respect to the internal and external side yard setbacks of 1.2m (4') and the garage being located at grade, with no increase in the finished first floor elevation.

The two (2) Minor Variance Applications have been appealed to the Ontario Municipal Board.

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

The Councillor is requesting that Legal and Planning Staff attend the Ontario Municipal Board hearing.

Background Information

Staff Representation at the Ontario Municipal Board - 102 Hendon Avenue
(<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-7933.pdf>)

Submitted Tuesday, October 30, 2007

Councillor Maria Augimeri, Chair, North York Community Council