
North York Community Council

Meeting No.	16	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, June 10, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

North York Community Council		
Councillor Maria Augimeri (Chair)	Councillor Mike Feldman	Councillor Howard Moscoe
Councillor Anthony Perruzza (Vice-Chair)	Councillor John Filion	Councillor John Parker
Councillor Shelley Carroll	Councillor Cliff Jenkins	Councillor David Shiner
	Councillor Denzil Minnan-Wong	Councillor Karen Stintz

Members of Council and staff: Please keep this agenda and the accompanying material until the City Council meeting dealing with these matters has ended. **The City Clerk's Office will not provide additional copies.**

Special assistance for members of the public: City staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-395-0480, TTY 416-338-0889 or e-mail nycc@toronto.ca.

Closed meeting requirements: If the North York Community Council wants to meet in closed session (privately), a member of the community council must make a motion to do so and give the reason why the Committee has to meet privately. (City of Toronto Act, 2006)

Notice to people writing or making a presentation to the North York Community Council: The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it – such as your postal address, telephone number or e-mail address – available to the public, unless you expressly request the City to remove it.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public.

If you want to learn more about why and how the City collects your information, write to the City Clerk's Office, City Hall, 100 Queen Street West, Toronto ON M5H 2N2 or call 416-395-0480.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – May 6, 2008

Schedule of Timed Items

9:45 a.m.	-	NY16.1 - NY16.3
10:00 a.m.	-	NY16.4 - NY16.6
10:15 a.m.	-	NY16.7 - NY16.9
10:30 a.m.	-	NY16.10 - NY16.11
10:45 a.m.	-	NY16.12
11:00 a.m.	-	NY16.13 - NY16.15
1:30 p.m.	-	NY16.32
1:45 p.m.	-	NY16.33
2:00 p.m.	-	NY16.34
2:15 p.m.	-	NY16.35 - NY15.36

NY16.1	ACTION	9:45 AM	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Draft By-law - To name the proposed private lanes & walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as Karl Fraser Road, Leadley Lane, Pabst Lane, Sampson Mews, Maginn Mews, Aggie Hogg Gardens, Marie Labatte Road, Clock Tower Road, and O'Neill Road

Statutory - City of Toronto Act, 2006

(May 22, 2008) Draft By-law from City Solicitor

Recommendations

That the North York Community Council enact the Draft By-law from the City Solicitor.

Summary

To name the proposed private lanes and walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as “Karl Fraser Road”, “Leadley Lane”, “Pabst Lane”, “Sampson Mews”, “Maginn Mews”, “Aggie Hogg Gardens”, “Marie Labatte Road”, “Clock Tower Road” and “O'Neill Road”.

Background Information

Draft By-law -Naming of Private Lanes - Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13128.pdf>)

Draft By-law -Naming of Private Lanes - Public Notice

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13129.pdf>)

NY16.2	ACTION	9:45 AM	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Encroachment Agreement Request - 8 Ridgfield Road

(May 14, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. That the owner(s) remove the natural stone curb to the satisfaction of Transportation Services, North York District.
2. That the owner(s) remove the sprinkler heads back 2.13 metres from the road, to the satisfaction of Transportation Services, North York District. As well, the owner(s) not encumber the fire hydrant.
3. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
4. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
5. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
6. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
7. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
8. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
9. The owner(s) 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 \$441.25 plus G.S.T., totaling \$463.31.

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 8 Ridgefield Road, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of trees, stone banding, stepping-stones, brick retaining wall, natural stone curb, shrubs, gardens, sprinkler heads and lights located on the City road allowance.

Background Information

Encroachment Agreement Request - 8 Ridgefield Road - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13122.pdf>

NY16.3	ACTION	9:45 AM	Delegated	Ward: 25
--------	--------	---------	-----------	----------

Encroachment Agreement Request - 37 Talwood Drive

(May 15, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
3. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
4. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.

5. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
6. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
7. The owner(s) 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 \$441.25 plus G.S.T., totaling \$463.31.

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 37 Talwood Drive, being a one-family detached dwelling, fourth density zone (R4), for an encroachment agreement. The existing encroachment consists of a curved masonry retaining wall located on the City road allowance.

Background Information

Encroachment Agreement Request - 37 Talwood Drive - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13123.pdf>

NY16.4	ACTION	10:00 AM	Delegated	Ward: 16
---------------	--------	----------	-----------	----------

Encroachment Agreement Request - 451 Elm Road

(May 15, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. That the owner(s) remove the first stone edging abutting the city's curb on the north side of the driveway, to the satisfaction of Transportation Services, North York District.
2. That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
3. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
4. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
5. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
6. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
7. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
8. The owner(s) pay the following fees:
 - a. Application Fee of \$189.00 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totaling \$463.31.

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 451 Elm Road, being a one-family detached dwelling, seventh density zone (R7), for an encroachment agreement. The existing encroachment consists of two stone retaining walls, stone edging and two planters located on the City road allowance.

Background Information

Encroachment Agreement Request - 451 Elm Road - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13124.pdf>

NY16.5	ACTION	10:00 AM	Delegated	Ward: 16
--------	--------	----------	-----------	----------

Identification Sign Variance Request - 1838 Avenue Rd

(May 20, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. Request for variances be refused.

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 with City policy or by-laws.

The purpose of this report is to review and make recommendations on a request by Donavan Goss of Roberts Awnings & Signs on behalf of Starbank Developments 1838 Corp. and the L.C.B.O., for an approval of a variance from former City of North York Sign By-law No. 30788, as amended and Metropolitan Toronto By-law No 118 to permit the erection of one illuminated channel letter “LCBO” sign over a canopy and seven illuminated awing (projecting) signs, located on the ground floor of a two storey building at 1838- 1844 Avenue Road.

Background Information

Identification Sign Variance Request - 1838 Avenue Rd - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13040.pdf>

NY16.6	ACTION	10:00 AM	Delegated	Ward: 16
--------	--------	----------	-----------	----------

Encroachment Agreement Request - 1838 Avenue Road

(May 15, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. That the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
3. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
4. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
5. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
6. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
7. The owner(s) 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 \$749.57 plus G.S.T., totaling \$787.05.

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 1838 Avenue Road being a one storey commercial building, general commercial zone (C1) for an encroachment agreement. The proposed encroachment consists of seven awnings with signs, one entrance canopy with illuminated channel letters, projected coping and projected lintel on the City road allowance.

Background Information

Encroachment Agreement Request - 1838 Avenue Road - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13125.pdf>

(Deferred from May 6, 2008 - Item NY15.7)

NY16.7	ACTION	10:15 AM	Delegated	Ward: 23
--------	--------	----------	-----------	----------

Encroachment Agreement Request - 15 Feldbar Court

(April 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

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

1. That the owner(s) relocate the planter and fence located along Feldbar Court 1.0 metre behind the City sidewalk to the satisfaction of Transportation Services, North York District.
2. That the owner(s) adjust the wrought iron gate to swing inward to the satisfaction of Transportation Services, North York District.
3. The owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
4. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
5. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.

6. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
7. The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require.
8. In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards.
9. The owner(s) pay the following fees:
 - a. Application fee of \$463.31 (paid);
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.; and
 - c. One-time fee of \$441.25 plus G.S.T., totaling \$463.31.

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 15 Feldbar Court, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The existing encroachments consist of two board fences, a trellis, iron gate, hedge and a planter located on the City road allowance.

Background Information

Encroachment Agreement Request - 15 Feldbar Court - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12994.pdf>)

(Deferred from May 6, 2008 - Item NY15.8)

NY16.8	ACTION	10:15 AM	Delegated	Ward: 23
--------	--------	----------	-----------	----------

Fence Exemption Request - 15 Feldbar Court

(April 13, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in 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 15 Feldbar Court, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the front yard not within 2.4 metres of the front lot line can be 1.2 metres. Within 2.4 metres of the front lot line the maximum height can be 1.2 metres provided it is open mesh chain link or an equivalent that does not restrict sight lines otherwise the maximum height of the fence can be 1 metre. This section further states that the maximum height for any other fence is 2 metres.

The existing solid wood fence in the front yard extends out from the northeast corner of the house along the east side of the driveway for a distance of approximately 9.1 metres. It ranges in height from approximately 1.6 to 2.0 metres. The maximum height for this type of fence in this location can be 1.2 metres except within 2.4 metres of the property line where it can be 1 metre. Note that the fence continues past the property line onto City property and that issue is the subject of a separate encroachment report.

Background Information

Fence Exemption Request - 15 Feldbar Court - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12995.pdf>)

NY16.9	ACTION	10:15 AM	Delegated	Ward: 25
--------	--------	----------	-----------	----------

Fence Exemption Request - 23 Hedgewood Road

(May 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in 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 23 Hedgewood Road, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height for a fence in this location is 2 metres.

The existing hedges adjacent to the metal picket fence located on the south property line in the rear yard meet the definition of a fence and are located in the side and rear yard. They range in height from 3 to 4 metres and extend for approximately 7 metres from the house.

Background Information

Fence Exemption Request - 23 Hedgewood Road - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13120.pdf>)

NY16.10	ACTION	10:30 AM	Delegated	Ward: 16
---------	--------	----------	-----------	----------

Fence Exemption Request - 486 Fairlawn Avenue

(May 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in 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 486 Fairlawn Avenue, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the flankage yard within 2.4 metres of side lot line and 2.4 metres of any driveway is 2 metres for open mesh chain link fence or equivalent open fence construction that does not restrict sight lines and 800 millimetres for any other type.

Only the portion of the proposed board on board fence that will be located on the northeast corner of the lot requires an exemption. It will be the section within 2.4 metres of the driveway on 148 Ledbury Street. They wish to construct the entire fence to a height of 2 metres. The driveway on 148 Ledbury runs parallel to the north property line at a distance of approximately 20 centimetres.

Background Information

Fence Exemption Request - 486 Fairlawn Avenue - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13121.pdf>

NY16.11	ACTION	10:30 AM	Delegated	Ward: 26
---------	--------	----------	-----------	----------

Sign Variance Request - 120 Wicksteed Avenue

(May 20, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

The Toronto Building North York Division recommends that:

1. The request for variance be approved.
2. The applicant be advised of the requirement to obtain the necessary permits.

Financial Impact

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

Summary

This 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 review and make recommendations on a request by Ryan Gaul

of Steel Art Signs, on behalf of Instorage REIT for a variance from the East York Sign By-law No. 64-87, as amended to permit a fascia sign which is larger than permitted on the west face of an existing industrial building.

Background Information

Sign Variance Request - 120 Wicksteed Avenue - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13117.pdf>

(Deferred May 6, 2008 - Item NY15.34 for Public Presentation and Debate)

NY16.12	Information	10:45 AM		Ward: 25, 26, 34
---------	-------------	----------	--	------------------

Identifying Land to Purchase for a new Multi-pad Ice Arena in Wards 25, 26, or 34

(April 18, 2008) Report from General Manager, Parks, Forestry and Recreation

Summary

This report provides a status update on the search for a suitable site to locate a new twin pad ice arena within Ward 25, 26 and 34. This report explains the process that this site selection study will take, and criteria that will be used to determine the priority of potential acquisition sites as well as a preliminary list of candidate sites.

Currently, there is a single-pad ice arena located at the Don Mills Centre at 1030 Don Mills Road, being the Don Mills Civitan Arena. The Arena was constructed approximately 47 years ago and was last renovated approximately 24 years ago. The Arena is well used but faces problems as a result of the age of the building, the related maintenance, and a severe parking shortage.

Due to the age, deteriorating condition and lack of parking of the Civitan Arena, it was recommended that staff prioritize the task of locating and securing a site in the vicinity of the Don Mills Civitan Arena for the purpose of developing a new multi-pad ice arena, to include at least two ice pads.

Parks, Forestry and Recreation (PFR) had previously initiated a preliminary site evaluation for a smaller project area that was subsequently expanded by Council direction. Parks, Forestry and Recreation (PFR) needs to continue the search for a location to accommodate a new twin pad ice arena to replace the Don Mills Civitan Arena.

Background Information

Multipad Ice Arena - Land to Purchase - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12990.pdf>
 Multipad Ice Arena - Land to Purchase - Study Area Map
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12991.pdf>
 Multipad Ice Arena - Land to Purchase - Site Map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12992.pdf>)

Multipad Ice Arena - Memo to City Clerk

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12989.pdf>)

NY16.13	ACTION	11:00 AM	Delegated	Ward: 25
---------	--------	----------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad - 71 Snowdon Avenue

(April 21, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. The application for a front yard parking pad be denied as the proposal does not comply with the technical requirements of the Municipal Code.

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.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 71 Snowdon Avenue which does not meet the technical requirements of the Code as on-street parking is available.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Front Yard Parking Pad - 71 Snowdon Avenue - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13058.pdf>)

Front Yard Parking Pad - 71 Snowdon Avenue - Map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13059.pdf>)

NY16.14	ACTION	11:00 AM	Delegated	Ward: 25
---------	--------	----------	-----------	----------

Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad - 205 Roslin Avenue

(April 21, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. The application for a front yard parking pad be denied as the proposal does not comply with the technical requirements of the Municipal Code.

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.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 205 Roslin Avenue which does not meet the technical requirements of the Code as on-street parking is available.

As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Background Information

Front Yard Parking Pad - 205 Roslin Avenue - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13060.pdf>)
Front Yard Parking Pad - 205 Roslin Avenue - Map
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13061.pdf>)

NY16.15	ACTION	11:00 AM		Ward: 25
---------	--------	----------	--	----------

Payment In-Lieu of Parking - 2529-2533 Yonge Street

(May 14, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. City Council exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 34 parking spaces, subject to payment-in-lieu for 3 parking spaces.

2. The applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 3 parking spaces, which in this case amounts to \$107,100.00.
3. The appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

Financial Impact

Council's approval of this application will provide the City of Toronto with \$107,100.00 payment-in-lieu of parking and a \$300.00 plus GST application processing fee.

Summary

To seek Council's approval to exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 34 parking spaces to permit the construction of a new two-storey retail commercial building, whereas 0 parking spaces can be provided on-site.

Background Information

Payment In-Lieu of Parking - 2529-2533 Yonge Street - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13064.pdf>
 Payment In-Lieu of Parking - 2529-2533 Yonge Street - Map
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13065.pdf>

NY16.16	ACTION		Delegated	Ward: 25
---------	--------	--	-----------	----------

Parking Prohibitions - Golfdale Road

(May 16, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The existing parking prohibitions on the south side of Golfdale Road, from the east limit of Yonge Street to the west limit of Bocastle Avenue, be deleted.
2. Parking be prohibited at anytime on the south side of Golfdale Road, from the east limit of Yonge Street to a point 95 metres east of Bocastle Avenue (east limit of 99 Golfdale Road).

Financial Impact

All costs associated with the installation of the parking prohibitions are included within the Transportation Services Division's 2008 Operating Budget.

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.

To obtain approval to prohibit parking at anytime on the south side of Golfdale Road, from Bocastle Avenue to a point 95 metres east (east limit of 99 Golfdale Road).

The implementation of the parking prohibitions will address the residents' concern regarding vehicles continually parked on the south side of Golfdale Road, east of Bocastle Avenue.

Background Information

Parking Prohibitions - Golfdale Road - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13066.pdf>)

Parking Prohibitions - Golfdale Road - Map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13067.pdf>)

NY16.17	ACTION		Delegated	Ward: 10
---------	--------	--	-----------	----------

Parking Regulations - Embro Drive

(April 25, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 7:00 a.m. to 10:00 a.m., Monday to Friday, on both sides of Embro Drive, from Banting Avenue to Findlay Boulevard.

Financial Impact

All costs associated with the installation of the parking prohibitions are included within the Transportation Services Division's 2008 Operating Budget.

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.

To obtain approval to implement parking prohibitions on both sides of Embro Drive, from Banting Avenue to Findlay Boulevard.

The implementation of parking prohibitions will address residents' concerns regarding transit users continually parking their vehicles on both sides of Embro Drive.

Background Information

Parking Regulations - Embro Drive - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13077.pdf>)

Parking Regulations - Embro Drive - Map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13078.pdf>)

NY16.18	ACTION		Delegated	Ward: 16
----------------	---------------	--	-----------	----------

Parking Regulations - Lytton Boulevard

(May 5, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibition on both sides of Lytton Boulevard, from the easterly limit of Bathurst Street to a point 248 metres easterly thereof.

Financial Impact

All costs associated with the amendments of the parking regulations are included within the Transportation Services Division’s 2008 Operating Budget.

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.

To obtain approval to remove the on-street parking prohibitions on both sides of Lytton Boulevard, from Bathurst Street to a point 248 metres east thereof.

The removal of the parking prohibitions will address concerns regarding the lack of on-street parking for residents.

Background Information

Parking Regulations - Lytton Boulevard - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13080.pdf>)

Parking Regulations - Lytton Boulevard - Map
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13081.pdf>)

NY16.19	ACTION			Ward: 25
----------------	---------------	--	--	----------

Installation of Traffic Control Signals - The Donway West at Overland Drive & Don Mills Centre Access

(May 20, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The existing pedestrian crossover on The Donway West, immediately south of Overland Drive, be removed.
2. Traffic control signals be installed at the intersection of The Donway West and Overland Drive/Don Mills Centre Access.

Financial Impact

All costs associated with the removal of the existing pedestrian crossover on The Donway West and the installation of traffic control signals at the intersection of The Donway West and Overland Drive/Don Mills Centre Access, estimated at \$147,000.00, will be borne by Cadillac Fairview Corporation Limited, the developer of the Don Mills Centre lands.

Summary

To obtain approval for the replacement of the existing pedestrian crossover with traffic control signals at the intersection of The Donway West and Overland Drive/Don Mills Centre Access.

The installation of traffic control signals at the intersection of The Donway West and Overland Drive/Don Mills Centre Access is required as a condition of approval of Site Plan Application 07 115874 NN 25 SA for the development of the Don Mills Centre lands.

Background Information

Traffic Signals - The Donway West at Overland Dr & Don Mills Centre Access - Staff Report (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13085.pdf>)

Traffic Signals - The Donway West at Overland Dr & Don Mills Centre Access - Map (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13087.pdf>)

(Deferred from May 6, 2008 - Item NY15.29)

NY16.20	ACTION			Ward: 25
---------	--------	--	--	----------

Stopping Prohibitions - Bayview Avenue from Highway No. 401 to Glenvale Avenue

(April 22, 2008) Memo from City Clerk

Summary

North York Community Council, at its meeting on February 12, 2008, in dealing with Item NY13.10 headed “Stopping Prohibitions - Bayview Avenue (Ward 25 – Don Valley West)”, authorized the Director, Transportation Services, North York District, to consult with abutting community groups and Councillor Jenkins and Councillor Parker, on a proposal to extend the No Stopping prohibitions along Bayview Avenue from Highway No. 401 to Glenvale Avenue on the east side and Broadway Avenue on the west side, and report to the North York Community Council meeting on May 6, 2008, on the merits of this proposal.

Background Information

Stopping Prohibitions - Bayview Ave - Memo from City Clerk
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13007.pdf>)

20a Stopping Prohibitions - Bayview Avenue

(May 16, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The No Stopping prohibition, from 4:00 p.m. to 6:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Glenvale Boulevard and Country Lane, be removed.
2. The No Stopping prohibition, from 4:00 p.m. to 6:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Bayview Ridge and Fifeshire Road, be removed.
3. The No Stopping prohibition, from 7:00 a.m. to 9:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Moore Avenue and Country Lane, be removed.
4. The No Stopping prohibition, from 7:00 a.m. to 9:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Bayview Ridge and Fifeshire Road, be removed.
5. The No Stopping prohibition, from 7:00 a.m. to 6:00 p.m., Monday to Friday, Except Public Holidays, on both sides of Bayview Avenue, between Bayview Ridge and Country Lane, be removed.
6. Stopping be prohibited on both sides of Bayview Avenue, from 6:00 a.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, from Bayview Ridge to Country Lane.
7. Stopping be prohibited, from 3:00 p.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Glenvale Boulevard and Country Lane.
8. Stopping be prohibited, from 3:00 p.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Bayview Ridge and Highway 401.
9. Stopping be prohibited, from 7:00 a.m. to 9:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Moore Avenue and Broadway Avenue.

10. Stopping be prohibited, from 6:00 a.m. to 10:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Broadway Avenue and Country Lane.
11. Stopping be prohibited, from 6:00 a.m. to 10:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Bayview Ridge and Highway 401.

Financial Impact

All costs associated with the stopping amendments on Bayview Avenue are included within the Transportation Services Division's 2008 Operating Budget.

Summary

To obtain approval to amend the stopping prohibitions on the west side of Bayview Avenue, between Highway 401 and Broadway Avenue and on the east side of Bayview Avenue, between Highway 401 and Glenvale Boulevard.

The amendment to the stopping prohibitions will address concerns related to stopping activities on this section of Bayview Avenue during peak volume periods in order to maintain the roadway capacity.

Background Information

Stopping Prohibitions - Bayview Avenue - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13118.pdf>)

Stopping Prohibitions - Bayview Avenue - Map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13119.pdf>)

NY16.21	ACTION		Delegated	Ward: 26
---------	--------	--	-----------	----------

All-Way Stop Control - Divadale Drive at Sutherland Drive & Divadale Drive at Rumsey Road

(May 20, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. An all-way stop control be established at the intersection of Divadale Drive at Sutherland Drive, coincident with the removal of the existing pedestrian crossover (PXO).
2. An all-way stop control be established at the intersection of Divadale Drive at Rumsey Road, coincident with the removal of the existing pedestrian crossover (PXO).

Financial Impact

All costs associated with the installation of the all-way stop controls and the removal of the existing pedestrian crossovers are included within the Transportation Services Division's 2008 Operating Budget.

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.

To obtain approval for the establishment of all-way stop control at the intersections of Divadale Drive at Sutherland Drive and Divadale Drive at Rumsey Road, coincident with the removal of the existing pedestrian crossovers (PXO's).

The installation of the all-way stop controls, coincidental with the removal of the PXO's, would better serve the needs of pedestrians crossing the roadways.

Background Information

All-Way Stop - Divadale Dr at Sutherland Dr & Divadale Dr at Rumsey Rd - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13101.pdf>)

All-Way Stop - Divadale Dr at Sutherland Dr & Divadale Dr at Rumsey Rd - Map
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13102.pdf>)

NY16.22	ACTION		Delegated	Ward: 10
---------	--------	--	-----------	----------

40 kmh Speed Zones - Banting Avenue, Embro Drive, Findlay Boulevard & Reiner Road

(April 25, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services, North York District recommends that:

1. The installation of a 40 km/h speed limit on Banting Avenue not be implemented.
2. The installation of a 40 km/h speed limit on Embro Drive not be implemented.
3. The installation of a 40 km/h speed limit on Findlay Boulevard not be implemented.
4. The installation of a 40 km/h speed limit on Reiner Road, from Wilson Heights Boulevard to Banting Avenue not be implemented.

Financial Impact

There is no financial impact associated with 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.

To deny the request to install 40 km/h speed zones on Banting Avenue, Embro Drive, Findlay Boulevard and Reiner Road.

The existing traffic and roadway conditions do not warrant the introduction of a 40 km/h speed limit on any of the above-noted roadways.

Background Information

40 kmh Speed Zones - Banting, Embro, Findlay & Reiner - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13072.pdf>)

40 kmh Speed Zones - Banting, Embro, Findlay & Reiner - Map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13073.pdf>)

40 kmh Speed Zones - Banting, Embro, Findlay & Reiner - Warrant

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13074.pdf>)

NY16.23	ACTION			Ward: 15
---------	--------	--	--	----------

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

(May 21, 2008) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below be designated as a fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 1300 Castlefield Avenue.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Financial Impact

There are no financial implications associated with this report.

Summary

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

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

Background Information

Fire Routes - 1300 Castlefield Avenue - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13114.pdf>)

Fire Routes - 1300 Castlefield Avenue - Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13115.pdf>)

NY16.24	ACTION			Ward: 25
---------	--------	--	--	----------

Request to rename Windfields Park between York Mills Road and Misty Crescent in Honour of Irving Paisley

(May 23, 2008) Member Motion from Councillor Jenkins

Recommendations

That the General Manager, Parks Forestry and Recreation report to North York Community Council on renaming the section of Windfields Park between York Mills Road and Misty Crescent as “Irv Paisley Park”.

Summary

Request by the Paisley family to rename the section of Windfields Park between York Mills Road and Misty Crescent after former Councillor Irving Paisley to honour his many contributions to the residents of North York.

Mr. Paisley was born on October 10, 1919 in Toronto, Ontario. He was elected as Councillor for the Township of North York in 1956. As a Controller for North York he served several terms on Metro Council, including a term as Chair of the Metro Roads and Traffic Committee in 1971 and 1972. His last term served was in 1980.

Mr. Paisley was awarded the Centennial Medal in 1967 by the Federal Government in “Recognition of Valuable Service to the Nation.”

Background Information

Rename Windfields Park to Irving Paisley Park - Motion

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13203.pdf>)

NY16.25	ACTION		Delegated	Ward: 16, 25
---------	--------	--	-----------	--------------

Yonge-Lawrence Business Improvement Area (BIA) Board of Management Additions & Deletions

(May 15, 2008) Report from Director, Small Business & Local Partnerships

Recommendations

The Director of Small Business & Local Partnerships recommends that:

1. North York Community Council approve the deletion from and the addition to the Yonge-Lawrence BIA Board of Management as set out in Attachment No.1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

Financial Impact

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

Summary

The purpose of this report is to recommend that the North York Community Council approve the addition and deletion of members to the Yonge-Lawrence BIA Board of Management. The North York Community Council has the delegated authority to make final decisions regarding BIA appointments.

Background Information

Yonge-Lawrence Business Improvement Area (BIA) Board of Management Additions & Deletions - Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13035.pdf>

NY16.26	ACTION			Ward: 8, 9, 10
---------	--------	--	--	----------------

Request for Endorsement of Events for Liquor Licensing Purposes

Summary

Seeking endorsement of events of Municipal significance for liquor licensing purposes.

Communications

(May 20, 2008) Member Motion from Councillor Palacio regarding Festival de Verano 2008 to be held on Sunday, August 3 from 1:00 p.m. to 11:00 p.m. at Parc Downsview Park (NY.Main.NY16.26.1)

<http://www.toronto.ca/legdocs/mmis/2008/ny/comm/communicationfile-7352.pdf>

NY16.27	ACTION			Ward: 24
---------	--------	--	--	----------

OMB Decision - Use of Section 37 Contributions - 603-615 Sheppard Avenue East, 9-17 Rean Drive, and 6-10 Dervock Crescent

(May 22, 2008) Report from City Solicitor

Recommendations

The City Solicitor recommends that City Council determine whether the \$157,430.00 community benefit payment with respect to the subject development should be used for either:

1. the provision of six-month transit passes for the purchasers of dwelling units in the subject development; or
2. community centre purposes in the local area.

Financial Impact

The recommendation will have no financial impact beyond what has already been approved in the current year's budget.

Summary

The purpose of this report is to obtain direction from City Council as to the use of a \$157,230.00 Section 37 community benefits payment to be received with respect to the subject development. This is a time sensitive matter that must be dealt with prior to June 30, 2008.

Background Information

OMB Decision - 603-615 Sheppard, 9-17 Rean, & 6-10 Dervock - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13202.pdf>

NY16.28	Information		Delegated	Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
---------	-------------	--	-----------	------------------------------------------------------

Definition of Boarding or Lodging House - North York Zoning By-law 7625

(May 22, 2008) Report from City Solicitor

Summary

This report provides a response to a request from North York Community Council for a report regarding the definition of "Boarding or Lodging House" in North York By-law No. 7625 and recommendation of measures that will improve the ability of Municipal Licensing and Standards Officers to enforce the by-law against illegal rooming houses.

Background Information

Definition of Boarding or Lodging House - North York Zoning By-law 7625 - Report from City Solicitor

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13191.pdf>)

NY16.29	ACTION			Ward: 23
---------	--------	--	--	----------

Preliminary Report - Rezoning and Site Plan Control Applications - 15 Poyntz Avenue

(May 14, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on March 11, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to legalize existing office, commercial and retail uses in an existing 2 storey structure with parking located at the rear of the site. No new construction or additions to the structure are proposed.

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

Staff will continue to process the Rezoning and Site Plan Control Application and proceed to schedule a community consultation meeting with area residents, and a statutory public meeting. Provided that the applicant provides any additional required information in a timely manner, it is anticipated that the final report will be completed in the fourth quarter of 2008.

Background Information

Rezoning & Site Plan Control Applications - 15 Poyntz Avenue - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12971.pdf>

NY16.30	ACTION			Ward: 34
---------	--------	--	--	----------

Preliminary Report - OPA & Rezoning, Site Plan, Plan of Subdivision - 23, 25 & 27 Hobson Ave

(May 21, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on April 7, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes 45, three and four-storey townhouses and eight, three storey semi-detached units for a total of 53 units at 23, 25 and 27 Hobson Ave. The applicant is also proposing to extend Wedmore Avenue from Tisdale Avenue to Hobson Avenue and extend Jinnah Court to the proposed Wedmore Avenue extension.

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

A community consultation meeting should be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a final staff report should be prepared and Public Meeting held in early 2009.

Background Information

Preliminary Report - 23, 25 and 27 Hobson Ave - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13141.pdf>)

NY16.31	ACTION			Ward: 34
---------	--------	--	--	----------

Preliminary Report - Rezoning Application - 1265-1277 York Mills Road

(May 8, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on March 7, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application for 1265-1277 York Mills Road proposes to demolish the existing plaza, car wash and gas station and redevelop the site with a mixed use development comprised of 1,047 condominium apartment units and 3,716 m² of retail uses and a medical office. The proposal includes 6 apartment buildings ranging in height from 10 to 21 storeys.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. Together with the local Councillor, staff will schedule a community consultation meeting with area residents.

A final report and Public Meeting under the Planning Act to consider this application is targeted for the first quarter of 2009 provided that any additional information is submitted in a timely manner.

Background Information

Preliminary Report - Rezoning Application - 1265-1277 York Mills Road - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12972.pdf>)

NY16.32	ACTION	1:30 PM		Ward: 23
---------	--------	---------	--	----------

Final Report - Rezoning & Site Plan - 17 Hycrest Avenue

Statutory - Planning Act, RSO 1990

(May 2, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve in principal the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 10 subject to stylistic and technical changes.
4. City Council authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application once the conditions set out in Attachment 10 are satisfied, including entering into a satisfactory Site Plan Control Agreement.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was submitted on August 3, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend North York Zoning By-law No. 7625 to permit the construction of three new townhouse units at 17 Hycrest Avenue.

The proposal conforms to the Neighbourhoods and Sheppard East Subway Corridor Secondary Plan policies of the Official Plan and meets the objectives of the City's Infill Townhouse Guidelines.

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 - Rezoning & Site Plan - 17 Hycrest Ave - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13110.pdf>)

NY16.33	ACTION	1:45 PM		Ward: 23
---------	--------	---------	--	----------

Final Report - Official Plan, Rezoning, and Site Plan Applications - 225, 227, 229, 233, 235, 237 & 239 Finch Avenue East

Statutory - Planning Act, RSO 1990

(May 20, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.
2. City Council amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
3. 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.
4. City Council approve in principle the site plan as indicated on the drawings listed in Attachment 8 subject to the Conditions of Approval listed in Attachment 8.
5. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 8 of this report have been fulfilled.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on April 4, 2005 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

These applications proposes to permit a development consisting of 28, 4-storey townhouses configured into 4 blocks and served by two private roadways on lands known municipally as 225, 227, 229, 233, 235, 237 and 239 Finch Avenue East.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law and approve in principle the Site Plan Control application.

Background Information

Final Report - Official Plan, Rezoning, and Site Plan Applications - 225-229 & 233-239 Finch Avenue East - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13112.pdf>)

NY16.34	ACTION	2:00 PM		Ward: 15
---------	--------	---------	--	----------

Final Report - Rezoning Application - 601, 603 and 605 Oakwood Avenue

Statutory - Planning Act, RSO 1990

(May 20, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the former City of York Zoning By-law No 1-83, as amended, for 601, 603 and 605 Oakwood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to permit commercial, office and service uses at grade and six residential units above in the existing two-storey building at 601, 603 and 605 Oakwood Avenue. This application was made on September 28, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal is consistent with the Provincial Policy Statement and Provincial Plans, as well as the Growth Plan for the Greater Golden Horseshoe. The proposed development is in keeping with the policies of the Official Plan.

The existing building has contained commercial uses at grade with residential units above since the building was constructed in the 1950s. The proposed range of commercial-retail uses are compatible with the surrounding neighbourhood as well as being pedestrian oriented and supportive of the needs of the adjacent residential neighbourhood. The existing building is

suitable for commercial uses as the building fronts directly on Oakwood Avenue with parking provided at the rear of the site.

Background Information

Final Report - Rezoning Application - 601, 603 and 605 Oakwood Ave - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13034.pdf>)

(Deferred from April 8, 2008 - Item NY14.16 and May 6, 2008 - Item NY15.15 for Public Presentation and Debate)

NY16.35	Information	2:15 PM		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
---------	-------------	---------	--	------------------------------------------------------

Process for Removal of Illegal Signs in North York

(March 10, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

The Municipal Licensing and Standards Division recommends that:

1. This report be received for information purposes.

Financial Impact

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

Summary

The purpose of this Report is to provide an overview of the Municipal Licensing and Standards Division involvement in the enforcement of various sign regulations in the North York District.

Background Information

Removal Process of Illegal Signs - Staff Report
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12996.pdf>)

Communications

(May 5, 2008) e-mail from Rami Tabello, Co-ordinator, IllegalSigns.ca (NY.Main.NY16.35.1)

(Deferred from May 6, 2008 - Item NY15.16 for Public Presentation and Debate)

NY16.36	ACTION	2:15 PM		Ward: All
---------	--------	---------	--	-----------

Sign By-law Enforcement

(April 15, 2008) Letter from Licensing and Standards Committee

Recommendations

The Licensing and Standards Committee directed that the report (March 20, 2008) from the Chief Building Official/Executive Director, Toronto Building, and Executive Director, Municipal Licensing and Standards, and respective Sign Investigation Lists be forwarded to the Community Councils with a request that they submit their comments directly to the Chief Building Official/Executive Director, Toronto Building, for consideration with the forthcoming report on the consolidated sign by-law.

The Committee also:

1. Requested the Chief Building Official/Executive Director, Toronto Building and Executive Director, Municipal Licensing and Standards to:
 - (i) report back to the Licensing and Standards Committee on sign by-law enforcement, every six months, with any changes specifically highlighted until such time as Members of City Council have on-line access to detailed sign enforcement data (IBMS), such report to establish time limits for sign permits and yearly renewal fees for those permits;
 - (ii) in future reports, add the name of the company that owns the signs;
 - (iii) address the comments of Mr. Rami Tabetto, in his letter of April 8, 2008, on the next sign enforcement report; and
 - (iv) report to the Licensing and Standards Committee, at its meeting on July 3, 2008, on the resources and staff dedicated to the enforcement of the sign by-law.
2. Requested Deputy City Manager, Richard Butts to report back to the Licensing and Standards Committee on what additional resources may be required to proactively enforce and increase sign permit fees so as to provide the necessary enforcement on a cost recovery basis.
3. Requested the City Solicitor to report to the Licensing and Standards Committee on the outcome of the court action being heard by the Superior Court of Justice and thereafter immediately report on any necessary amendments required to the by-law that flow from the decision.

Summary

The Licensing and Standards Committee on April 11, 2008, considered a report (March 20, 2008) from the Chief Building Official/Executive Director, Toronto Building, and Executive Director, Municipal Licensing and Standards respecting the status of sign by-law complaints, investigations and enforcement actions and outlines the roles of Toronto Building and Municipal Licensing and Standards related to enforcing the existing sign by-laws.

Background Information

Sign By-law Enforcement - Licensing & Standards Committee Decision
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13006.pdf>

Sign By-law Enforcement - Staff Report
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12997.pdf>

Sign By-law Enforcement - Sign Investigations List Toronto & East York
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12998.pdf>

Sign By-law Enforcement - Sign Investigations List Toronto & East York 2
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-12999.pdf>

Sign By-law Enforcement - Sign Investigations List North York
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13000.pdf>

Sign By-law Enforcement - Sign Investigations List North York 2
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13001.pdf>

Sign By-law Enforcement - Sign Investigations List Etobicoke-York
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13002.pdf>

Sign By-law Enforcement - Sign Investigations List Etobicoke-York 2
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13003.pdf>

Sign By-law Enforcement - Letter from Illegalsigns.ca
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13004.pdf>

Sign By-law Enforcement - Letter from City Clerk's Office - Council Decision
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13005.pdf>

NY16.Bills	ACTION		Delegated	
------------	--------	--	-----------	--

General Bills

Confirmatory Bills