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## North York Community Council

<b>Meeting No.</b>	19	<b>Contact</b>	Francine Adamo, Committee Administrator
<b>Meeting Date</b>	Tuesday, October 7, 2008	<b>Phone</b>	416-395-7348
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	nycc@toronto.ca
<b>Location</b>	Council Chamber, North York Civic Centre		

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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

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

**Confirmation of Minutes - September 9, 2008**

**Schedule of Timed Items**

9:45 a.m.	NY19.1 - NY19.3
10:00 a.m.	NY19.4 - NY19.6
10:15 a.m.	NY19.7 - NY19.8
10:30 a.m.	NY19.9 - NY19.11
10:45 a.m.	NY19.12 - NY19.14
11:30 a.m.	NY19.23
1:30 p.m.	NY19.24
1:45 p.m.	NY19.25
2:00 p.m.	NY19.26

NY19.1	ACTION	9:45 AM	Delegated	Ward: 16
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**Encroachment Agreement Request - 21 De Vere Gardens**

(September 17, 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 all applicable fees.

## 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 21 De Vere Gardens, being a one-family detached dwelling third density zone (R3), for an encroachment agreement. The existing encroachment consists of two sets of stone stairs, stone walkway with stairs, wrought iron hand rails, hedges and stone edging located on the City road allowance.

## Background Information

Staff Report - Encroachment Agreement Request - 21 De Vere Gardens  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15699.pdf>

NY19.2	ACTION	9:45 AM	Delegated	Ward: 16
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## Encroachment Agreement Request - 17 Shelborne Avenue

(September 12, 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. 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 all applicable fees.

### 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 17 Shelborne Avenue, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The existing encroachment consists of stone steps, landing, decorative stones, and garden located on the City road allowance.

### Background Information

Staff Report - Encroachment Agreement Request - 17 Shelborne Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15700.pdf>

**(Deferred from September 9, 2008 – Item NY18.6)**

NY19.3	ACTION	9:45 AM	Delegated	Ward: 25
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### Encroachment Agreement Request - 252 Dawlish Avenue

(August 18, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

### Recommendations

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

1. That the owner(s) remove the retaining walls back 2.13 metres from the edge of the roadway, to the satisfaction of Transportation Services, North York District.
2. That the owner(s) remove the sprinklers back 0.45 metre from the edge of roadway, to the satisfaction of Transportation Services, North York District.
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 all applicable fees.

### **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 252 Dawlish Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of a heated asphalt driveway with stone banding, concrete retaining wall, rockery retaining wall, stone retaining wall, lighting, sprinkler system and natural stone banding on the City road allowance.

### **Background Information**

Staff Report - Encroachment Agreement Request - 252 Dawlish Avenue  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15561.pdf>)

NY19.4	ACTION	10:00 AM	Delegated	Ward: 25
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### **Encroachment Agreement Request - 61 Fairmeadow Avenue**

(September 17, 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 wrought iron fence back 2.13 metres from the face of City curb, to the satisfaction of Transportation Services, North York District.
2. That the owner(s) remove the wrought iron fence that impedes access to utility boxes and light pole on City road allowance, to the satisfaction of Transportation Services; North York District.
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 all applicable fees.

#### **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 61 Fairmeadow Avenue, being a one-family detached dwelling fourth density zone (R4), for an encroachment agreement. The existing encroachment consists of wrought iron fence, and landscaping located on the City road allowance.

## Background Information

Staff Report - Encroachment Agreement Request - 61 Fairmeadow Avenue  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15701.pdf>

**(Deferred from July 7, 2008 - Item NY17.4 and Deferred from September 9, 2008 – Item NY18.7)**

NY19.5	ACTION	10:00 AM	Delegated	Ward: 25
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## Fence Exemption Request - 27 Alderbrook Drive

(June 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 27 Alderbrook Drive, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard is 2 metres.

The existing fencing in the side and rear yard is on the south side of the property and consists of different sections. The wood fence sections range in height up to 2.6 metres and extend for approximately 40.2 metres to the front face of the house/garage. The concrete wall which is erected beside the property line and serves as part of the pool enclosure, ranges in height up to 3.5 metres and is approximately 8.7 metres in length.

**Background Information**

Staff Report - Fence Exemption Request - 27 Alderbrook Drive  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15562.pdf>

**Communications**

(September 8, 2008) e-mail from Mark A. Marcello (NY.Main.NY19.5.1)

**5a Fence Exemption Request - 27 Alderbrook Drive**

(August 6, 2008) Report from Director of Building and Deputy Chief Building Official, North York District and District Manager, Municipal Licensing and Standards, North York District

**Recommendations**

Toronto Building North York Division and Municipal Licensing & Standards Division, North York District recommends:

1. That this staff report be received for information purposes.

**Financial Impact**

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

**Summary**

This staff report is about a matter that Community Council has been delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-law.

The purpose of this report is to submit a follow-up report on item NY17.4 deferred at the North York Community Council meeting of July 7, 2008.

**Background Information**

Joint Staff Report - Fence Exemption Request - 27 Alderbrook Dr  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15719.pdf>

<b>NY19.6</b>	<b>ACTION</b>	<b>10:00 AM</b>	<b>Delegated</b>	<b>Ward: 16</b>
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**Boulevard Café Application - 1853 Avenue Road**

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

**Recommendations**

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



1. That the applicant install the patio fence enclosure no less than 0.46 metres to the rear of the public sidewalk, to the satisfaction of Transportation Services, North York District.
2. That the area be no greater than 2.80 metres by 4.60 metres, for a total area of 12.88 metres.
3. That the boulevard café license be renewable on an annual basis with the appropriate insurance in place and the required fee being paid.
4. That a street allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof.
5. That no claims will be made against the City by the owner(s) for damages occurring to the patio, equipment, enclosure or its elements during snow removal.
6. That the occupancy permitted by the license is to be removed by the owner, at the expense of the licensee, within 30 days of receiving written notice from the Executive Director of Municipal Licensing and Standards.
7. The licensee agrees that the City, or any gas, telephone, telegraph, electric light or other public utility company, shall have the right at all times to enter upon the permitted encroachment for the purpose of constructing, repairing, maintaining, replacing or removing any sewer, mains, culverts, drains, water pipes, pole wires or other underground services and installations. The licensee shall not be entitled to any damages or compensation by reason of the exercise of the City and utility company's rights; and the licensee, at his own expense, shall carry out such alterations or removal of the encroachment as may be directed by the City.
8. In default of the removal not occurring as directed, the City may carry out the removal, at the expense of the licensee, and may recover the costs incurred by legal action or in a like manner as municipal taxes.
9. The indemnification of the City by the owner(s) of the encroachments 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 not less than \$2,000,000 or such greater amount as the City Solicitor may require.
10. The licensee will, at his expense and to the satisfaction of the Executive Director of Municipal Licensing and Standards, keep and maintain the boulevard café enclosure and all or any of its components in a good and proper state of repair and safety, and will not make any additions or modifications beyond what is allowed pursuant to the terms of the License permit.
11. The licensee pay the appropriate annual leasing rate, established by the City of Toronto, Corporate Services, Facilities and Real Estate Division.

12. The licensee will secure an endorsement on their business license for a patio from Municipal Licensing & Standards.
13. The patio is for temporary seasonal use only during the period between May 1st and October 31st.

### 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 applicant of 1853 Avenue Road, being a General Commercial Zone (C1), for a Boulevard Café. The proposed Boulevard Café consists of a total area of 12.88 square metres located on the City road allowance.

### Background Information

Staff Report & Attachments 1-2 - Boulevard Cafe Application - 1853 Avenue Road  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15695.pdf>

**(Deferred from September 9, 2008 – Item NY18.14)**

NY19.7	ACTION	10:15 AM	Delegated	Ward: 34
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### Sign Variance Request - 26 Underhill Drive

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

### Recommendations

Toronto Building North York Division recommends that:

1. The request for the variances listed in the third column of the table included in page 3 of this report be approved.
2. The applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Financial Impact

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

### Summary

This staff report is about a matter that Community Council has been 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 Shawn Jennings of Magneto Design on behalf of Realstar Management Services Limited acting for the Underhill & Roanoke Properties, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect three directional ground signs and one identification sign on the property at the above noted address.

### Background Information

Staff Report & Attachments 1-6 - Sign Variance Request - 26 Underhill Drive  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15563.pdf>

NY19.8	ACTION	10:15 AM	Delegated	Ward: 25
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### Sign Variance Request - 16 York Mills Road

(September 16, 2008) Report from Director of Building and Deputy Chief Building Official

### Recommendations

Toronto Building North York Division recommends that:

1. The request for the variance listed in the third column of the table included in page 3 of this report be approved.
2. The applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Financial Impact

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

### Summary

This staff report is about a matter that Community Council has been 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 Faris Fayadh of Struct-Con Construction, on behalf of the Toronto Transit Commission (TTC), for a variance from the former City of North York Sign By-law No. 30788, as amended, to maintain five existing ground signs in addition to replacing the current TTC identification ground sign with a new TTC identification ground sign for a total of six ground signs along York Mills Road at the above noted address.

### Background Information

Staff Report & Attachments 1-7 - Sign Variance Request - 16 York Mills Road  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15656.pdf>

NY19.9	ACTION	10:30 AM	Delegated	Ward: 23
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**Residential Demolition Applications - 48, 50, 51, 52 & 513 Hounslow Avenue, 47 Terrace Avenue, 446 Horsham Avenue, 70 & 72 Ellerslie Avenue and 49 Pemberton Avenue located in the former City of North York**

(September 10, 2008) Report from Director of Building and Deputy Chief Building Official

**Recommendations**

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential buildings be approved with the following conditions:
  - a. all debris and rubble be removed immediately after demolition and the excavation filled in; and
  - b. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623–5 and 629–10, Paragraph B.

**Financial Impact**

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

**Summary**

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, applications for demolition permits at 48, 50, 51, 52 & 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave., 70 & 72 Ellerslie Ave. and 49 Pemberton Ave. are referred to North York Community Council to refuse or to grant the demolition permits.

The City requires permission to demolish the existing dwellings in preparation for the expansion and completion of the proposed North York City Centre Service Road.

If the North York Community Council grants issuance of these permits, it may do so with or without conditions.

**Background Information**

Staff Report & Attachment - Residential demolition applications - 48, 50, 51, 52 & 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave., 70 & 72 Ellerslie Ave. and 49 Pemberton Ave. located in the former City of North York  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15691.pdf>

NY19.10	ACTION	10:30 AM	Delegated	Ward: 23
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### **Residential Demolition Application - 3 Kenton Drive**

(September 18, 2008) Report from Director of Building and Deputy Chief Building Official

#### **Recommendations**

Toronto Building North York Division recommends that:

1. The request to demolish the residential building be approved with the following conditions:
  - a. all debris and rubble be removed immediately after demolition and the excavation filled in; and
  - b. the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B.

#### **Financial Impact**

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

#### **Summary**

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, "Demolition Control", application for a demolition permit at 3 Kenton Drive is referred to North York Community Council to refuse or to grant the permit.

If the North York Community Council grants issuance of this demolition permit, it may do so with or without conditions.

#### **Background Information**

Staff Report & Attachments 1-2 - Residential Demolition Application - 3 Kenton Drive  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15690.pdf>)

NY19.11	ACTION	10:30 AM	Delegated	Ward: 23
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### **Residential Demolition Application - 176 Finch Avenue West**

(September 18, 2008) Report from Director of Building and Deputy Chief Building Official

#### **Recommendations**

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential dwelling 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 from City policy or by-laws.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 176 Finch Avenue West is referred to North York Community Council to refuse or to grant the demolition permit.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions.

**Background Information**

Staff Report & Attachments 1-3 - Residential Demolition Application - 176 Finch Avenue West

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15689.pdf>

**(Deferred from June 10, 2008 - Item NY16.13)**

NY19.12	ACTION	10:45 AM	Delegated	Ward: 25
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**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

Staff Report - Front Yard Parking Pad - 71 Snowdon Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15654.pdf>)

Attachment 1 - Location Map - Front Yard Parking Pad - 71 Snowdon Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15655.pdf>)

NY19.13	ACTION	10:45 AM		Ward: 23
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### Payment In-Lieu of Parking - 229 Sheppard Avenue West

(September 11, 2008) Report from Director, Transportation Services, North York District

### Recommendations

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of six (6) parking spaces, subject to payment-in-lieu for two (2) parking spaces.
2. The applicant enter into an agreement with the City of Toronto for the payment-in-lieu of two (2) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$10,000.00.

### Financial Impact

Council's approval of this application will provide the City of Toronto with a \$10,000.00 payment-in-lieu of parking, and a \$300.00 plus GST application processing fee.

### Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of six (6) parking spaces to permit the construction of a new office building, whereas four (4) parking spaces can be provided on-site.

### Background Information

Staff Report - Payment In-Lieu of Parking - 229 Sheppard Avenue West

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15670.pdf>)

**(Deferred from September 9, 2008 – Item NY18.31)**

<b>NY19.14</b>	ACTION	10:45 AM	Delegated	Ward: 24
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**Parking Prohibitions - Clarinda Drive**

(August 11, 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 at anytime on the north and west side of Clarinda Drive, from Eunice Road (south leg) to Eunice Road (north leg).

**Financial Impact**

All costs associated with 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 on the north and west sides of Clarinda Drive between Eunice Road (south leg) and Eunice Road (north leg).

The parking prohibitions will address the residents' concerns with respect to excessive on-street parking occurring on Clarinda Drive.

**Background Information**

Staff Report - Parking Prohibitions - Clarinda Drive

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15564.pdf>

Attachment 1 - Location Map - Parking Prohibitions - Clarinda Drive

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15565.pdf>

**Communications**

(September 8, 2008) fax from Frank Varga (NY.Main.NY19.14.1)

(September 8, 2008) fax from Frank Varga submitting survey forms signed by nineteen area residents indicating they do not support the proposed parking prohibitions on Clarinda Drive (NY.Main.NY19.14.2)



NY19.15	ACTION		Delegated	Ward: 8
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### **Traffic Control Restrictions - Village at York**

(September 17, 2008) Report from Director, Transportation Services Division, North York District

#### **Recommendations**

Transportation Services Division, North York District recommends that:

1. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Jack Evelyn Wiggins Drive as a designated through street, from the north limit of Assiniboine Road to the north limit of Murray Ross Parkway.
2. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by deleting Leitch Avenue as a designated through street, from the south limit of Cook Road to the north limit of Murray Ross Parkway.
3. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Leitch Avenue as a designated through street, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
4. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Hackett Avenue as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
5. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Haynes Road as a designated through street, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
6. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Boake Street as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
7. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Assiniboine Road as a designated through street, from the east limit of Sentinel Road to the east limit of Jack Evelyn Wiggins Drive.
8. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Applebaum Terrace as a designated through street, from the east limit of Leitch Avenue to the west limit of Jack Evelyn Wiggins Drive.
9. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Saywell Avenue as a designated through street, from the east limit of Leitch Avenue to the west limit of Jack Evelyn Wiggins Drive.

10. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Boot Terrace as a designated through street, from the north limit of Cook Road to the south limit of Assiniboine Road.
11. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Troyer Avenue as a designated through street, from the north limit of Cook Road to the south limit of Assiniboine Road.
12. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Sheffer Terrace as a designated through street, from the north limit of Cook Road to the south limit of Assiniboine Road.
13. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Assiniboine Road as a designated through street, from the west limit of Boot Terrace to the west limit of Sentinel Road.
14. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'HH' as a designated through street, from the east limit of Boake Street to the west limit of Haynes Avenue.
15. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'JJ' as a designated through street, from the east limit of Haynes Avenue to the west limit of Hackett Avenue.
16. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'LL' as a designated through street, from the east limit of Hackett Avenue to the west limit of Leitch Avenue.
17. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Elia Lane as a designated through street, from the east limit of Leitch Avenue to the west limit of Jack Evelyn Wiggins Drive.
18. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'NN' as a designated through street, from the north limit of Elia Lane to the south limit of Assiniboine Road.
19. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'QQ' as a designated through street, from the south limit of Applebaum Terrace to the north limit of Saywell Avenue.
20. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'SS' as a designated through street, from the south limit of Saywell Avenue to the south limit of Lane 'SS'.
21. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'TT' as a designated through street, from the east limit of Boot Terrace to the west limit of Troyer Avenue.

22. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'BB' as a designated through street, from the east limit of Troyer Avenue to the west limit of Sheffer Terrace.
23. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'UU' as a designated through street, from the east limit of Troyer Avenue to the west limit of Sheffer Terrace.
24. Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by adding Lane 'EE' as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
25. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Assiniboine Road, from Sentinel Road to Jack Evelyn Wiggins Drive.
26. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Jack Evelyn Wiggins Drive, from Assiniboine Road to Murray Ross Parkway.
27. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Boake Street, from Assiniboine Road to Cook Road.
28. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Haynes Avenue, from Assiniboine Road to Cook Road.
29. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Hackett Avenue, from Assiniboine Road to Cook Road.
30. Schedule XX of By-law No. 31001, of the former City of North York, be amended by deleting the No Heavy Trucks at Anytime prohibition on Leitch Avenue, from Murray Ross Parkway to Cook Road.
31. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Leitch Avenue, from Murray Ross Parkway to Assiniboine Road.
32. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Applebaum Terrace, from Leitch Avenue to Jack Evelyn Wiggins Drive.
33. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Saywell Avenue, from Leitch Avenue to Jack Evelyn Wiggins Drive.

34. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Boot Terrace, from Cook Road to Assiniboine Road.
35. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Troyer Avenue, from Cook Road to Assiniboine Road.
36. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Sheffer Terrace, from Cook Road to Assiniboine Road.
37. Schedule XX of By-law No. 31001, of the former City of North York, be amended by adding a No Heavy Trucks at Anytime prohibition on Assiniboine Road, from Boot Terrace to Sentinel Road.
38. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Boake Street, from the south limit of Assiniboine Road to the north limit of Cook Road.
39. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Haynes Avenue, from the south limit of Assiniboine Road to the north limit of Cook Road.
40. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Hackett Avenue, from the south limit of Assiniboine Road to the north limit of Cook Road.
41. Schedule VIII of By-law No. 31001, of the former City of North York be amended by deleting the No Parking Anytime prohibition on the west side of Leitch Avenue, from the north limit of Murray Ross Parkway to the south limit of Cook Road.
42. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Leitch Avenue, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
43. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Boake Street, from the south limit of Assiniboine Road to the north limit of Cook Road.
44. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Jack Evelyn Wiggins Drive, from the south limit of Assiniboine Road to the north limit of Murray Ross Parkway.
45. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the south side of Applebaum Terrace, from the west limit of Leitch Avenue to the east limit of Jack Evelyn Wiggins Drive.

46. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the south side of Saywell Avenue, from the west limit of Leitch Avenue to the east limit of Jack Evelyn Wiggins Drive.
47. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Boot Terrace, from the north limit of Cook Road to the south limit of Assiniboine Road.
48. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the east side of Troyer Avenue, from the north limit of Cook Road to the south limit of Assiniboine Road.
49. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the west side of Sheffer Terrace, from the north limit of Cook Road to the south limit of Assiniboine Road.
50. Schedule VIII of By-law No. 31001, of the former City of North York be amended by prohibiting parking at anytime on the south side of Assiniboine Road, from the east limit of Boot Terrace to the west limit of Sentinel Road.

### **Financial Impact**

All costs associated with the manufacturing and installation of the required traffic and parking control signs are the responsibility of the applicant, Tribute (York) Communities, estimated at \$23,000.00, and are on deposit with the City.

### **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 introduce the required traffic by-laws to regulate the flow of traffic on the newly constructed roads within the Tribute Homes Development, more commonly known as Village at York.

The installation of the permanent stop controls, street name signing and parking control signs on the public roads will address the right-of-way conflicts and street identification as well as ensure that two-way traffic flow is unrestricted for the residents and emergency services.

### **Background Information**

Staff Report - Traffic Control Restrictions - Village at York

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15684.pdf>

Attachment 1 - Location Map - Traffic Control Restrictions - Village at York

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15685.pdf>

NY19.16	ACTION		Delegated	Ward: 25
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### **On-Street Parking Space for Persons with Disabilities - Snowdon Avenue**

(September 15, 2008) Report from Director, Transportation Services Division, North York District

#### **Recommendations**

Transportation Services Division, North York District recommends that:

1. One on-street parking space for persons with disabilities be established on the north side of Snowdon Avenue, between a point 35 metres east of Bocastle Avenue and a point 5.5 metres further east.

#### **Financial Impact**

All costs associated with the provision of the parking space for persons with disabilities 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 provision of a designated on-street disabled persons' parking space at 74 Snowdon Avenue.

The provision of one on-street disabled persons' parking space will satisfy the request for a designated disabled persons' parking space at 74 Snowdon Avenue.

#### **Background Information**

Staff Report - On-Street Parking Space for Persons with Disabilities - Snowdon Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15668.pdf>

Attachment 1 - Location Map - Snowdon Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15669.pdf>

NY19.17	ACTION			Ward: 25
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### **Installation of Traffic Control Signals - Leslie Street at 1105 Leslie Street**

(September 18, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. Traffic control signals be installed at the intersection of Leslie Street and the access to 1105 Leslie Street.

## Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Leslie Street and the access to 1105 Leslie Street, estimated at \$160,000.00, will be borne by Monarch Construction Limited, the developer of Carrington on the Park.

## Summary

To obtain approval for the installation of traffic control signals at the intersection of Leslie Street and the access to 1105 Leslie Street, north of Eglinton Avenue East.

The installation of traffic control signals at the intersection of Leslie Street and the access to 1105 Leslie Street is required as a condition of approval of Site Plan Application 04 150961 NNY 25 SA for the development of Carrington on the Park.

## Background Information

Staff Report - Installation of Traffic Control Signals - Leslie Street at 1105 Leslie Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15697.pdf>)

Attachment 1 - Location map - Leslie Street at 1105 Leslie Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15698.pdf>)

NY19.18	ACTION		Delegated	Ward: 23
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## Construction Vehicle Management - Avondale Community

(September 18, 2008) Report from Director, Transportation Services Division, North York District

## Recommendations

Transportation Services Division, North York District recommends that:

1. North York Community Council endorse the construction management strategy for the Avondale community, which is documented within 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.

This report describes the conditions typically associated with construction access permits in the North York District and also documents techniques that are being used to help manage construction vehicle activity within the Avondale community.

## Background Information

Staff Report - Construction Vehicle Management - Avondale Community

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15688.pdf>)

Attachment 1 - Location Map - Construction Vehicle Management - Avondale Community

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15732.pdf>)

NY19.19	ACTION		Delegated	Ward: 23
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## Naming of Proposed Private Lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue

(September 18, 2008) Report from Wally Kowalenko, City Surveyor

### Recommendations

The City Surveyor recommends that:

1. The proposed private lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue be named “Connfield Lane”.
2. The Hallstone Group of Companies pay the costs, estimated to be in the amount of \$600.00, for the fabrication and installation of street name signs.
3. The owners of the proposed private lane or their successors shall maintain, at their own risk, the signage installed under Recommendation (2) of this staff report.
4. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

### Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated cost of \$600.00 for the street name signs are to be paid by the applicant.

### Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends that the proposed private lane at the residential development at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue be named “Connfield Lane”. Naming the lane will facilitate the identification of the proposed units fronting thereon.

### Background Information

Staff Report & Attachment 1 - Naming of Proposed Private Lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15696.pdf>)



**(Deferred from September 9, 2008 – Item NY18.43 for Public Presentation and Debate on October 7, 2008)**

NY19.20	Information			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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**Tree Protection in North York on Sites Involving Demolition and new Construction of Residential Buildings**

(August 8, 2008) Report from Director and Deputy Chief Building Official, North York District and General Manager, Parks, Forestry and Recreation

**Financial Impact**

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

**Summary**

North York Community Council, on July 7, 2008, sought information from staff regarding how a property owner was able to proceed with a demolition and new home construction without providing the necessary protection for existing trees, as required by the City's Tree Protection Policy and Specifications for Construction Near Trees.

The current policy surrounding tree protection for demolition and new construction of residential buildings was developed by staff in Urban Forestry and Toronto Building. The policy requires applicants and their agents to provide accurate information with respect to trees located on the construction site or on adjacent properties. The policy works very well in streamlining the process surrounding building permit issuance and tree protection issues.

Staff in Urban Forestry and Toronto Building will undertake a review of the current Tree Protection Policy and implement any required changes with the goal of ensuring all trees are properly identified and declared on the Tree Declaration Form. In order to adequately review applications where construction has the potential to impact trees additional Urban Forestry staff are required.

**Background Information**

Staff Report - Tree Protection - North York Sites - Demolition and New Construction of Residential Buildings

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15566.pdf>)

**(Deferred from July 7, 2008 - Item NY17.28 and Deferred from September 9, 2008 - Item NY18.45)**

NY19.21	ACTION			Ward: 23
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**Preliminary Report - Official Plan Amendment - Rezoning and Site Plan Control Applications - 51 Drewry Avenue and 18-28 Inez Court**

(June 18, 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 all 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**

These applications were submitted on April 10, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

The applications propose to amend the Official Plan and Zoning By-law No. 7625 to permit the construction of a 23-storey apartment building containing 274 units at 51 Drewry Ave and 18-28 Inez Court.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. 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 required information is submitted in a timely manner.

**Background Information**

Staff Report & Attachments 1-7 - Preliminary Report - OPA, Rezoning and Site Plan Control Applications - 51 Drewry Avenue and 18-28 Inez Court

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15567.pdf>

NY19.22	ACTION			Ward: 26
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## **Preliminary Report - Rezoning Application - 30 Commercial Road**

(September 2, 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 April 4, 2008, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to rezone the lands at 30 Commercial Road to permanently allow a music recording and production facility in the existing building.

An existing three storey building is located at 30 Commercial Road. There are no changes being proposed to the existing building and site.

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.

### **Background Information**

Staff Report & Attachments 1-5 - Preliminary Report - Rezoning Application - 30 Commercial Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15570.pdf>)

**(Deferred from July 7, 2008 - Item NY17.29)**

NY19.23	ACTION	11:30 AM		Ward: 23
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**Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape**

(June 17, 2008) Report from Director, Community Planning, North York District

**Recommendations**

The City Planning Division recommends that:

1. The Chief Planner or his designate be authorized to give final approval to a Site Plan Control Application that incorporates a 6.0 metre wide sidewalk with enhanced pavement treatment on Yonge Street from Churchill Avenue to the northern boundary of the church property.

**Financial Impact**

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

**Summary**

This report responds to North York Community Council's June 10, 2008 direction to report on the outstanding site plan control matters for St. George's Church at 5350 Yonge Street.

**Background Information**

Staff Report & Attachments 1-2 - Site Plan Application - 5350 Yonge Street - St. George's Church Yonge St. Streetscape

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15605.pdf>)

NY19.24	ACTION	1:30 PM		Ward: 15
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**Final Report - Official Plan Amendment - Oakwood Avenue Arts District**

*Statutory - Planning Act, RSO 1990*

(September 12, 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. 2.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

## Financial Impact

The recommendations in this report have no financial impact.

## Summary

North York Community Council requested that in conjunction with the rezoning application for 458 Oakwood Avenue, consideration be given to amending the Official Plan related to this and adjacent residential properties for the section of Oakwood Avenue between Vaughan Road and Rogers Road to provide for additional uses that would support an “Arts District”. A concurrent report has been prepared addressing the rezoning application for 458 Oakwood Avenue and is before Community Council today.

The proposed amendment to the Official Plan would provide for additional arts-related uses along Oakwood Avenue between the intersections of Vaughan Road and Oakwood Avenue and Rogers Road and Oakwood Avenue. These provisions would be similar to the uses that are presently permitted at these intersections and would assist in the creation of an “Arts District” in this area.

The proposed Official Plan Amendment would maintain the character of the neighbourhood. The uses proposed in this Official Plan Amendment would also be compatible with other uses found within this section of Oakwood Avenue. The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

## Background Information

Staff Report & Attachments 1-2 - Final Report - Official Plan Amendment - Oakwood Avenue Arts District

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15569.pdf>

NY19.25	ACTION	1:45 PM		Ward: 15
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## Final Report - Rezoning Application - 458 Oakwood Avenue

*Statutory - Planning Act, RSO 1990*

(September 12, 2008) Report from Director, Community Planning, North York District

## Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 1-83 for the former City of York, as amended, for 458 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 amend the Zoning By-law to allow for a three-storey walk-up apartment building with five rental units and one artist live-work unit. This application was made on October 6, 2006 and is not 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 the Growth Plan for the Greater Golden Horseshoe. The proposed development is also in keeping with the policies of the City's Official Plan.

The proposal is compatible with the surrounding neighbourhood and is consistent with the *Neighbourhoods'* policies of the Official Plan. The proposal also supports a proposed area specific Official Plan Amendment to develop an "Arts District" in this area, which is the subject of a concurrent report before Community Council today.

The proposal represents a scale and character of development that is consistent with the traditional low-scale, main street which has developed in this area and in adjacent sections of Oakwood Avenue. The proposal is provided with adequate parking.

## Background Information

Staff Report & Attachments 1-5 Final Report - Rezoning Application - 458 Oakwood Avenue (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15568.pdf>)

## Communications

(September 18, 2008) e-mail from Diane Yee (NY.Main.NY19.25.1)

NY19.26	ACTION	2:00 PM		Ward: 15
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## Final Report - Rezoning Application - 416-418 Oakwood Ave

*Statutory - Planning Act, RSO 1990*

(September 12, 2008) Report from Director, Community Planning, North York District

## Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 1-83 for the former City of York for 416-418 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 the conversion of an existing 3-storey industrial structure zoned residential, to a mixed-use building containing a retail unit and a live-work unit at grade with eight residential units on the two floors above. This application was submitted on February 20, 2004 and is not 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 Zoning By-law No. 1-83 for the former City of York. This proposal has regard for the Provincial Policy Statement and is in keeping with the policies of the Official Plan. The proposed Zoning By-law Amendment also supports a proposed area specific Official Plan Amendment to develop an “Arts District” in this area, which is the subject of a concurrent report before Community Council today.

The proposed commercial and residential uses are compatible with the mix of commercial and residential uses along Oakwood Avenue and the surrounding low-density residential neighbourhoods to the east and west of the site. The proposal will provide a small-scale retail store that will service the needs of the local residents and the live-work unit could contribute to the emerging “Arts District” in this area. The existing building is suitable for conversion to a mixed-use building with commercial uses at grade directly fronting Oakwood Avenue with parking provided at the rear of the site.

### Background Information

Staff Report & Attachments 1-5 - Final Report - Rezoning Application - 416-418 Oakwood Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15576.pdf>)

NY19.Bills	ACTION		Delegated	
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### General Bills

### Confirmatory Bills