

North York Community Council

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

The Decision Document is for preliminary reference purposes only. Please refer to the Community Council's Report to City Council or to the Minutes for the official record.

How to Read the Decision Document:

- *Recommendations of the Community Council to City Council appear after the item heading.*
- *Action taken by the Community Council on items that are "delegated" (Community Council makes final decision) are so noted.*
- *Action taken by the Committee on its own authority does not require Council's approval and is listed in the decision document under the heading "decision Advice and Other Information" at the end of the item.*

Declarations of Interest, if any, appear at the end of an item.

NY19.1	ACTION	Adopted	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

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;

North York Community Council – October 7, 2008 Decision Document

- b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
- d. that the life of the Agreement be 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;
- e. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
- f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
- g. the owner 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	Amended	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

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. that the life of the Agreement be 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;
 - e. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
 - f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
 - g. the owner pay all applicable fees; and
 - h. the property complying with the minimum soft surface landscaping requirements of the Zoning By-law.

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	Withdrawn	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

Decision Advice and Other Information

The North York Community Council withdrew the report (August 18, 2008) from the District Manager, Municipal Licensing and Standards, North York District, because the Encroachment application can now be processed as a minor encroachment.

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	Amended	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

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner remove the wrought iron fence back 2.13 metres from the face of City curb, to the satisfaction of Transportation Services, North York District;
 - b. that the owner 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;
 - c. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - d. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - e. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - f. 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;
 - g. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
 - h. 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;
 - i. the owner pay all applicable fees; and

- j. the property complying with the minimum soft surface landscaping requirements of the Zoning By-law.

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 - NY18.7)

NY19.5	ACTION	Deferred	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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (June 16, 2008) from the District Manager, Municipal Licensing and Standards, North York District, for a period of three months.

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

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>

NY19.6	ACTION	Adopted	Delegated	Ward: 16
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Boulevard Café Application - 1853 Avenue Road

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

Committee Decision

North York Community Council:

1. Approved the Boulevard Café application, subject to the following conditions:
 - a. 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;
 - b. that the area be no greater than 2.80 metres by 4.60 metres, for a total area of 12.88 square metres;
 - c. that the boulevard café license be renewable on an annual basis with the appropriate insurance in place and the required fee being paid;
 - d. that a street allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof;
 - e. that no claims will be made against the City by the owner for damages occurring to the patio, equipment, enclosure or its elements during snow removal;
 - f. 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;
 - g. 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;
 - h. 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;
 - i. the indemnification of the City by the owner 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;
 - j. 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

North York Community Council – October 7, 2008 Decision Document

and safety, and will not make any additions or modifications beyond what is allowed pursuant to the terms of the License permit;

- k. the licensee pay the appropriate annual leasing rate, established by the City of Toronto, Corporate Services, Facilities and Real Estate Division;
- l. the licensee will secure an endorsement on their business license for a patio from Municipal Licensing & Standards; and
- m. 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	Adopted	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

Committee Decision

North York Community Council:

- 1. Approved the request for the variances listed in the third column of the table included in page 3 of the report (August 20, 2008) from the Director of Building and Deputy Chief Building Official.
- 2. Directed that 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	Adopted	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

Committee Decision

North York Community Council:

1. Approved the request for the variance listed in the third column of the table included in page 3 of the report (September 16, 2008) from the Director of Building and Deputy Chief Building Official.
2. Directed that 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	Adopted	Delegated	Ward: 23
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Residential Demolition Applications - 513 Hounslow Avenue, 47 Terrace Avenue and 446 Horsham Avenue located in the former City of North York

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

Committee Decision

North York Community Council:

1. Approved the request to demolish the subject residential buildings at 513 Hounslow Avenue, 47 Terrace Avenue and 446 Horsham Avenue, 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>)

9a Residential Demolition Applications - 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave. located in the former City of North York

(September 30, 2008) Report from Director of Building and Deputy Chief Building Official

Financial Impact

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

Summary

In a report dated September 10, 2008, Toronto Building North York Division recommended approval of ten demolition applications to allow for the construction of the proposed North York Service Road. Subsequent to the submission of the above report, the Facilities and Real Estate Division provided information advising that three of the properties, 513 Hounslow Ave., 47 Terrace Ave. and 446 Horsham Ave. are being demolished as the City intends dispose of these properties that have been declared surplus.

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 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave. are referred to North York Community Council to refuse or to grant the demolition permits.

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 - 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave.
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16076.pdf>)

NY19.10	ACTION	Adopted	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

Committee Decision

North York Community Council:

1. Approved the request to demolish the residential building at 3 Kenton Drive, 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	Adopted	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

Committee Decision

North York Community Council:

1. Refused the request to demolish the residential dwelling at 176 Finch Avenue West.

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	Amended	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

Committee Decision

North York Community Council:

1. Approved the 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.

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>)

Communications

(September 23, 2008) letter from Dr. Helene Massam, forwarding a petition signed by 46 residents in support of the proposed front yard parking pad. (NY.New.NY19.21.1)

NY19.13	ACTION	Adopted		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

Committee Recommendations

North York Community Council recommends that:

1. City 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. City Council direct that 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)

NY19.14	ACTION	Deferred	Delegated	Ward: 24
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Parking Prohibitions - Clarinda Drive

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

Decision Advice and Other Information

North York Community Council deferred consideration of the report (August 11, 2008) from the Director, Transportation Services Division, North York District, for a maximum of three months.

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	Adopted	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

Committee Decision

North York Community Council:

1. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, 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. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, 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. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, 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. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, by adding Hackett Avenue as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
5. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, 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. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, by adding Boake Street as a designated through street, from the south limit of Assiniboine Road to the north limit of Cook Road.
7. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, 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. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, 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. Amended Schedule XVIII of By-law No. 31001, of the former City of North York, 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.

North York Community Council – October 7, 2008 Decision Document

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

North York Community Council – October 7, 2008 Decision Document

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

North York Community Council – October 7, 2008 Decision Document

34. Amended Schedule XX of By-law No. 31001, of the former City of North York, by adding a No Heavy Trucks at Anytime prohibition on Boot Terrace, from Cook Road to Assiniboine Road.
35. Amended Schedule XX of By-law No. 31001, of the former City of North York, by adding a No Heavy Trucks at Anytime prohibition on Troyer Avenue, from Cook Road to Assiniboine Road.
36. Amended Schedule XX of By-law No. 31001, of the former City of North York, by adding a No Heavy Trucks at Anytime prohibition on Sheffer Terrace, from Cook Road to Assiniboine Road.
37. Amended Schedule XX of By-law No. 31001, of the former City of North York, by adding a No Heavy Trucks at Anytime prohibition on Assiniboine Road, from Boot Terrace to Sentinel Road.
38. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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.

North York Community Council – October 7, 2008 Decision Document

46. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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. Amended Schedule VIII of By-law No. 31001, of the former City of North York 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	Adopted	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

Committee Decision

North York Community Council:

1. Directed that 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	Adopted		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

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that 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	Amended	Delegated	Ward: 23
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Construction Vehicle Management - Avondale Community

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

Committee Decision

North York Community Council:

1. Endorsed the construction management strategy for the Avondale Community, which is documented in the report (September 18, 2008) from the Director, Transportation Services Division, North York District, for a period of one year, and that Transportation Services Division staff monitor construction activity and traffic conditions in the area.
2. Requested the Director, Transportation Services Division, North York District and the District Manager, Municipal Licensing and Standards, North York District, to report back to the North York Community Council at its meeting on October 13, 2009 on their review of construction activity and traffic conditions in the area and on any by-law infractions related to City by-laws governing construction.

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	Amended		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

Committee Decision

North York Community Council recommends that:

1. City Council name the proposed private lane at 2, 4, 6 Basswood Road, 61, 65, 69 and 71 Churchill Avenue “OMB Folly” in order to note the most historically significant event to occur on this site, namely the Ontario Municipal Board decision to approve this development in contradiction of City Planning regulations, despite the strong objections of City Council, City Planning staff and the community.
2. City Council direct that 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. City Council direct that the owners of the proposed private lane or their successors shall maintain, at their own risk, the signage installed under Recommendation 2 of the report (September 18, 2008) from the City Surveyor.
4. City Council authorize and direct the appropriate City Officials 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	Amended		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

Decision Advice and Other Information

North York Community Council requested the Director, Urban Forestry and City Forester, Parks, Forestry and Recreation and the Director of Building and Deputy Chief Building Official, North York District, to report to North York Community Council at its meeting on January 13, 2009 on enhancements to the Tree Protection Process which could be implemented on a trial basis in the North District, such report to include:

1. the review of the tree declaration forms so that they be completed with the assistance of the Parks and Forestry Division;
2. additional staff resources which may be required to do site visits;
3. additional computer terminal that may be required to allow those making application to see the site on the City Toronto Mono Viewer;
4. recommendations for funding these initiatives including the use of fines or cash-in-lieu payments that are received from tree removals on new residential site;
5. the feasibility of routinely securing a deposit or letter of credit as a means of ensuring compliance; and

6. any other suggestions staff may have.

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	Amended		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

Committee Recommendations

North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor.

2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site and that the notice area for the community consultation meeting be extended to include all residents and landowners within the area bounded by Connaught Avenue to the north, Yonge Street to the east, Hendon Avenue to the south and Talbot Road/Hilda Avenue to the west; and that the applicant pay the City for the costs associated with extending the notice area.
3. City Clerk's staff give notice for the public meeting under the *Planning Act* according to the regulations under the *Planning Act*.
4. City staff explore the option of exchanging the City owned cul-de-sac versus the outright sale of the cul-de-sac to the applicant and report back on this matter in the Final Report.

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	Adopted		Ward: 26
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Preliminary Report - Rezoning Application - 30 Commercial Road

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

Committee Recommendations

North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor.
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site.
3. City Clerk's staff give notice for the public meeting under the *Planning Act* 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	Amended		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

Committee Recommendations

North York Community Council recommends that:

1. City Council, given the characteristics of the St. George's Church on Yonge Street, require that a 5.0 metre sidewalk with enhanced pavement treatment along Yonge Street be provided to a maximum of \$53,000.00 to be paid by St. George's Church and the remaining costs to be funded through the development charges attributable to the entire redevelopment site.

Decision Advice and Other Information

North York Community Council requested the Director, Community Planning, North York District, to review the paving standards in the City-approved policy for the North York Centre streetscape plan, in consultation with appropriate City staff and the local Councillors, and report back to the North York Community Council at its meeting in January 13, 2009.

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	Amended		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

Committee Recommendations

North York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2 to the report (September 12, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

North York Community Council – October 7, 2008 Decision Document

3. City Council direct the Chief Planner to prepare a report bringing the Zoning By-laws for this area in conformity with the Official Plan, within one year.
4. City Council direct that a copy of the report (September 12, 2008) from the Director, Community Planning, North York District, be forwarded to Artscape and to Cultural Affairs with a request that they distribute it for information to the Toronto Arts Council and to other arts organizations.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on October 7, 2008, and notice was given in accordance with the *Planning Act*.

No-one addressed the North York Community Council.

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	Amended		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

Committee Recommendations

North York Community Council 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 to the report (September 12, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct that the cash-in-lieu payment be directed to the belt line cycling and walking trail to be used toward the enhancement of the pedestrian bridge that crosses Dufferin Street, north of Eglinton Avenue West.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on October 7, 2008, and notice was given in accordance with the *Planning Act*.

A staff presentation was made by Cassidy Ritz, Planner, Community Planning, North York District.

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	No Action		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

Decision Advice and Other Information

The public meeting was cancelled due to improper notice.

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>)

NY19.27	ACTION	Adopted		Ward: 25
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Appeal of Committee of Adjustment Decision and Request for Legal Staff and Outside Planning Consultant’s attendance at the OMB - B0051/08NY; A0451/08NY; A0452/08NY - 18 Sherwood Avenue

(October 7, 2008) Member Motion from Councillor Jenkins

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

Summary

An application to the Committee of Adjustment (COA), North York Panel for the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new building lot fronting onto Sherwood Avenue was refused by the committee on August 13th, 2008. Planning staff did not report on this application. The applicant appealed the COA decision to the Ontario Municipal Board (OMB). To date, an OMB hearing date has not been set.

In August 2007, the City successfully defended a similar COA decision at the OMB for a division of property at 159 and 161 Owen Blvd. in the St. Andrew's community. Another similar appeal at 12 Aldershot was also turned down at the OMB. The OMB decisions stated that the proposed lots were not compatible with the predominant lot size and character of the area and would negatively impact adjacent homeowners. Approval of this consent request would set a precedent for other lots in the area.

Approval of the request to sever the current lot at 18 Sherwood Avenue would result in the creation of two sub-standard lots that would be significantly out of character with other properties on the street and in the community. It is not an appropriate development of the property.

This application, like the others that were turned down by the OMB, does not meet the development criteria for established neighbourhoods as described in the Official Plan. There are other parcels of land in the area that could be subject to severance and inappropriate redevelopment if this application is approved and it would set a precedent for future development in the area.

Background Information

Member Motion - Representation at the Ontario Municipal Board - 18 Sherwood Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16116.pdf>)

NY19.28	ACTION	Adopted	Delegated	Ward: 15
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Proposed Renaming of Greyton Site Parkette to Senator Peter Bosa Parkette

(September 15, 2008) Report from General Manager, Parks, Forestry and Recreation

Committee Decision

North York Community Council:

1. Approved the renaming of Greyton Site Parkette to “Senator Peter Bosa Parkette”.

Financial Impact

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

Summary

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

The purpose of the report is to respond to the request made at the September 10th, 2007 Etobicoke York Community Council meeting regarding the naming of a park after the Honourable Senator Peter Bosa.

The Parks, Forestry, and Recreation staff is recommending that Greyton Site Parkette, located on Vaughan Rd at Arlington, be officially renamed “Senator Peter Bosa Parkette” in honour of his significant contributions to the City of Toronto and Canada.

Parks, Forestry and Recreation staff have exercised due diligence in ensuring that all criteria in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy have been met.

Background Information

Staff Report - Proposed Renaming of Greyton Site Parkette to Senator Peter Bosa Parkette
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16115.pdf>)

NY19.29	ACTION	Adopted	Delegated	Ward: 16
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Parking Prohibitions on Brooke Avenue, between Avenue Road and Kelso Avenue

(October 7, 2008) Member Motion from Councillor Stintz

Committee Decision

North York Community Council:

1. Directed the Transportation Services Division to implement no parking at any time prohibitions on the north and south sides of Brooke Avenue, between Avenue Road and Kelso Avenue.

Summary

My office (Councillor Stintz's Office) was contacted by residents regarding the parking prohibitions on Brooke Avenue, between Avenue Road and Kelso Avenue. There was confusion on the street over the parking prohibitions regulating this stretch of Brooke Avenue. Upon investigation, Transportation Services determined there was no existing by-law regulating parking along this block. Residents are requesting that parking at any time be prohibited on both the north and south sides of this stretch of Brooke Avenue. There is a municipal parking lot along the aforementioned block that can be utilized for parking. Transportation Services indicated they would implement the requested parking regulations if they received a consensus of local residents. The Councillor's office received a petition from the street indicating a majority of people support the change.

Background Information

Member Motion - Brooke Avenue Parking Prohibitions
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16099.pdf>

NY19.30	ACTION	Adopted		Ward: 16
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Ontario Municipal Board Hearing – 348 Joicey Boulevard

(October 7, 2008) Member Motion from Councillor Stintz

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to appear at the Ontario Municipal Board on November 26, 2008 to support the Committee of Adjustment's refusal of this application.

Summary

On July 16, 2008 the Committee of Adjustment refused an application to sever a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot and the Minor Variance to construct a new two storey dwelling on each of the subdivided lots. Planning Staff recommended refusal of the application for Consent and Minor Variances. The Committee of Adjustment refused applications B0045/08NY, A0398/08NY and A0399/08NY on the following grounds:

1. The intent and purpose of the Official Plan is not maintained.
2. The general intent and purpose of the Zoning By-Law is not maintained.
3. The variance is not considered desirable for the appropriate development of the land.
4. The Committee does not consider the variance minor in nature.

The applicant appealed the refusal to the Ontario Municipal Board.

Background Information

Member Motion - Representation at the Ontario Municipal Board - 348 Joicey Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16100.pdf>

NY19.31	ACTION	Adopted	Delegated	Ward: 16
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Residential Demolition Applications - 1705 & 1745 Avenue Road

(October 7, 2008) Report from Director of Building and Deputy Chief Building Official

Committee Decision

North York Community Council:

1. Approved the request for the demolition of the residential dwellings at 1705 and 1745 Avenue Road with the following conditions:
 - a. all debris and rubble be removed immediately after demolition; and
 - b. the excavation be filled and 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 with City policy or by-laws.

In accordance with section 33 of the Planning Act and the Municipal Code Chapter 363, Article II “Demolition Control” the applications for the demolition of two residential dwellings units at 1705 and 1745 Avenue Road are referred to the North York Community Council to refuse or to grant the issuance of demolition permits because the owner has not obtained a building permit to replace the dwellings with residential units. If the North York Community Council grants issuance of the demolition permits, it may do so with or without conditions.

Background Information

Staff Report & Attachment - Residential Demolition Applications for 1705 & 1745 Avenue Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16107.pdf>)

NY19.32	ACTION	Adopted		Ward: 23
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Appeal of Committee of Adjustment Decision & Request for Legal Staff and Appropriate City Staff to Attend the OMB Hearing - A0428/08NY - 96 Johnston Avenue

(October 3, 2008) Member Motion from Councillor Filion

Committee Recommendations

North York Community Council recommends that:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in opposition of the approval of the finished first floor height and overall building height variances relating to Committee of Adjustment application A0428/08NY.

Summary

A Committee of Adjustment hearing was held on July 30, 2008 in regards to File No. A0428/08NY, an application for variances from the provisions of the North York Zoning By-law 7625, as amended, for the property at 96 Johnston Avenue. The application sought variances to permit an east side yard setback of 1.2 metres to the existing dwelling whereas a minimum of 1.8 metres is required, a west side yard setback of 1.5 metres to the existing dwelling whereas a minimum of 1.8 metres is required, a proposed lot coverage of 32% (193.2 m²) whereas a maximum of 30% (181.1 m²) is permitted, a proposed finished first floor height of 2.89 metres whereas a maximum of 1.5 metres is permitted, and a proposed building height of 9.5 metres whereas a maximum of 8.8 metres is permitted. The variances are to permit the construction of a new two-storey dwelling. The Committee approved the application for the variances at this hearing.

A third party has appealed the Committee decision to the Ontario Municipal Board. An OMB hearing date has not yet been scheduled for this application.

A staff report dated July 23, 2008 noted that there have been no variances requested or granted in the vicinity of the subject property for building height or finished first floor height. Staff also noted that the two-storey dwelling immediately adjacent to the subject property, which was built in 2004, did not require such variances to the Zoning By-law. Staff's recommendation to the Committee was to refuse the application.

The proposed two-storey dwelling represents an overdevelopment of the lot and does not meet intent of Official Plan that requires compatibility with the physical character of the neighbourhood. City Planning staff does not support the decision of the Committee of Adjustment in approving the application.

Background Information

Member Motion - Representation at the Ontario Municipal Board - 96 Johnston Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16101.pdf>)

Staff Report - 96 Johnston Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16122.pdf>)

NY19.33	ACTION	Adopted		Ward: 15
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Appeal of Committee of Adjustment Decision & Request for Legal Staff and Appropriate City Staff to Attend the OMB Hearing A0405/08NY - 148 Shelborne Avenue

(October 7, 2008) Member Motion from Councillor Moscoe

Committee Recommendations

North York Community Council recommends that:

1. City Council instruct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the approval of the variances relating to Committee of Adjustment application A0405/08NY.

Summary

A Committee of Adjustment hearing was held on July 16, 2008 in regards to File No. A0405/08NY, an application for variances from the provisions of the North York Zoning By-law 7625, as amended, for the construction of a place of worship on the property at 148 Shelborne Avenue. The application was deferred sine die in order to provide the applicant an opportunity to further consult with neighbouring property owners, and was rescheduled for the September 10, 2008 Committee hearing.

The applicant sought variances to permit a front yard setback of 4.57 metres to the proposed building whereas a minimum of 7.5 metres (which may be decreased by up to 1.0 metre) is required, a west side yard setback of 2.0 metres to the proposed building whereas a minimum of 4.4 metres (half the height of the building) is required, an east side yard setback of 2.4 metres to the proposed building whereas a minimum of 4.4 metres (half the height of the building) is required, a proposed 1.5-metre landscape buffer along the east property line

whereas a minimum of 3 metres is required, a proposed 1.0-metre landscape buffer along the north property line whereas a minimum of 1.5 metres is required, thirteen (13) proposed parking spaces whereas a minimum of thirty-seven (37) spaces are required, and distances of approximately 140 metres, 160 metres, 220 metres, 230 metres and 260 metres between the proposed building and other places of worship whereas a minimum distance between lots with a place of worship shall be 304.8 metres. Staff did not provide any written recommendations to the Committee, which subsequently approved the application for the variances at this hearing.

A third party has appealed the Committee decision to the Ontario Municipal Board. An OMB hearing date has not yet been scheduled for this application.

Background Information

Member Motion - Representation at the Ontario Municipal Board - 148 Shelborne Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16102.pdf>

Notice of Decision - Committee of Adjustment - 148 Shelborne Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16123.pdf>

NY19.34	ACTION	Amended		Ward: 23
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Appeal of Committee of Adjustment Decision and Staff Representation at the Ontario Municipal Board - 67 Florence Avenue

(October 7, 2008) Member Motion from Councillor Filion

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor and appropriate City Planning Division staff to attend the Ontario Municipal Board hearing to uphold the Zoning By-law and the Official Plan, and support the refusal by the Committee of Adjustment.

Summary

An application to the Committee of Adjustment, North York Panel for the severance of the lot into two parcels and the construction of a two-storey detached dwelling with an integral garage on each lot was refused on September 10, 2008 (file numbers B0058/08NY, A0494/08NY and A0495/08NY).

The variances requested frontages of 7.6 m and lot areas of 301 m².

The decision has been appealed by the applicant.

Planning staff recommended refusal of the applications.

The Councillor is requesting that Legal and Planning Staff attend the Ontario Municipal Board hearing to defend the Committee of Adjustment decision.

Background Information

Member Motion - Representation at the Ontario Municipal Board - 67 Florence Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16117.pdf>

Staff Report - Division of Lot - 67 Florence Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16118.pdf>

Notice of Decision 1 - Committee of Adjustment - 67 Florence Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16119.pdf>

Notice of Decision 2 - Committee of Adjustment - 67 Florence Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16120.pdf>

Notice of Decision 3 - Committee of Adjustment - 67 Florence Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16121.pdf>

NY19.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed [By-laws 1054-2008 to 1063-2008](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 1064-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-10-07	Morning	9:40 AM	11:45 PM	Public
2008-10-07	Afternoon	1:35 PM	1:50 PM	Public