

North York Community Council

Meeting No.	20	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, November 18, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre	Chair	Councillor Maria Augimeri

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.

NY20.1	ACTION	Adopted		Ward: 25
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Application to Remove a City-owned Tree - 74 Gordon Road

Committee Recommendations

North York Community Council recommends that City Council:

1. Deny the request for permission to remove one (1) City-owned tree fronting 74 Gordon Road .

Origin

(October 24, 2008) Report from Director, Urban Forestry, Parks, Forestry and Recreation

Summary

The report requests Council's authority to deny the request for permission to remove a healthy City-owned, 45-centimetre diameter Norway maple tree fronting 74 Gordon Road . The applicant would like to implement a new landscape on the property and has concerns with the structural condition of the tree.

The tree is a healthy and viable specimen and should provide benefits to the community for years to come. Urban Forestry cannot support the loss of existing trees or potential planting sites as their loss is contrary to the City's stated goal of doubling the tree canopy.

Background Information

Staff Report & Attachments 1-2 - Application to Remove a City-Owned Tree
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16587.pdf>

NY20.2	ACTION	Adopted		Ward: 25
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Application to Remove a Private Tree - 72 Cheltenham Avenue

Committee Recommendations

North York Community Council recommends that City Council:

1. Deny the request for permit to remove one (1) privately-owned tree at 72 Cheltenham Avenue.

Decision Advice and Other Information

North York Community Council received the communication from Cindy Quinton-Gladstone.

Origin

(October 24, 2008) Report from Richard Ubbens, Director, Urban Forestry, Parks, Forestry and Recreation

Summary

The report requests Council's authority to deny the request for removal of one (1) privately-owned tree, located in the front yard of 72 Cheltenham Avenue. The homeowner is concerned that the roots of the tree may grow into and block the newly replaced sewer line.

Inspection of the tree by staff revealed that the tree is in good condition. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support the loss of existing trees as their loss is contrary to the City's stated goal of doubling the tree canopy.

Background Information

Staff Report & Attachments 1-3 - 72 Cheltenham Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16582.pdf>

Communications

(November 17, 2008) fax from Amir Khashayar, forwarding a communication dated November 17, 2008 addressed to Urban Forestry and Arborist Report dated April 22, 2008 from Philip Rogic, Forester/Principal, Redbud Forestry Consultants, addressed to Amir Khashayar (NY.New.NY20.2.1)

(November 17, 2008) e-mail from Cindy Gladstone (NY.New.NY20.2.2)

(November 18, 2008) submission from John Panos (NY.New.NY20.2.3)

NY20.3	ACTION	Adopted		Ward: 25
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Application to Remove a City-owned Tree - 29 Vernham Court

Committee Recommendations

North York Community Council recommends that City Council:

1. Deny the request for permission to remove one (1) City-owned tree fronting 29 Vernham Court.

Origin

(October 24, 2008) Report from Richard Ubbens, Director, Urban Forestry, Parks, Forestry and Recreation

Summary

The report requests Council's authority to deny the request for permission to remove a healthy City-owned, 48-centimetre diameter Norway maple tree fronting 29 Vernham Court. The applicant would like to relocate their driveway to a location that would be in conflict with the tree.

The tree is a healthy and viable specimen. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support the loss of existing trees or potential planting sites as their loss is contrary to the City's stated goal of doubling the tree canopy.

Background Information

Staff Report & Attachments 1-2 - 29 Vernham Court
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16583.pdf>

NY20.4	ACTION	Amended	Delegated	Ward: 25
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Fence Exemption Request - 27 Vernham Court

Committee Decision

North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 27 Vernham Court, on condition that when the fence is replaced it be constructed in compliance with Chapter 447 or its successor by-law.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the front yard which is in violation of the By-law.

Background Information

Staff Report - Fence Exemption - 27 Vernham Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16849.pdf>)

NY20.5	ACTION	Amended	Delegated	Ward: 26
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Fence Exemption Request - 60 Bennington Heights Drive

Committee Decision

North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 60 Bennington Heights Drive, on condition that when the fence is replaced it be constructed in compliance with Chapter 447 or its successor by-law.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the front yard which is in violation of the By-law.

Background Information

Staff Report - Fence Exemption - 60 Bennington Heights Drive
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16852.pdf>)

NY20.6	ACTION	Adopted	Delegated	Ward: 10
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Fence Exemption Request - 130 Alexis Boulevard

Committee Decision

North York Community Council:

1. Did not grant the fence exemption for the property at 130 Alexis Boulevard.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front and side yards which are in violation of the By-law.

Background Information

Staff Report - Fence Exemption - 130 Alexis Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16835.pdf>)

NY20.7	ACTION	Amended	Delegated	Ward: 8
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Fence Exemption Request - 44 Yellowstone Street

Committee Decision

North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 44 Yellowstone Street, on condition that when the fence is replaced it be constructed in compliance with Chapter 447 or its successor by-law.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to build a fence in the front yard in violation of the By-law.

Background Information

Staff Report - Fence Exemption Request - 44 Yellowstone Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16846.pdf>

NY20.8	ACTION	Adopted	Delegated	Ward: 23
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Fence Exemption Request - 70 Florence Avenue

Committee Decision

North York Community Council:

1. Did not grant the fence exemption for the property at 70 Florence Avenue.

Decision Advice and Other Information

North York Community Council received the following communications:

- a. (November 10, 2008) from Glenn Simpson; and
- b. (November 17, 2008) from Z.R., Binsell.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front and side yards which are in violation of the By-law.

Background Information

Staff Report - Fence Exemption Request - 70 Florence Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16854.pdf>

Communications

(November 10, 2008) petition from Glenn Simpson, applicant, forwarding 10 identical letters signed by 10 area residents (NY.New.NY20.8.1)

(November 18, 2008) letter from Z.R. Binsell (NY.New.NY20.8.2)

NY20.9	ACTION	Amended	Delegated	Ward: 25
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Fence Exemption Request - 63 Rollscourt Drive**Committee Decision**

North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 63 Rollscourt Drive, on condition that when the fence is replaced it be constructed in compliance with Chapter 447 or its successor by-law.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the front yard which is in violation of the By-law.

Background Information

Staff Report - Fence Exemption - 63 Rollscourt Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16841.pdf>)

NY20.10	ACTION	Amended	Delegated	Ward: 16
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Fence Exemption Request - 44 Delhi Avenue**Committee Decision**

North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 44 Delhi Avenue, on condition that one panel be removed from the fence.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front and side yards which are in violation of the By-law.

Background Information

Staff Report - Fence Exemption - 44 Delhi Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16845.pdf>)

NY20.11	ACTION	Deferred	Delegated	Ward: 16
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Fence Exemption Request - 20 Westgrove Crescent**Decision Advice and Other Information**

North York Community Council deferred consideration of this matter until its meeting of January 13, 2009.

Origin

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the rear yard which is in violation of the By-law.

Background Information

Staff Report - Fence Exemption Request - 20 Westgrove Crescent
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16842.pdf>)

Communications

(November 14, 2008) e-mail from Toby Belman (NY.Main.NY20.11.1)

NY20.12	ACTION	Adopted	Delegated	Ward: 16
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Encroachment Agreement Request - 435 Brookdale Avenue

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. the owner(s) remove the rock retaining wall abutting the city curb be removed and replaced with soil and sod, to the satisfaction of Transportation Services, North York District;
 - b. 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;
 - c. the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - d. 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;
 - e. 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;

- f. 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;
- g. 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
- h. the owner(s) pay all applicable fees.

Origin

(October 23, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 435 Brookdale Avenue, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The existing encroachment consists of a stone retaining wall, rock retaining wall, and garden with two pine trees on the City road allowance.

Background Information

Staff Report - Encroachment Agreement - 435 Brookdale Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16824.pdf>

NY20.13	ACTION	Adopted	Delegated	Ward: 10
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Encroachment Agreement Request - 92 Bidewell Avenue

Committee Decision

North York Community Council:

- 1. Approved the Encroachment application, subject to the following conditions:
 - a. the owner(s) remove the remove the sprinklers back 2.13 metres behind the face of the city curb, to the satisfaction of Transportation Services, North York District;

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- b. 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;
- c. the appropriate City Officials be authorized to take the necessary action to give effect thereto;
- d. 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;
- e. 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;
- f. 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;
- g. 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
- h. the owner(s) pay all applicable fees.

Origin

(October 21, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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 92 Bidewell Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of a stone retaining wall, wrought iron guard, decorative stones forming a circular garden and sprinklers on the City road allowance.

Background Information

Staff Report - Encroachment Agreement - 92 Bidewell Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16830.pdf>)

NY20.14	ACTION	Adopted	Delegated	Ward: 10
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Encroachment Agreement Request - 70 Westgate Boulevard

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. 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;
 - b. the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. 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.
 - d. 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(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;
 - 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(s) pay all applicable fees.

Origin

(October 22, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

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.

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The purpose of this report is to consider a request by the owner(s) of 70 Westgate Boulevard, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The existing encroachment consists of two cedar hedges and wooden fence on the City road allowance.

Background Information

Staff Report - Encroachment Agreement - 70 Westgate Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16836.pdf>

NY20.15	ACTION	Adopted	Delegated	Ward: 16
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Sign Variance - 1880 Avenue Road

Committee Decision

North York Community Council:

1. Approved the request for variances to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southeast corner of the property with a newly designed two-sided illuminated ground sign at 1880 Avenue Road, on condition that energy efficient lights be used.
2. Directed the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Decision Advice and Other Information

North York Community Council received the following communications:

- a. (November 17, 2008) from Sara Lipson; and
- b. (November 12, 2008) from Gwyn Thomas, President, Toronto Parking Authority.

Origin

(October 1, 2008) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

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 reviews and makes recommendations on a request by Lorne Persiko on behalf of Toronto Parking Authority for approval of variances from Sign By-law No. 30788 as amended, of the former City of North York to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southeast corner of the property with a newly designed two-sided illuminated third party ground sign at 1880 Avenue Road.

Staff recommends approval of the application. The variances are minor and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report & Attachments 1-3 - 1880 Avenue Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16468.pdf>)

Communications

(November 12, 2008) e-mail from Gwyn Thomas, President, Toronto Parking Authority (NY.Main.NY20.15.1)

(November 17, 2008) e-mail from Sara Lipson (NY.New.NY20.15.2)

(November 18, 2008) e-mail from Vanessa Henderson (NY.New.NY20.15.3)

NY20.16	ACTION	Deferred	Delegated	Ward: 23
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Sign Variance - 10 Kingsdale Ave

Decision Advice and Other Information

North York Community Council deferred consideration of this matter until its meeting of January 13, 2009.

Origin

(October 1, 2008) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

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 reviews and makes recommendations on a request by Lorne Persiko on behalf of Toronto Parking Authority for approval of variances from By-law No. 30788 as amended, of the former City of North York Toronto Municipal Code to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southwest corner of the property with a newly designed two-sided illuminated ground sign at 10 Kingsdale Avenue.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report & Attachments 1-3 - 10 Kingsdale Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16469.pdf>)

Communications

(November 12, 2008) e-mail from Gwyn Thomas, President, Toronto Parking Authority (NY.Main.NY20.16.1)

(November 17, 2008) e-mail from Stephanie Abba (NY.New.NY20.16.2)

(November 17, 2008) e-mail from Sara Lipson (NY.New.NY20.16.3)

(November 18, 2008) e-mail from Vanessa Henderson (NY.New.NY20.16.4)

NY20.17	ACTION	Adopted	Delegated	Ward: 25
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Sign Variance - 1090 Don Mills Road**Committee Decision**

North York Community Council:

1. Approved the request for the variances listed in the third column of the table on page 4 of this report.
2. Directed that the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Decision Advice and Other Information

North York Community Council received the communication (November 14, 2008) from T.J.D. West, President, Don Mills Residents Inc.

Origin

(October 21, 2008) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

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 Tony Volpentesta on behalf of Bousfields Inc., the planning consultants for Cadillac Fairview Corporation Ltd. the owners of the above-captioned lands, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect up to 121 projecting signs (blade signs) on 12 buildings at the retail complex “Shops at Don Mills” located at the above noted address.

Background Information

Staff Report & Attachments 1-10 - 1090 Don Mills Road

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16467.pdf>

Communications

(November 14, 2008) letter from Terry West, Don Mills Residents Inc. (NY.New.NY20.17.1)
 (November 18, 2008) e-mail from Vanessa Henderson (NY.New.NY20.17.2)

NY20.18	ACTION	Amended	Delegated	Ward: 15
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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 at 21 Hanson Road**

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 front yard parking at 21 Hanson Road.
2. Received the report (September 9, 2008) from the Director, Transportation Services, North York District.

Origin

(September 9, 2008) Report from Director, Transportation Services, North York District

Summary

This staff report is about a matter for which 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 report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 21 Hanson Road which does not meet the technical requirements of the Code as on-street parking is available. Also, it does not meet the physical requirements for soft landscaping on the private property portion of the front yard.

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

Background Information

Staff Report - Parking Pad - 21 Hanson Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16554.pdf>)

Attachment - Diagram of Parking Pad - 21 Hanson Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16555.pdf>)

NY20.19	ACTION	Amended	Delegated	Ward: 16
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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 at 133 Brookdale Avenue

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 front yard parking 133 Brookdale Avenue.
2. Received the report (October 23, 2008) from the Director, Transportation Services, North York District.

Origin

(October 23, 2008) Report from Director, Transportation Services, North York District

Summary

This staff report is about a matter for which 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 report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 133 Brookdale 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 - Parking Pad - 133 Brookdale Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16552.pdf>

Attachment - Diagram of Parking Pad - 133 Brookdale Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16553.pdf>

NY20.20	ACTION	Amended	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a second front yard parking pad at 91 St. Germain Avenue

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 second front yard parking at 91 St. Germain Avenue.
2. Received the report (October 29, 2008) from the Director, Transportation Services, North York District.

Origin

(October 29, 2008) Report from Director, Transportation Services, North York District

Summary

This staff report is about a matter for which community council has delegated authority to make a final decision provided it is not amended to vary with City policy or by-laws.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a second front yard parking pad at 91 St. Germain Avenue which does not meet the requirements of the Code as only one front yard parking pad is permitted.

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 - Parking Pad - 91 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16864.pdf>)

Attachment - Diagram of Parking Pad - 91 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16865.pdf>)

NY20.21	ACTION	Deferred	Delegated	Ward: 16
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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 at 53 Old Orchard Grove

Decision Advice and Other Information

North York Community Council deferred consideration of this matter until the North York Community Council meeting of January 13, 2009, to allow the Ward Councillor to meet with the applicant.

Origin

(October 24, 2008) Report from Director, Transportation Services, North York District

Summary

This staff report is about a matter for which 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 report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 53 Old Orchard Grove 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 - Parking Pad - 53 Old Orchard Grove

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16556.pdf>)

Attachment - Diagram of Parking Pad - 53 Old Orchard Grove

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16557.pdf>)

NY20.22	ACTION	Deferred	Delegated	Ward: 16
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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 at 238 Fairlawn Avenue

Decision Advice and Other Information

North York Community Council deferred consideration of this matter until its meeting of January 13, 2009, to allow the Ward Councillor to meet with the applicant and representatives from the neighbourhood school.

Origin

(October 7, 2008) Report from Director, Transportation Services, North York District

Summary

This staff report is about a matter for which 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 report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 238 Fairlawn 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 - Parking Pad - 238 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16453.pdf>)

Attachment - Diagram of Parking Pad - 238 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16454.pdf>)

Communications

(November 18, 2008) e-mail from Douglas Taylor (NY.New.NY20.22.1)

NY20.23	ACTION	Deferred	Delegated	Ward: 16
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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 at 240 Fairlawn Avenue

Decision Advice and Other Information

North York Community Council deferred consideration of this matter until its meeting of January 13, 2009, to allow the Ward Councillor to meet with the applicant.

Origin

(October 7, 2008) Report from Director, Transportation Services, North York District

Summary

This staff report is about a matter for which 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.

North York Community Council – November 18, 2008 Decision Document

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 240 Fairlawn 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 - Parking Pad - 240 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16457.pdf>)

Attachment - Diagram of Parking Pad - 240 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16458.pdf>)

(Deferred from May 6, 2008 - Item NY15.34, and September 9, 2008 - Item NY18.17 for Public Presentation and Debate on November 18, 2008)

NY20.24	ACTION	Amended		Ward: 25, 26, 34
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Identifying Land to Purchase for a new Multi-pad Ice Arena in Wards 25, 26, or 34

Decision Advice and Other Information

North York Community Council directed that:

1. The General Manager of Parks, Forestry and Recreation receive the proposal from the Don Mills Civitan Community Service Club for a multi-pad ice sports facility on the southwest corner of Don Mills Road and Highway 401 and upon review of the proposal by all relevant City Divisions and other entities/agencies, report to the Government Management Committee, no later than May 12, 2009, on the feasibility of the proposal.
2. An additional report be prepared by Parks, Forestry and Recreation on funding sources for the various studies required to complete a comprehensive business plan, such report to be tabled at the Government Management Committee at the same time as it considers the proposal from the Don Mills Civitan.
3. Parks, Forestry and Recreation provide a status report, providing recommendations on this matter, no later than the June 9, 2009 meeting of North York Community Council.

Origin

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

Summary

This report provides a status update on the search for a suitable site to locate a new twin pad ice arena within Ward 25, 26 and 34. This report explains the process that this site selection study

will take, and criteria that will be used to determine the priority of potential acquisition sites as well as a preliminary list of candidate sites.

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

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

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

Background Information

Staff Report - Multipad Ice Arena - Land to Purchase

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16481.pdf>

Attachment 1 - Study Area Map - Multipad Ice Arena - Land to Purchase

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16482.pdf>

Attachment 2 - Site Map - Multipad Ice Arena - Land to Purchase

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16483.pdf>

Attachment 3 - Memo from City Clerk - Multipad Ice Arena

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16480.pdf>

Communications

(June 9, 2008) e-mail from Terry West, President, Don Mills Residents Inc. (NY.Main.NY20.24.1)

(June 9, 2008) letter from David Crouch, Don Mills Civitan Community Service Club (NY.Main.NY20.24.2)

(November 18, 2008) presentation from Don Mills Civitan Sports & Recreation Centre Presentation, submitted by David Crouch, Don Mills Civitan (NY.New.NY20.24.3)

NY20.25	ACTION	Adopted	Delegated	Ward: 9
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Installation of an On-Street Parking Space for Persons with Disabilities - Parent Avenue

Committee Decision

North York Community Council:

North York Community Council – November 18, 2008 Decision Document

1. Established an on-street parking space for persons' with disabilities on the south side of Parent Avenue, between a point 35 metres west of the westerly limit of Roding Street and a point 5.5 metres further west thereof.
2. Amended By-law 32759, of the former City of North York, by deleting the School Bus Loading Zone, on the south side of Parent Avenue, from the westerly limit of Roding Street to a point 60 metres westerly thereof.
3. Amended By-law 32759, of the former City of North York, by adding a School Bus Loading Zone on the west side of Roding Street, from a point 15 metres south of Parent Avenue to a point 70 metres further south.

Origin

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

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 install an on-street disabled persons' parking space on the south side of Parent Avenue approximately 35 metres west of Roding Street and to designate the current school bus loading zone on Roding Street.

The introduction of the disabled persons' parking space will address the distinct needs of parents of students that attend St. Conrad Catholic School while only reducing the available on-street parking by one space and the designation of the school bus loading zone will address the needs of the school buses.

Background Information

Staff Report - On-Street Parking Space for Persons with Disabilities - Parent Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16463.pdf>

Attachment - Map - On-Street Parking Space for Persons with Disabilities - Parent Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16464.pdf>

NY20.26	ACTION	Adopted	Delegated	Ward: 15
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Parking Prohibitions - Covington Road**Committee Decision**

North York Community Council:

1. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit parking at anytime on the north side of Covington Road, from Brucewood Crescent to a point 35 metres east.

Origin

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

Summary

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

To obtain approval to prohibit parking at anytime on the north side of Covington Road between Brucewood Crescent to a point 35 metres east thereof.

The implementation of the parking prohibitions will address a resident's concerns regarding vehicles continually parked on either side of his driveway at 36 Covington Road.

Background Information

Staff Report - Parking Prohibitions - Covington Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16451.pdf>)

Attachment - Map - Parking Prohibitions - Covington Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16452.pdf>)

NY20.27	ACTION	Adopted	Delegated	Ward: 16
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Speed Reduction and All Way Stop Control - Cortleigh Boulevard**Committee Decision**

North York Community Council:

1. Did not approve the installation of all-way stop control at the intersection of Cortleigh Boulevard and Cortleigh Crescent.
2. Did not approve the reduction of speed limit from 50 km/h to 40 km/h on Cortleigh Boulevard between Avenue Road and Rosewell Avenue.

Origin

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

Summary

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

To deny the request to install an all way stop control at the intersection of Cortleigh Boulevard and Cortleigh Crescent and the reduction of speed limit on Cortleigh Boulevard between Avenue Road and Rosewell Avenue from 50 km/h to 40 km/h.

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The existing traffic and roadway conditions do not warrant the introduction of all-way stop control or the reduction of speed limit at the above-noted locations.

Background Information

Staff Report - Speed Reduction & All Way Stop - Cortleigh Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16448.pdf>)

Attachment 1 - Map - Speed Reduction & All Way Stop - Cortleigh Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16450.pdf>)

Attachment 2 - Warrant - Speed Reduction & All Way Stop - Cortleigh Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16449.pdf>)

NY20.28	ACTION	Adopted	Delegated	Ward: 16
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Turn Prohibitions - Glengarry Avenue west of Avenue Road

Committee Decision

North York Community Council:

1. Amended Schedule XV of By-Law 31001, of the former City of North York, by prohibiting northbound left turns from 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m., Monday to Friday from 1500 Avenue Road onto Glengarry Avenue.

Origin

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

Summary

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

To obtain approval to implement a No Left Turn from 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m., Monday to Friday prohibition onto Glengarry Avenue from the Shoppers Drug Mart located at 1500 Avenue Road.

The implementation of the turn prohibitions will be in keeping with the approved development application 07 111962NNY 16 SA, for Avlor Investments Limited (Shoppers Drug Mart) at 1500 Avenue Road.

Background Information

Staff Report - Turn Prohibitions - Glengarry Avenue west of Avenue Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16455.pdf>)

Attachment - Map - Turn Prohibitions - Glengarry Avenue west of Avenue Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16456.pdf>)

NY20.29	ACTION	Amended	Delegated	Ward: 16
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Extension of Overnight On-Street Permit Parking Hours - St. Clements Avenue and Castlefield Avenue

Committee Decision

North York Community Council:

1. Approved the extension of overnight on-street permit parking hours of operation on St. Clements Avenue, between Avenue Road and Castlewood Road and on Castlefield Avenue, between Avenue Road and Castlewood Road, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 9:30 a.m., 7 days a week.

Origin

(October 28, 2008) Report from Director, Transportation Services, North York District

Summary

This staff report is about a matter for which community council has delegated authority to make a final decision provided it is not amended to vary with City policy or by-laws.

Transportation Services is requesting approval from North York Community Council to extend overnight on-street permit parking hours on St. Clements Avenue, between Avenue Road and Castlewood Road and on Castlefield Avenue, between Avenue Road and Castlewood Road, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 9:30 a.m., 7 days a week.

By extending overnight on-street permit parking hours, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term parking through their tagging and towing operations.

In addition approval is also being requested to install a no stopping prohibition to increase the level of safety for pedestrians and motorists during pick-up and drop-off activities in the vicinity of Allenby Public School.

Background Information

Staff Report - On-street Parking Permit - St. Clements & Castlefield
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16873.pdf>

Attachment - Diagram of On-street Parking Location - St. Clements & Castlefield
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16874.pdf>

NY20.30	ACTION	Adopted		Ward: 23
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Turn Restrictions - West Lansing Community, Sheppard Avenue West

Committee Recommendations

North York Community Council recommends that City Council:

1. Delete the existing eastbound right turn prohibition at Easton Road and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, buses and bicycles excepted.
2. Delete the existing eastbound right turn prohibition at Senlac Road and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays.
3. Delete the existing eastbound right turn prohibition at Fennell Street and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Saturdays, Sundays and Public Holidays.
4. Delete the existing eastbound right turn prohibition at Beaman Road and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., except Saturdays, Sundays and Public Holidays
5. Prohibit eastbound right turns at Easton Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, buses and bicycles excepted be implemented.
6. Prohibit eastbound right turns at Senlac Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.
7. Prohibit eastbound right turns at Fennell Street and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.
8. Prohibit eastbound right turns at Pewter Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.
9. Prohibit westbound left turns at Pewter Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted, be implemented.
10. Prohibit eastbound right turns at Beaman Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. and 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.

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11. Prohibit westbound left turns at Beaman Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.

Origin

(October 22, 2008) Report from Director, Transportation Services Division, North York District

Summary

To obtain approval to amend and restrict certain traffic movements on Sheppard Avenue West intersecting at Easton Road, Senlac Road, Fennell Street, Pewter Road, and Beaman Road.

The amendments and additional turn restrictions will address the concerns of the West Lansing Community, with regards to transient traffic volumes through the community.

Background Information

Staff Report - Turn Restrictions - West Lansing Community, Sheppard Avenue West
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16472.pdf>)

Attachment - Map - Turn Restrictions - West Lansing Community, Sheppard Avenue West
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16473.pdf>)

NY20.31	ACTION	Adopted	Delegated	Ward: 23
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Installation of an On-Street Parking Space for Persons with Disabilities - Greenfield Avenue**Committee Decision**

North York Community Council:

1. Established an on-street parking space for persons with disabilities on the south side of Greenfield Avenue, between a point 32 metres west of the westerly limit of Doris Avenue and a point 5.5 metres further west thereof.
2. Directed the City Solicitor to prepare the appropriate bills for the removal of 5.5 metres of pay-and-display parking on the south side of Greenfield Avenue between a point 32 metres west of Doris Avenue and a point 5.5 metres west thereof.
3. Authorized and directed the appropriate City officials to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Origin

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

Summary

This staff report is about a matter that the Community Council as 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 install an on-street disabled persons parking space on the south side of Greenfield Avenue approximately 32 metres west of Doris Avenue.

The introduction of the disabled persons parking space will address the distinct needs of parents of students that attend Cardinal Carter Academy for the Arts while only reducing the available pay-and-display parking by one space.

Background Information

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

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16460.pdf>)

Attachment - Map - On-Street Parking Space for Persons with Disabilities - Greenfield Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16461.pdf>)

NY20.32	ACTION	Adopted	Delegated	Ward: 24
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Stopping Restriction - Esther Shiner Boulevard

Committee Decision

North York Community Council:

1. Amended Schedule IX of By-law 31001, of the former City of North York, to install a “No Stopping Anytime” prohibition on both sides of Esther Shiner Boulevard, from Leslie Street to Provost Drive.
2. Amended Schedule IX of By-law 31001, of the former City of North York, to delete “No Stopping Anytime” prohibition on both sides of Old Leslie Street, from the westerly limit of Leslie Street to a point 220 metres westerly thereof.

Origin

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

Summary

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

To obtain approval to implement stopping prohibitions on both sides of Esther Shiner Boulevard from westerly limit of Leslie Street to the easterly limit of Provost Drive.

The implementation of stopping prohibitions will address concerns regarding potential vehicular parking and stopping of visitors and customers associated with both North York General Hospital and the IKEA Store located within close proximity.

Background Information

Staff Report - Stopping Restriction - Esther Shiner Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16470.pdf>
 Attachment - Map - Stopping Restriction - Esther Shiner Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16471.pdf>

NY20.33	ACTION	Adopted	Delegated	Ward: 15, 16, 25
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

Committee Decision

North York Community Council:

1. Approved the deletion of a York-Eglinton BIA Board of Management member, and the deletion of one member and the addition of two new members to the Yonge Lawrence BIA Board of Management, as set out in Attachment 1.
2. Amended, Schedule A, due to an error in the York-Eglinton BIA listing in Schedule A of the Municipal Code Chapter 19, to change the number of Councillors sitting on the Board of Management from two to one.
3. Amended Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the change to the BIA Boards of Management.

Origin

(October 22, 2008) Report from Director, Business Services

Summary

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

Background Information

Staff Report & Attachment - BIA's Boards of Management Various Additions & Deletions
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16340.pdf>

NY20.34	ACTION	Adopted	Delegated	Ward: 16
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North Toronto Memorial Arena Board of Management - Deletion and Addition

Committee Decision

North York Community Council directed that:

1. North Toronto Memorial Arena Board of Directors be changed to reflect the deletion of one member and the addition of a new member as the representative of the North Toronto Skating Club on the North Toronto Memorial Arena Board of Directors, as set out in the communication from the Manager, North Toronto Memorial Arena Board of Management.

Origin

(September 4, 2008) Letter from Manager, North Toronto Memorial Arena Board of Management

Summary

Communication (September 4, 2008) from the Manager, North Toronto Memorial Arena Board of Management

Background Information

Letter from North Toronto Memorial Arena Board of Management
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16352.pdf>

NY20.35	ACTION	Adopted		Ward: 15
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Ontario Municipal Board Hearing - 397 Glen Park Avenue

Committee Recommendations

North York Community Council recommends that City Council:

1. Authorize the City Solicitor to retain outside Planning Consultants and attend the Ontario Municipal Board Hearing to uphold the City's By-law.

Origin

(October 21, 2008) Member Motion from Councillor Moscoe

Summary

Luis Filipe Matias, the owner of 397 Glen Park Avenue, submitted an application to the North York District Committee of Adjustment to sever the property into two parts in order to create a

new building lot. A two-storey detached dwelling with an integral, below-grade garage would be constructed on each of the lots.

Variations are requested with a respect to lot frontage, side yard setbacks, lot coverage, dwelling length, deck projection and width, a garage below grade and finished first floor elevation.

The Committee of Adjustment for the City of Toronto (North District) refused the applications.

Planning staff did not comment on the applications.

The applicant has appealed the decision to the Ontario Municipal Board.

The Ontario Municipal Board has not set a hearing date.

The Councillor is requesting representation at the Ontario Municipal Board hearing.

Background Information

Member Motion - Representation at the Ontario Municipal Board - 397 Glen Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16362.pdf>)

Attachment 1 - Severance Decision - 397 Glen Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16363.pdf>)

Attachment 2 - Part 1 Decision - 397 Glen Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16364.pdf>)

Attachment 3 - Part 2 Decision - 397 Glen Park Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16365.pdf>)

NY20.36	ACTION	Adopted		Ward: 25
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Appeal of Committee of Adjustment Decision and Request for City Legal Staff and outside planning consultant attendance at the OMB A0552/08NY – 241 Golfdale Road

Committee Recommendations

North York Community Council recommends that City Council:

1. 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.

Origin

(October 24, 2008) Member Motion from Councillor Jenkins

Summary

An application to the Committee of Adjustment, North York Panel, to permit the construction of a two-storey detached dwelling, was modified by the committee on September 24, 2008. The owner sought variances for an increase in Gross Floor Area to 0.609 times the area of the lot, whereas a GFA of 0.35 is permitted in the area; a front yard hard surface variance of 52.8%, whereas 40% is permitted; and a west side yard variance of 2.4m beyond the 17 m length, whereas 7.5 m is required.

The Committee modified the variance for GFA to allow a reduced gross floor area of 0.5 times the area of the lot - conditional on Forestry requirements, and refused the other two variances.

The City's new Official Plan speaks directly to this issue in Policy 4.1.5 which states:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood."

There was no Staff Report on this application.

The new owners have appealed this decision to the Ontario Municipal Board. The Board has not scheduled a hearing as yet.

As the Councillor representing this community I request 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.

Background Information

Member Motion & Attachment - 241 Golfdale Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16563.pdf>

NY20.37	ACTION	Adopted		Ward: 25
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Appeal of Committee of Adjustment Decision and Request for Planning and Legal Staff attendance at the OMB B0064/08NY; A0533/08NY and A0534/08NY – 55 Owen Boulevard

Committee Recommendations

North York Community Council recommends that City Council:

1. Authorize City Planning and Legal staff to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

Origin

(October 24, 2008) Member Motion from Councillor Jenkins

Summary

An application to the Committee of Adjustment, North York Panel for the division of a parcel of residential lands into two parts for conveyance purposed for the creation of a new building lot were refused by the committee on September 10, 2008. The owner also sought variances for the existing and newly created lot which included variances for lot frontage; lot area; front and rear yard setbacks. All associated variances were also refused by the Committee of Adjustment.

The Committee agreed with the Planning staff report: “The proposed severance would result in development which does not meet the intent and purpose of the Official Plan and does not represent good planning. The associated Minor Variance applications are also not within the intent of the Zoning By-law and would not be appropriate in this instance. Staff are therefore of the opinion that the applications should be refused.”, and refused the application.

The City’s new Official Plan speaks directly to this issue in Policy 4.1.5 which states:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood."

The applicant has appealed this decision to the Ontario Municipal Board. The Board has not scheduled a hearing date for this application.

As the Councillor representing this community I request that Planning and Legal Staff attend the Ontario Municipal Board hearing to defend the Committee of Adjustment decision.

Background Information

Member Motion & Attachments 1-3 - 55 Owen Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16562.pdf>

NY20.38	ACTION	Amended		Ward: 10
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Preliminary Report - Zoning By-law Amendment Application - 545 & 555 Wilson Avenue

Decision Advice and Other Information

North York Community Council directed:

1. City Planning staff to schedule a community consultation meeting together with the Ward Councillor.
2. City Planning staff to 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 Wilson Heights Boulevard and Champlain Boulevard to the

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west, Highway 401 to the south, Carhart Street and Collinson Boulevard to the east (including all houses on the west side of Collinson Boulevard and Carhart Street), Invermay Avenue and Faith Avenue to the north (including homes on both sides of Invermay Avenue and Faith Avenue) and to the Toronto Transit Commission; and that the applicant pay the City for the costs associated with extending the notice area.

3. City Clerk's staff to give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

Origin

(October 22, 2008) Report from Director, Community Planning, North York District

Summary

This application was made on June 5, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application has been submitted to amend the Zoning By-law to permit a mixed-use development at the southwest corner of the intersection of Tippet Road and Wilson Avenue. This application proposes a 6-storey podium base building with ground floor commercial uses and live-work units at 545 and 555 Wilson Avenue. A 12-storey condominium apartment tower is proposed at the west end of the podium building and a 15-storey condominium apartment tower is proposed at the east end.

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.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the local councillor and, upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a public meeting when appropriate.

Background Information

Staff Report & Attachments 1-4 - 545 & 555 Wilson Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16506.pdf>

NY20.39	ACTION	Referred		Ward: 23
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Preliminary Report - OPA & Rezoning Applications - 4726-4750 Yonge Street, 9-31 Bogert Avenue, 2-28 Poyntz Avenue & 49 Bogert Avenue

Decision Advice and Other Information

North York Community Council:

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1. Referred the Preliminary Report (October 21, 2008) from the Director Community Planning, North York District, to staff to request the applicant to comply with the Official Plan and report thereon to North York Community Council as soon as possible.
2. A community meeting be scheduled by the local Councillor.

Origin

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

Summary

These applications were made on July 7, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The Official Plan and Zoning By-law Amendment applications propose to amend the North York Centre Secondary Plan and Zoning By-law 7625, as amended, to permit the comprehensive development of the block bounded by Yonge Street, Poyntz Avenue, Beecroft Road and Bogert Avenue. The proposed mixed-use development (Emerald Park) would have a maximum gross floor area of 62,766 square metres and consist of two residential towers, 39 and 30-storeys in height, on a three-storey commercial podium (565 residential units and approximately 13,400 square metres of non-residential floor area).

The Lansing United Church site (49 Bogert Avenue) is included in the application in order to facilitate the transfer of the remaining residual density for those lands to the Emerald Park development. As well, the existing church building is to be renovated and expanded to provide additional social facility space and the density incentives from the provision of this new space is proposed to be assigned to the Emerald Park development.

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 these applications is targeted for the second quarter of 2009, provided that any required information is submitted in a timely manner.

Background Information

Staff Report & Attachments 1-11 - 4726-4750 Yonge St, 9-31 & 49 Bogert Ave and 2-28 Poyntz Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16855.pdf>)

Communications

(November 10, 2008) letter from Bruce Hemming, Chairperson, Lansing's Building Our Future Steering Committee, Lansing United Church (NY.New.NY20.39.1)

NY20.40	ACTION	Amended		Ward: 24
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Preliminary Report - Official Plan Amendment and Rezoning Applications - Part of 1181 Sheppard Avenue East (Part of Lots 14 & 15 Concession 2 EYS)

Decision Advice and Other Information

North York Community Council directed:

1. City Planning staff to schedule a community consultation meeting together with the Ward Councillor.
2. City Planning staff to 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 within the area bounded by the residential community known as Bayview Village (Finch Avenue East, Bayview Avenue, Sheppard Avenue East and the east tributary of the Don River) and on the south side of Sheppard Avenue East, the area between Sheppard Avenue East, Canadian National Railway, Highway 401 and Bayview Avenue; that the notice be prepared in consultation with the Ward Councillor; and that the applicant pay the City for the costs associated with extending the notice area.
3. City Clerk's staff to give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

Origin

(October 29, 2008) Report from Director, Community Planning, North York District

Summary

This application was submitted on August 25, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a new head office building for Canadian Tire office uses, ancillary retail and a daycare facility in the southwest quadrant of Sheppard Avenue East and the CN rail line west of Leslie Street.

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 1-6 - Preliminary Report - Part of 1181 Sheppard Ave East
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16858.pdf>

NY20.41	ACTION	Adopted		Ward: 24
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Concord Park Place District Public Art Plan, Sheppard Avenue West and Provost Drive

Committee Recommendations

North York Community Council recommends that City Council:

1. Approve the attached Concord Park Place District Public Art Plan, for the lands at Sheppard Avenue East and Provost Drive (Plan 66M-2432).

Origin

(October 27, 2008) Report from Robert Freedman, Director, Urban Design

Summary

The purpose of this staff report is to seek City Council approval of the Concord Park Place District Public Art Plan. The plan has been prepared by the Public Art Consultant and Owner in compliance with conditions of draft plan approval for subdivision plan 66M-2432. The District Public Art Plan, which is included as Attachment 1 of this report, outlines the public art objectives and principles, as well as the methods by which the Owner will administer and implement a public art process to commission public art for a large mixed use site within the Bessarion and Leslie nodes of the Sheppard East Subway Corridor Secondary Plan Area.

The Concord Park Place District Public Art Plan provides a framework for the commissioning of artworks on prominent public areas within the 18.2 ha (45 acre) subdivision site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information

Staff Report - Public Art Plan - Sheppard Ave. and Provost Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16601.pdf>
 Attachment - Public Art Plan - Sheppard Ave. and Provost Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16602.pdf>

NY20.42	ACTION	Amended		Ward: 23
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Final Report - Site Plan Control Application - 1-12 Oakburn Crescent and 14-40 Oakburn Place

Committee Recommendations

North York Community Council recommends that City Council:

1. Approve in principle, subject to the conditions set out in Attachments 17, 18 and 19 to this report, the proposed 41-unit condominium townhouse development, a 22-storey, 311-unit rental apartment building and two 21-storey buildings with a total of 437 units, subject to adding the following additional requirements:
 - “a. the addition of a Post-Approval condition B 3.7, under “Technical Services” in Attachment No. 17 (Building E):
 - “3.7 The Owner must ensure that snow removal occurs only between the hours of 6:00 a.m. and 7:00 p.m.”; and
 - b. the addition of a Pre-Approval condition A 4.1, under “Technical Services” in Attachment No. 18 (Townhouse Blocks 5 & 7):
 - “4.1 The Owner shall submit revised plans showing additional underground garbage and recycling facilities for the townhouse units, to the satisfaction of the Technical Services Division in consultation with the local Councillor.”
2. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval.

Decision Advice and Other Information

North York Community Council received the report (October 30, 2008) from the Director, Community Planning, North York District.

Origin

(November 6, 2008) Report from Director, Community Planning, North York District

Summary

This report deals with three Site Plan Control applications. They are proposing a 41-unit condominium townhouse development, a 22-storey, 311-unit rental apartment building and two 21- storey condominium buildings, containing 437 units. These are the first three projects of the Oakburn/ Avonshire subdivision.

These applications conform to the policies of the North York Centre Secondary and comply with the provisions of the approved site specific Zoning By-law and plan of subdivision.

This report reviews and recommends approval in principle, the three Site Plan Control applications.

Background Information

Staff Report & Attachments 1-19 - 1-12 Oakburn Crescent & 14-40 Oakburn Place
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-17336.pdf>)

42a Status Report - Site Plan Control Applications - 1-12 Oakburn Crescent and 14-40 Oakburn Place

Origin

(October 30, 2008) Report from Director, Community Planning, North York District

Summary

The Final Report will seek approval, subject to conditions, of the three Site Plan Control applications for the first phase of the Oakburn development, consisting of two proposed buildings along the south boundary of the site, one residential building on the west portion of the site, and the west block of proposed townhouses.

Background Information

Status Report - 1-12 Oakburn Crescent & 14-40 Oakburn Place
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16860.pdf>)

NY20.43	ACTION	Amended		Ward: 23
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Final Report - Site Plan Control Application - 35 Hollywood Ave.

Committee Recommendations

North York Community Council recommends that City Council:

1. Approve, in principle, the conditions set out in Attachment 12 to this report for a 24-storey, 352 unit residential building at 35 Hollywood Avenue, subject to the following additional requirements:
 - a. the addition of Pre-Approval conditions A 2.1 and A 2.2, under “City Planning” in Attachment 12:
 - 2.1 The Owner shall submit revised plans showing the details of the proposed bicycle storage lockers, with the lockers having a maximum dimensions of 1.0 metre width, 1.5 metres length and 1.5 metres height, to the satisfaction of the Director, Community Planning, North York District, in consultation with the local Councillor; and

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2.2 The Owner shall submit revised plans to provide a green roof on the tower portion of the proposed 24-storey residential building, to the satisfaction of the Director, Community Planning, North York District, in consultation with the local Councillor.

2. City Council delegate back to the Chief Planner or his designate the authority to issue Site Plan Approval.

Origin

(October 29, 2008) Report from Director, Community Planning, North District

Summary

This application proposes a 24-storey, 352-unit residential building adjacent to the new Claude Watson School for the Arts. The permanent underground ramp/access for the school will be through the underground parking garage of the new residential building.

The application conforms to the policies of the North York Centre Secondary Plan and complies with the provisions of the site specific Zoning By-law 459-2005(OMB), as amended, which was approved by the Ontario Municipal Board in 2005 to permit the comprehensive development of the lands bounded by Yonge Street, Hollywood Avenue, Doris Avenue and Spring Garden Avenue.

To date, two 36-storey residential buildings and the new Claude Watson School building have been constructed on the site. The subject residential building and a 34-storey mixed-use building fronting Yonge Street are the final two buildings to be built on the site. The Legion Hall is to remain on the site.

This report reviews and recommends approval in principle of the Site Plan Control Approval application.

Background Information

Staff Report & Attachments 1-12 - Final Report - 35 Hollywood Ave.
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16857.pdf>)

NY20.44	ACTION	Amended		Ward: 15
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Final Report - Rezoning Application - 416-418 Oakwood Ave

Statutory - Planning Act, RSO 1990

Committee Recommendations

North York Community Council recommends that City Council:

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1. Amend Zoning By-law 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 5.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Approve the cash in lieu payment being directed to the beltline cycling and walking trail to be used toward the enhancement of the pedestrian bridge that crosses Dufferin Street, north of Eglinton Avenue.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on November 18, 2008, and notice was given in accordance with the Planning Act.

Origin

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

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/bgrrd/backgroundfile-16508.pdf>)

NY20.45	ACTION	Adopted		Ward: 23
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Final Report - Rezoning - 5270 & 5290 Yonge Street

Statutory - Planning Act, RSO 1990

Committee Recommendations

North York Community Council recommends that City Council:

1. Amend Zoning By-law 1069-2007 for the former City of North York, substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 9.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to amend the existing Section 37 Agreement with the City to the satisfaction of the City Solicitor, to provide the following facilities, services and/or monetary contributions:
 - a. a monetary contribution in the form of a certified cheque, and satisfactory to the City, to fund an additional 298.1 m² of proposed gross floor area, toward the provision of public recreation centres or social facilities serving the North York Centre Area, and/or toward the cost of the City acquiring lands necessary for the completion of planned service roads and associated road network and buffer areas in the North York Centre, to be made no later than the earlier of 6 months from the issuance of any occupancy permit for the non-residential portion of the development, and the issuance of the first building permit for the retirement residence, and which shall be indexed to the Toronto Real Estate Board Market Watch Index from the date of the Section 37 Agreement and as further set out in that Agreement; the certified cheque shall be secured by a letter of credit, delivered to the City prior to the issuance of an occupancy permit for the non-residential portion of the development; the letter of credit shall be returned to the owner upon receipt of the certified cheque; the amount of the monetary contribution shall be equal to the market value, based on land value, of 298.1 m² of additional proposed gross floor area, as determined by the Director of Real Estate Services.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on November 18, 2008, and notice was given in accordance with the *Planning Act*.

Origin

(October 28, 2008) Report from Director, Community Planning, North York District

Summary

This application was made on September 30, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to enclose second floor terraces in order to permit an increase to common dining and kitchen areas totalling 298.1 square metres. The outdoor terrace area is proposed to be relocated to the third floor. The proposal is wholly for the Diversicare Retirement Residence portion of the lands known municipally as 5270 and 5290 Yonge Street.

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

Background Information

Staff Report & Attachments 1-9 - Rezoning - 5270 & 5290 Yonge Street
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16608.pdf>

NY20.46	ACTION	Amended		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Definition of Boarding or Lodging House - North York Zoning By-law 7625

Decision Advice and Other Information

North York Community Council requested:

1. City Council to defer consideration of the report (October 30, 2008) from the Chief Planner and Executive Director, City Planning Division indefinitely, as it pertains to the definition of Boarding or Lodging House – North York By-law 7624 (Planning and Growth Management PG20.5, entitled "Zoning Review of Reverse Slope Driveway Regulations").
2. The Chief Planner and Executive Director, City Planning, to submit a report to the North York Community Council meeting on January 13, 2009, regarding amendments to the North York Zoning By-law to the definition of Boarding or Lodging House that would be consistent with the approach taken in the former City of Toronto Zoning By-law as it applies to the area covered by the North York District, as previously directed at its meeting of July 7, 2008.
3. A statutory public meeting be held on this matter at the North York Community Council meeting of January 13, 2009, as previously directed by North York Community Council at its meetings on July 7, 2008.

4. Received the following communication and report:
 - a. (November 13, 2008) from the City Clerk; and
 - b. (October 30, 2008) report from the Chief Planner and Executive Director, City Planning Division.

Origin

(October 30, 2008) Letter from City Clerk

Summary

North York Community Council, at its meeting on July 7, 2008:

1. Requested the Chief Planner and Executive Director, City Planning Division, to submit a report to the North York Community Council meeting on November 18, 2008, regarding amendments to the North York Zoning By-law to the definition of Boarding or Lodging House that would be consistent with the approach taken in the former City of Toronto Zoning By-law as it applies to the area covered by the North York District.
2. Hold a statutory public meeting on November 18, 2008, on the definition of a rooming house in the North York by-law for the area covered by the North York District.

Background Information

Letter from the City Clerk - Definition of Boarding or Lodging House
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16936.pdf>

Attachment - Report from City Solicitor - Definition of Boarding or Lodging House
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16509.pdf>

46a Zoning Review of Reverse Slope Driveway Regulations

Origin

(November 13, 2008) Letter from City Clerk

Summary

Letter from the City Clerk advising that the Planning and Growth Management Committee, at its meeting on November 13, 2008:

- A. Recommended to City Council for consideration at its meeting on December 1, 2008, that:
 1. No general zoning amendments be considered for the North York District prior to consideration of a comprehensive draft city-wide zoning bylaw with respect to:
 - a. the definition of Boarding or Lodging Houses, and

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- b. reverse slope driveways.
- 2. No statutory public hearing be held with respect to the above.
- B. Forwarded the item to the North York Community Council for information.

Background Information

Letter from City Clerk - Zoning Review of Reverse Slope Driveway Regulations
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-17496.pdf>)

46b Zoning Review of Reverse Slope Driveway Regulations

Origin

(October 30, 2008) Report from Chief Planner and Executive Director, City Planning Division

Summary

The purpose of this report is to advise on two separate requests concerning reverse slope driveways. One request from Council directs a report to this Committee. The other is from North York Community Council to amend the North York zoning bylaw.

A further request involves amending the definition of boarding and lodging house. Both these matters are of city-wide concern being addressed in the city-wide zoning bylaw that is now being prepared.

To amend one zoning bylaw and not all the current zoning bylaws that share the issue jeopardizes the City's ability to defend such an amendment at the Ontario Municipal Board. It will give appellants a convenient argument of inconsistent treatment of similar properties across the City. In addition, appellants will have another opportunity to appeal as each successive existing zoning bylaw is amended.

Further, such action will take away staff resources needed to complete the city-wide zoning bylaw work. Amending the existing zoning bylaws is time-consuming work owing to the fact that there are 43 of them. In addition, should there be an appeal of any one of them, more staff resources will be required to defend the appeals.

The early part of 2009 is the target date for producing the draft city-wide bylaw for public consultation. In the interim, steps will be taken to highlight the basement flooding implications of reverse slope driveways for Committee of Adjustment panel members in their consideration of relevant variance applications.

Background Information

Staff Report to Planning & Growth Management Committee - Zoning Review of Reverse Slope Driveway Regulations
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-17497.pdf>)

NY20.47	ACTION	Amended		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Local Measures to Reduce Basement Flooding in the North York Community Council Area

Decision Advice and Other Information

North York Community Council requested:

1. City Council to defer consideration of the report (October 30, 2008) from the Chief Planner and Executive Director, City Planning Division indefinitely, as it pertains to Reverse Slope Driveway Regulations (Planning and Growth Management PG20.5, entitled "Zoning Review of Reverse Slope Driveway Regulations").
2. The Chief Planner and Executive Director, City Planning, to report to North York Community Council for its meeting of January 13, 2009, on possible amendments to the by-laws in the North District that will eliminate all, as-of-right, reverse sloped driveways in the North District, as previously directed by City Council at its meeting of September 24 and 25, 2008.
3. A statutory public meeting be held on this matter at the North York Community Council meeting of January 13, 2009, as previously directed by City Council at its meeting of September 24 and 25, 2008.
4. Received the following communication and report:
 - a. (November 13, 2008) from the City Clerk; and
 - b. (October 30, 2008) report from the Chief Planner and Executive Director, City Planning Division.

Origin

(October 30, 2008) Letter from City Clerk

Summary

City Council, at its meeting on September 24 and 25, 2008:

1. Directed the Chief Planner and Executive Director, City Planning Division, to report to the North York Community Council for its meeting on November 18, 2008, on possible amendments to the by-laws in the North District that will eliminate all, as-of-right, reverse sloped driveways in the North District.
2. Directed that this item be scheduled as a public hearing.

Background Information

Letter from the City Clerk - Local Measures to Reduce Basement Flooding

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16929.pdf>)

Attachment - Member Motion - Local Measures to Reduce Basement Flooding

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16511.pdf>)

47a Zoning Review of Reverse Slope Driveway Regulations**Origin**

(November 13, 2008) Letter from City Clerk

Summary

Letter from the City Clerk advising that the Planning and Growth Management Committee:

- A. Recommended to City Council for consideration at its meeting on December 1, 2008, that:
 - 1. No general zoning amendments be considered for the North York District prior to consideration of a comprehensive draft city-wide zoning bylaw with respect to:
 - a. the definition of Boarding or Lodging Houses, and
 - b. reverse slope driveways.
 - 2. No statutory public hearing be held with respect to the above.
- B. Forwarded the item to the North York Community Council for information.

Background Information

Letter from City Clerk - Zoning Review of Reverse Slope Driveway Regulations

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-17500.pdf>)

47b Zoning Review of Reverse Slope Driveway Regulations**Origin**

(October 30, 2008) Report from Chief Planner and Executive Director, City Planning Division

Summary

The purpose of this report is to advise on two separate requests concerning reverse slope driveways. One request from Council directs a report to this Committee. The other is from North York Community Council to amend the North York zoning bylaw.

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A further request involves amending the definition of boarding and lodging house. Both these matters are of city-wide concern being addressed in the city-wide zoning bylaw that is now being prepared.

To amend one zoning bylaw and not all the current zoning bylaws that share the issue jeopardizes the City's ability to defend such an amendment at the Ontario Municipal Board. It will give appellants a convenient argument of inconsistent treatment of similar properties across the City. In addition, appellants will have another opportunity to appeal as each successive existing zoning bylaw is amended.

Further, such action will take away staff resources needed to complete the city-wide zoning bylaw work. Amending the existing zoning bylaws is time-consuming work owing to the fact that there are 43 of them. In addition, should there be an appeal of any one of them, more staff resources will be required to defend the appeals.

The early part of 2009 is the target date for producing the draft city-wide bylaw for public consultation. In the interim, steps will be taken to highlight the basement flooding implications of reverse slope driveways for Committee of Adjustment panel members in their consideration of relevant variance applications.

Background Information

Staff Report to Planning & Growth Management Committee - Zoning Review of Reverse Slope Driveway Regulations

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-17504.pdf>)

NY20.48	ACTION	Amended	Policy	
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Request for Administrative Policy Respecting Notification of Abutting Owners for Demolition Permits

Decision Advice and Other Information

North York Community Council directed staff to report to Planning and Growth Management Committee on a policy that requires notification of abutting property owners when an application has been received by the City for demolition.

Summary

At present, a resident can apply for a demolition permit without any notification provided to neighbouring property owners. Receiving a demolition permit is routine in North York so long as the person demolishing the house indicates that he intends to build.

None of these get bumped up to Council unless it is a stand alone demolition application without any indication that something will be built to replace the building.

Council at their last meeting, adopted a new bylaw governing the right to enter a neighbouring property to build. This new bylaw should be accompanied by, at the very least, a notification to abutting properties of intent to demolish. This policy is already in place for properties within the former City of Toronto.

NY20.49	ACTION	Amended		Ward: 34
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Recognizing the Victoria Village Community

Committee Recommendations

North York Community Council recommends that City Council:

1. Recognize Victoria Village as a community with the following borders; on the north by CN railway track and Lawrence Avenue, by Victoria Park on the east, on the west by the Charles Sauriol Conservation area and ravine and on the south by Eglinton Avenue.
2. Recognize Flemingdon Park as a distinct community separate from the Victoria Village Community.
3. Direct City Divisions properly recognize and reflect the distinctiveness of these communities in their service planning areas.

Summary

Request from Councillor Minnan-Wong that City Council recognize Victoria Village as a self contained community.

Background Information

Member Motion - Recognizing the Victoria Village Community
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-17532.pdf>

NY20.50	ACTION	Adopted		Ward: 24
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City of Toronto's Planning Authority with Respect to Steeles Avenue in York Region

Decision Advice and Other Information

North York Community Council:

1. Directed the Director, Community Planning, North York District and the Director, Transportation Services, North York District, to report all planning applications abutting the North York District which the City of Toronto receives in regard to the

lands on the north side of Steeles Avenue in York Region, to North York Community Council.

Origin

(November 18, 2008) Member Motion from Councillor Shiner

Summary

The City Solicitor recently reported on the agreement (dated April 8, 1974) between York Region and the former Metropolitan Toronto, which is now vested with the City of Toronto with regard to the Toronto planning authority for lands adjacent to Steeles Avenue in York Region.

The agreement provides a limited planning authority over lands in York Region located immediately adjacent to Steeles Avenue and outlines a process for notification and mutual co-operation in the planning and development on both sides of Steeles Avenue. The City has the ability to zone lands on the north side of Steeles Avenue, but can only do so in compliance with the regional and area municipality's Official Plans and with the agreement of York Region.

At the City Council meeting of April 28 and 29, 2008, Toronto City Council adopted a motion to inform the Regional Municipality of York of the City of Toronto's intention to exercise its rights under the April 1974 Agreement regarding the redevelopment proposal at 2900 Steeles Avenue East (Markham Gate Summit).

Recently, in response to a number of constituent inquiries with regard to a zoning amendment application for 378 Steeles Avenue East in Markham, I sent an e-mail to staff at City Planning, North York District asking if staff will be reporting to the North York Community Council in a similar fashion as was done for 2900 Steeles Avenue East. I received an e-mail from Mr. Peter Moore, Project Manager, Policy and Research, City Planning Division, City of Toronto advising that,

1. The request for comments or other form of notification comes to Policy and Research at Metro Hall.
2. We then send the information to staff in the relevant District office – usually Planning, Transportation Services and Technical Services staff.
3. The district office staff then provide comments directly to Markham staff, and deal with them on any further requirements or issues the City may have.
4. It would be up to District staff to notify the local councillor or to send a report to Community Council.

Background Information

Member Motion - Steeles Avenue in York Region

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-17551.pdf>)

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NY20.Bills	ACTION		Delegated	
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General Bills

The North York Community Council passed [By-laws 1199-2008 to 1211-2008](#).

Confirmatory Bills

The North York Community Council passed a Confirmatory Bill as By-law 1212-2008.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-11-18	Morning	9:35 AM	12:40 PM	Public
2008-11-18	Afternoon	1:40 PM	4:15 PM	Public