
North York Community Council

Meeting No.	12	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, January 15, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

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North York Community Council

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Location	Council Chamber, North York Civic Centre		

NY12.1	NO AMENDMENT			Ward: 23
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Draft By-law - To permanently close the public lane extending southerly from Hollywood Avenue at the rear of Nos. 181 to 185 Willowdale Avenue

Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council enact the by-law from the City Solicitor, to permanently close the public lane extending southerly from Hollywood Avenue at the rear of Nos. 181 to 185 Willowdale Avenue.

Statutory - City of Toronto Act, 2006

(December 18, 2007) Draft By-law from City Solicitor

Committee Recommendations

The North York Community Council recommends that City Council:

1. enact the by-law from the City Solicitor, to permanently close the public lane extending southerly from Hollywood Avenue at the rear of Nos. 181 to 185 Willowdale Avenue.

Decision Advice and Other Information

The North York Community Council held a public meeting in accordance with the *City of Toronto Act, 2006*, and notice of the proposed enactment of the draft by-law was posted on the

Public Notices Page of the City's website in accordance with the requirements of the City of Toronto Municipal Code Chapter 162. No one appeared to address the North York Community Council at its meeting on January 15, 2008.

Summary

To enact by-law to permanently close the public lane extending southerly from Hollywood Avenue at the rear of Nos. 181 to 185 Willowdale Avenue.

Background Information

Draft By-law - Willowdale

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9652.pdf>)

Draft By-law - Willowdale - Notice of By-law

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9653.pdf>)

NY12.12	NO AMENDMENT			Ward: 24
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Request for Policy regarding Signage on Construction Hoarding – North York District

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council direct the General Manager, Transportation Services, to report to the Planning and Growth Management Committee on:
 - a. the policy to provide for signage on construction hoarding, stating what would be required to bring it into conformity with the Sign By-law;
 - b. examining the possibility that if advertising is allowed on construction hoarding located on City property, that this be used as a revenue generator for the City; and
 - c. ways to control illegal postering on construction hoarding.

(November 8, 2007) Letter from City Clerk

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct the General Manager, Transportation Services, to report to the Planning and Growth Management Committee on:
 - a. the policy to provide for signage on construction hoarding, stating what would

be required to bring it into conformity with the Sign By-law;

- b. examining the possibility that if advertising is allowed on construction hoarding located on City property, that this be used as a revenue generator for the City; and
- c. ways to control illegal posting on construction hoarding.

Summary

City Council at its meeting on October 22 and 23, 2007 considered Item NY9.9 headed, “Sign Variance Request - 24 Rean Drive (Ward 24 – Willowdale).

City Council referred this Item back to the North York Community Council and in so doing referred the following Recommendation back to the North York Community Council, for further consideration:

“The North York Community Council recommends that City Council:

- 1. direct the General Manager, Transportation Services, to report to the Planning and Growth Management Committee on:
 - a. the policy to provide for signage on construction hoarding, stating what would be required to bring it into conformity with the Sign By-law; and
 - b. examining the possibility that if advertising is allowed on construction hoarding located on City Property, that this be used as a revenue generator for the City.”

Background Information

Sign Variance Request - 24 Rean - Memo to NYCC

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9335.pdf>)

Sign Variance Request - NY10.33 - 24 Rean Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9336.pdf>)

Sign Variance Request - NY9.9 - 24 Rean Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9337.pdf>)

Sign Variance Request - 24 Rean Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9338.pdf>)

Sign Variance Request - 24 Rean Dr. Attachments 1-9

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9339.pdf>)

Sign Variance Request - 24 Rean Dr - communication

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9340.pdf>)

NY12.13	NO AMENDMENT			Ward: 8, 9, 10
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Right Turn Lane Designation - Sheppard Avenue West at William R. Allen Road

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council delete the designation of the southerly eastbound lane on Sheppard Avenue West at William R. Allen Road for right-turning vehicles only, from William R. Allen Road and a point 30.5 metres west.
2. City Council designate the southerly eastbound lane on Sheppard Avenue West at William R. Allen Road, for right-turning vehicles only, buses excepted, from William R. Allen Road to a point 70 metres west.
3. City Council designate the northerly westbound lane on Sheppard Avenue West at William R. Allen Road, for right-turning vehicles only, buses excepted, from William R. Allen Road to Dufferin Street.
4. City Council authorize the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. delete the designation of the southerly eastbound lane on Sheppard Avenue West at William R. Allen Road for right-turning vehicles only, from William R. Allen Road and a point 30.5 metres west;
2. designate the southerly eastbound lane on Sheppard Avenue West at William R. Allen Road, for right-turning vehicles only, buses excepted, from William R. Allen Road to a point 70 metres west;
3. designate the northerly westbound lane on Sheppard Avenue West at William R. Allen Road, for right-turning vehicles only, buses excepted, from William R. Allen Road to Dufferin Street; and
4. authorize the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the amendments of the lane designations are included within the Transportation Services Division, North York District's 2008 Operating Budget estimates.

Summary

To obtain approval for the designation of the westbound and eastbound curb lanes on Sheppard Avenue West at William R. Allen Road for right-turns only, buses excepted.

The lane designations would prevent motorists from using the subject lanes as queue jump lanes and would improve the overall traffic operations at the intersection of Sheppard Avenue West and William R. Allen Road.

Background Information

Right Turn Lane Designation - Sheppard Avenue West at William R. Allen Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9486.pdf>)

Right Turn Lane Designation - Sheppard Avenue West at William R. Allen Road Map

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9487.pdf>)

NY12.20	NO AMENDMENT			Ward: 23, 24
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Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council prohibit eastbound left-turns at anytime on Finch Avenue East at the east driveway at Finch Station, Toronto Transit Commission vehicles excepted.
2. City Council prohibit westbound right-turns at anytime on Finch Avenue East at the east driveway at Finch Station, Toronto Transit Commission vehicles excepted.
3. City Council prohibit north-south pedestrian crossings on the east and west sides of the intersection of Finch Avenue East and Finch Station (east driveway).
4. City Council authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. prohibit eastbound left-turns at anytime on Finch Avenue East at the east driveway at Finch Station, Toronto Transit Commission vehicles excepted;
2. prohibit westbound right-turns at anytime on Finch Avenue East at the east driveway at

Finch Station, Toronto Transit Commission vehicles excepted;

3. prohibit north-south pedestrian crossings on the east and west sides of the intersection of Finch Avenue East and Finch Station (east driveway); and
4. authorize and direct the appropriate City officials to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the turn restrictions and the pedestrian crossing prohibition at Finch Avenue East and Finch Station Exit, will be included in the estimate for the previously approved installation of traffic control signals which will be borne by the Toronto Transit Commission.

Summary

To obtain approval to implement turn restrictions into the Finch Station at the east driveway on Finch Avenue East and to prohibit north-south pedestrian crossings at the intersection of Finch Avenue East and Finch Station Exit.

The installation of the appropriate turn restrictions and pedestrian crossing prohibitions will prohibit vehicles from turning into the one-way outbound driveway and improve operations for buses exiting Finch Station.

Background Information

Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9476.pdf>)

Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9477.pdf>)

Pedestrian Crossing and Turn Restrictions - Finch Avenue East at Finch Station Exit Map Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9478.pdf>)

NY12.23	NO AMENDMENT			Ward: 26
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Through Traffic Restriction/Lane Designations - Eglinton Avenue East and Brentcliffe Road

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council designate the easterly northbound lane on Brentcliffe Road south of Eglinton Avenue East for right-turning vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south.

2. City Council designate the westerly northbound lane on Brentcliffe Road south of Eglinton Avenue East for shared left-turning/through vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south.
3. City Council designate the southerly eastbound lane on Eglinton Avenue East, west of Brentcliffe Road, for right-turning vehicles only, buses excepted, from the west limit of Brentcliffe Road to a point 100 metres west.
4. City Council authorize and direct the appropriate City officials to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any bills that are required.
5. City Council receive and take no action on the recommendations in the Recommendations Section of the report (October 10, 2007) from the Director, Transportation Services, North York District.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate the easterly northbound lane on Brentcliffe Road south of Eglinton Avenue East for right-turning vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south;
2. designate the westerly northbound lane on Brentcliffe Road south of Eglinton Avenue East for shared left-turning/through vehicles only, from the south limit of Eglinton Avenue East to a point 75 metres south;
3. designate the southerly eastbound lane on Eglinton Avenue East, west of Brentcliffe Road, for right-turning vehicles only, buses excepted, from the west limit of Brentcliffe Road to a point 100 metres west;
4. authorize and direct the appropriate City officials to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any bills that are required; and
5. receive and take no action on the recommendations in the Recommendations Section of the report (October 10, 2007) from the Director, Transportation Services, North York District.

Financial Impact

All costs associated with the northbound through restriction are included within the

Transportation Services Division, North York District's 2007 Operating Budget.

Summary

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

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

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

Background Information

Through Traffic Restriction/Lane Designations: Eglinton Avenue East and Brentcliffe Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9341.pdf>)

Eglinton Avenue East and Brentcliffe Road Map Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9342.pdf>)

NY10.19 - Memo to NYCC
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9343.pdf>)

23a Lane Designations - Eglinton Avenue East and Brentcliffe Road - Supplementary Report

(January 4, 2008) Report from Director, Transportation Services Division, North York District

Financial Impact

All costs associated with the lane designations are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

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

The designation of lanes on Brentcliffe Road and the designation of the southerly eastbound lane on Eglinton Avenue East for right-turns only will assist the flow of northbound right-

turning vehicles.

Background Information

Eglinton Ave E and Brentcliffe Rd - Supplementary

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9833.pdf>)

NY12.27	NO AMENDMENT			Ward: 23
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Final Report – Site Plan Control Application – 304A & 304B Churchill Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application once the conditions set out in Attachment 6 to the report (December 11, 2007) from the Director, Community Planning, North York District, are satisfied.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the Chief Planner or his designate to issue final approval of the Site Plan Control Application once the conditions set out in Attachment 6 to the report (December 11, 2007) from the Director, Community Planning, North York District, are satisfied.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on August 29, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application seeks to obtain Site Plan Control Approval for the two single detached dwellings to be built on 304A and 304B Churchill Avenue.

Councillor Filion in a memo dated June 21, 2001, requested that all applications for Site Plan Control approval in Ward 23 be “bumped up” to City Council.

This report reviews and recommends approval of the application.

Background Information

Final Report - Site Plan Control Application - 304A & 304B Churchill Ave
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9427.pdf>

NY12.28	NO AMENDMENT			Ward: 26
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Intention to Designate - Part IV Ontario Heritage Act and Approval of Alterations to a Heritage Building - Canadian Northern Railway Eastern Lines Locomotive Shop, 85 Laird Drive

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council state its intention to designate the property at 85 Laird Drive under Part IV of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, City Council authorize the Solicitor to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
4. City Council approve the alterations to the heritage building at 85 Laird Drive substantially in accordance with the Heritage Impact Statement (Conservation Strategy) for the Canadian Northern Railway Eastern Lines Locomotive Shop Laird Drive, revised November 8, 2007, prepared by Carson Woods Architects Ltd., received by Heritage Preservation Services November 8, 2007, on file with the Manager Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval:
 - i. providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as-found photographs of the exterior and interior to the satisfaction of the Manager Heritage Preservation Services; and
 - ii. providing final development plans, a landscape plan and a lighting plan satisfactory to the Manager Heritage Preservation Services;
 - b. prior to the issuance of any building permit for the heritage building located at 85 Laird Drive, including a permit for the demolition, excavation, and/or shoring of the subject property:

- i. providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan; and
 - ii. providing building permit drawings satisfactory to the Manager Heritage Preservation Services; and
- c. prior to release of the Letter of Credit:
- i. completing the heritage conservation work, satisfactory to the Manager, Preservation Services; and
 - ii. submitting final as-built photographs of the heritage building at 85 Laird Drive satisfactory to the Manager of Heritage Preservation Services.

Statutory - Ontario Heritage Act, RSO 1990

(November 12, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The North York Community Council recommends that City Council:

1. state its intention to designate the property at 85 Laird Drive under Part IV of the *Ontario Heritage Act*;
2. if there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, authorize the solicitor to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
3. if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, direct the City Clerk to refer the proposed designation to the Conservation Review Board;
4. approve the alterations to the heritage building at 85 Laird Drive substantially in accordance with the Heritage Impact Statement (Conservation Strategy) for the Canadian Northern Railway Eastern Lines Locomotive Shop Laird Drive, revised November 8, 2007, prepared by Carson Woods Architects Ltd., received by Heritage Preservation Services November 8, 2007, on file with the Manager Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval:
 - i. providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as-found photographs of the exterior and interior to the satisfaction of the

Manager Heritage Preservation Services; and

- ii. providing final development plans, a landscape plan and a lighting plan satisfactory to the Manager Heritage Preservation Services;
- b. prior to the issuance of any building permit for the heritage building located at 85 Laird Drive, including a permit for the demolition, excavation, and/or shoring of the subject property:
 - i. providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan; and
 - ii. providing building permit drawings satisfactory to the Manager Heritage Preservation Services; and
- c. prior to release of the Letter of Credit:
 - i. completing the heritage conservation work, satisfactory to the Manager, Preservation Services; and
 - ii. submitting final as-built photographs of the heritage building at 85 Laird Drive satisfactory to the Manager of Heritage Preservation Services.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the property at 85 Laird Drive, the former Canadian Northern Railway Eastern Lines Locomotive Shop, under Part IV of the Ontario Heritage Act and approve alterations to the heritage building.

The Locomotive Shop is on the east side of Laird Drive, set well back from the street. The applicant is proposing to build four car dealerships in the large area in front of the building. The building will be reused for parts and maintenance shops and car storage, and will be preserved, with some alterations to allow for the new automotive uses.

Dealerships 1 and 2 will front on Laird Drive and Dealerships 3 & 4 will be attached to the west façade of the Locomotive Works facing Laird Dr. The view shed to the centre section of the Locomotive Works between Dealerships 3 & 4 from Laird Dr. will be maintained and enhanced by landscaping.

Background Information

Intention to Designate - Part IV Ontario Heritage Act and Approval of Alterations to a Heritage

Building - Canadian Northern Railway Eastern Lines Locomotive Shop, 85 Laird Drive
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9440.pdf>)

Intention to Designate - 85 Laird Drive Map Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9441.pdf>)

Intention to Designate - 85 Laird Drive Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9442.pdf>)

Intention to Designate - 85 Laird Drive Attachment 3
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9443.pdf>)

Intention to Designate - 85 Laird Drive Attachment 4
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9444.pdf>)

Intention to Designate - 85 Laird Drive Attachment 5
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9445.pdf>)

Intention to Designate - 85 Laird Drive Attachment 6
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9446.pdf>)

Intention to Designate - 85 Laird Drive Attachment 7
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9447.pdf>)

Speakers

Kim Kovar, Aird & Berlis, on behalf of the applicant

Declared Interests (Committee)

Councillor David Shiner - declared an interest in this item in that the Solicitor representing the applicant is representing his family on another matter.

Declared Interest (City Council)

Councillor Shiner - in that the Solicitor representing the applicant is representing his family on another matter.

28a 85 Laird Drive, Canadian Northern Railway Eastern Lines Locomotive Shop, Intention to Designate, Part IV, Ontario Heritage Act and Approval of Alterations to a Heritage Building (Ward 26 Don Valley West)

(December 7, 2007) Letter from Toronto Preservation Board

Summary

The Toronto Preservation Board on December 6, 2007 considered the report (November 12, 2008) from the Director, Policy and Research, City Planning Division.

Background Information

Intention to Designate - 85 Laird Drive - Toronto Preservation Board Recommendations
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9465.pdf>)

NY12.29	AMENDED			Ward: 26
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Final Report – Zoning Application - 85 Laird Drive

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council amend the Zoning By-law No. 1916 for the former Borough of East York as set out in the report (December 18, 2007) from the Director, Community Planning, North York District.
 2. City Council amend the Zoning By-law No. 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.1 to the report (January 9, 2008) from the Director, Community Planning, North York District.
 3. City Council amend Section 8.2.3 i) (iii) 2) f) of Zoning By-law No. 1916 for the former Borough of East York, by adding the following Part ii):

“ii) No other outdoor display of motor vehicles shall be permitted.”

so that the Section now reads:

 - f) Outdoor display of motor vehicles
 - i) A maximum of 12 motor vehicles will be displayed in the area adjacent Laird Drive as shown on Schedule “3” to this By-law.
 - ii) No other outdoor display of motor vehicles shall be permitted.
 4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning by-law Amendment as may be required.
 5. Before introducing the necessary Bills to City Council for enactment, City Council require that Notice of Conditions of Approval be issued under Section 41 of the Planning Act.
 6. The motions approved in principle at the North York Community Council meeting on January 15, 2008, not be approved and that no amendments to the draft Zoning By-law are required.
 7. The Chief Planner and Executive Director, City Planning, be requested to submit a follow up report, in two year’s time, to the North York Community Council on how the Site Plan requirements have been followed, such report to also include photographs of the site.
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Statutory - Planning Act, RSO 1990

(December 18, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Zoning By-law No. 1916 for the former Borough of East York as set out in the report (December 18, 2007) from the Director, Community Planning, North York District;
2. amend the Zoning By-law No. 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.1 to the report (January 9, 2008) from the Director, Community Planning, North York District;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning by-law Amendment as may be required; and
4. before introducing the necessary Bills to City Council for enactment, require that Notice of Conditions of Approval be issued under Section 41 of the *Planning Act*.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on January 15, 2008; and notice was given in accordance with the *Planning Act*.

The North York Community Council approved, in principle, the following amendments, to be incorporated as conditions of approval, subject to the Director, Community Planning, North York District, submitting a report directly to City Council for its meeting on January 29 and 30, 2008, on the implications of these amendments after discussions with the Ward Councillor and the applicant:

- "1. that no vehicles shall be permitted to be displayed or stored between the dealership buildings and the curb on Laird Drive, other than in those areas shown on Schedule 3 of Attachment 1 to the report (January 9, 2008) from the Director, Community Planning, North York District;
2. that the landscaping plan shall include structures and landscaping that will physically preclude the display or storage of vehicles within this space including an extension of similar protections for the public realm;
3. that the applicant shall provide a letter of credit to the satisfaction of the Manager of Traffic Operations, Transportation Services Division, North York District, from which the City can draw to erect barriers should this condition be violated;
4. that the applicant be required to provide waste diversion facilities to meet the City's

goal of 70% diversion to the satisfaction of the General Manager, Solid Waste Management Services; and

5. that exterior banners, flags, balloons, canvas figures that dance in the wind, flashing lights or any similar devices that are designed to attract attention shall not be permitted to be displayed on the property.”

Financial Impact

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

Summary

An application has been submitted to permit the development of four motor vehicle dealerships at 85 Laird Drive on a former industrial property at the western boundary of the Leaside Business Park.

The proposal also includes the retention of the former Canadian Northern Railway Eastern Lines Locomotive Shop located adjacent the eastern boundary of the property. The incorporation of the existing Locomotive Shop, which will function as the service area for two of the dealerships, has been reviewed as part of the proposal and will be part of the Site Plan review. A report on the designation of the Locomotive Shop under Part IV of the Ontario Heritage Act will be presented concurrently with this report.

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

Background Information

Final Report - Zoning Application - 85 Laird Drive
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9499.pdf>)

Speakers

Kim Kovar, Aird & Berlis, on behalf of the applicant

Declared Interests (Committee)

Councillor David Shiner - declared an interest in this item in that the Solicitor representing the applicant is representing his family on another matter.

29a Zoning Application - 85 Laird Drive

Summary

This report has been prepared as supplementary information to a final staff report dated December 18, 2007 to be presented to North York Community Council on January 15, 2008. The attached draft By-law implements the direction as outlined in the December 18, 2007 staff report.

An application has been submitted to permit the development of four motor vehicle dealerships

at 85 Laird Drive on a former industrial property at the western boundary of the Leaside Business Park.

This report recommends approval of the application to amend the Zoning By-law as described in the December 18, 2007 staff report.

Background Information

Zoning Application - 85 Laird Drive - Supplementary Report

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9835.pdf>)

Zoning Application - 85 Laird Drive - Supplementary Report Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9836.pdf>)

Additional Background Information (City Council)

- Report (January 25, 2008) from the Chief Planner and Executive Director, City Planning ([NY12.29a](#))

Declared Interest (City Council)

Councillor Shiner - in that the Solicitor representing the applicant is representing his family on another matter.

NY12.30	NO AMENDMENT			Ward: 23
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Residential Rental Demolition Application under Municipal Code Chapter 667 - 18, 22-26 Holmes Avenue & 19-23, 27-31 Olive Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council approve the application to demolish the 10 residential dwelling units, including 1 rental unit at 18, 22-26 Holmes Avenue, 19-23, 27-31 Olive Avenue, pursuant to Municipal Code Chapters 667 and 363.
2. City Council authorize the Chief Planner to issue a preliminary approval to the application under Municipal Code Chapter 667.
3. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner has given the preliminary approval in Recommendation 2, on condition that:
 - a. the Owner remove all debris and rubble from the site immediately after demolition;
 - b. the Owner erect a fence in accordance with the provisions of Municipal Code

Chapter 363, Article III if deemed appropriate by the Chief Building Official;

- c. the Owner maintain the site free of garbage and weeds in accordance with Municipal Code Chapters 632-5 and 629-10, Paragraph B;
 - d. the Owner backfills any holes on the property with clean fill no later than one (1) month from the date of issuance of the demolition permit(s);
 - e. the Owner erect a residential building on site no later than three (3) years from the date of issuance of the demolition permit(s); and
 - f. should the Owner fail to complete the new building within the time specified in Condition (f), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.
4. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act, after the Chief Planner has given the preliminary approval in Recommendation 2, which permit may be included in the demolition permit for Chapter 667 under Section 363-11.1E, of the Municipal Code.
 5. City Council direct the Director, Community Planning, North York District, to report back to the North York Community Council, on an interim plan to maintain the property in a park-like manner, if for any reason construction does not begin by the Summer of 2008.

Statutory - City of Toronto Act, 2006

(December 17, 2007) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the application to demolish the 10 residential dwelling units, including 1 rental unit at 18, 22-26 Holmes Avenue, 19-23, 27-31 Olive Avenue, pursuant to Municipal Code Chapters 667 and 363;
2. authorize the Chief Planner to issue a preliminary approval to the application under Municipal Code Chapter 667;
3. authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner has given the preliminary approval in Recommendation 2, on condition that:

- a. the Owner remove all debris and rubble from the site immediately after demolition;
 - b. the Owner erect a fence in accordance with the provisions of Municipal Code Chapter 363, Article III if deemed appropriate by the Chief Building Official;
 - c. the Owner maintain the site free of garbage and weeds in accordance with Municipal Code Chapters 632-5 and 629-10, Paragraph B;
 - d. the Owner backfills any holes on the property with clean fill no later than one (1) month from the date of issuance of the demolition permit(s);
 - e. the Owner erect a residential building on site no later than three (3) years from the date of issuance of the demolition permit(s); and
 - f. should the Owner fail to complete the new building within the time specified in Condition (f), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued; and
4. authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act*, after the Chief Planner has given the preliminary approval in Recommendation 2, which permit may be included in the demolition permit for Chapter 667 under Section 363-11.1E, of the Municipal Code; and
 5. direct the Director, Community Planning, North York District, to report back to the North York Community Council, on an interim plan to maintain the property in a park-like manner, if for any reason construction does not begin by the Summer of 2008.

Decision Advice and Other Information

The North York Community Council held a public meeting on January 15, 2008 in accordance with the *City of Toronto Act, 2006*, and notice was given in accordance with the requirements of the City of Toronto Municipal Code, Chapter 667.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application is to demolish 10 residential dwelling units containing 1 rental housing unit. No building permit has been issued.

The demolition of residential rental property is prohibited under Chapter 667 of the Toronto Municipal Code unless a permit has been issued under Section 111 of the City of Toronto Act.

The applicant has also submitted separate related applications under the Planning Act to permit the construction of a 28-storey, 308 unit residential building and two 2-storey townhouse and two 4-storey townhouse buildings containing 74 units at 18, 22-26, Holmes Avenue, 19-23, 27-31 Olive Avenue, a portion of 33 & 37 Olive Avenue and a portion of 28 and 32 Holmes Avenue.

The demolition of these ten dwellings and one rental unit is proposed at this time as the dwellings currently sit vacant and have become the subject of numerous incidents of vandalism and break-ins.

This report recommends approval of the application to demolish the 10 residential dwelling units, including 1 rental housing unit, subject to conditions pursuant to the provisions of Municipal Code Chapters 667 and 363.

Background Information

Residential Rental Demolition Application under Municipal Code Chapter 667 - 18, 22-26 Holmes Avenue & 19-23, 27-31 Olive Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-9507.pdf>)

Communications

(January 4, 2008) letter from Olga Kolegaouva (NY.Main.NY12.30.1)
(January 8, 2008) letter from Simin Rasizadeh (NY.Main.NY12.30.2)
(January 14, 2008) e-mail from Thulasi Unnithan (NY.New.NY12.30.3)

Speakers

Ron Stein, Manager, Land Development, Great Lands Corporation, on behalf of the applicant

Submitted Tuesday, January 15, 2008

Councillor Maria Augimeri, Chair, North York Community Council