
North York Community Council

Meeting No.	13	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, February 12, 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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Meeting Date	Tuesday, February 12, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

NY13.3	NO AMENDMENT			Ward: 9
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Intention to Designate - 2822 Keele Street - Part IV, Section 29, Ontario Heritage Act

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council state its intention to designate the property at 2822 Keele Street (Downsview United Church) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City 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 authorize the Clerk to refer the proposed designation for which there is an objection to the Conservation Review Board.

(November 8, 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 2822 Keele Street (Downsview United Church) under Part IV, Section 29 of the Ontario Heritage Act;
2. if there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, authorize the City Solicitor to introduce the Bills In Council designating the property under Part IV of the Ontario Heritage Act; and

3. if there are objections in accordance with Section 29(7) of the Ontario Heritage Act, authorize the Clerk to refer the proposed designation for which there is an objection to the Conservation Review Board.

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 2822 Keele Street (Downsview United Church) under Part IV, Section 29 of the Ontario Heritage Act. The property is listed on the City of Toronto Inventory of Heritage Properties.

Downsview United Church is one of only three surviving 19th century properties in Downsview included on the City's heritage inventory. The proposed designation of the site would enable the property owners to qualify for restoration grants from the Toronto Heritage Grant Program.

Background Information

2822 Keele Street - Designation, Part IV, Section 29, Ontario Heritage Act
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10126.pdf>

2822 Keele Street - Designation, Part IV, Section 29, Ontario Heritage Act Attachment 1
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10127.pdf>

2822 Keele Street - Designation, Part IV, Section 29, Ontario Heritage Act Attachment 2
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10128.pdf>

2822 Keele Street - Designation, Part IV, Section 29, Ontario Heritage Act Attachment 3
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10129.pdf>

Speakers

Dennis Pollock, Chairman, Downsview United Church

Edith Geduld, Chair, North York Community Preservation Panel

3a Intention to Designate - 2822 Keele Street - Part IV, Section 29, Ontario Heritage Act

(January 25, 2008) Letter from Toronto Preservation Board

Committee Recommendations

The North York Community Council recommends that City Council:

1. state its intention to designate the property at 2822 Keele Street (Downsview United Church) under Part IV, Section 29 of the Ontario Heritage Act;
2. if there are no objections to the designation in accordance with Section 29(6) of the

Ontario Heritage Act, authorize the City Solicitor to introduce the Bills In Council designating the property under Part IV of the Ontario Heritage Act; and

3. if there are objections in accordance with Section 29(7) of the Ontario Heritage Act, authorize the Clerk to refer the proposed designation for which there is an objection to the Conservation Review Board.

Summary

The Toronto Preservation Board on January 24, 2008, considered the report (November 8, 2007) from the Director, Policy and Research, City Planning Division.

Background Information

Intention to Designate - 2822 Keele St - Letter

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10232.pdf>

NY13.5	NO AMENDMENT			Ward: 10
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Lane Designation - Bathurst Street at Finch Avenue West

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council designate the westerly southbound lane on Bathurst Street, north of Finch Avenue West, for right-turning vehicles only, buses excepted, from the north limit of Finch Avenue West to a point 90 metres north.
2. 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.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. designate the westerly southbound lane on Bathurst Street, north of Finch Avenue West, for right-turning vehicles only, buses excepted, from the north limit of Finch Avenue West to a point 90 metres north; and
2. 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 turning designation are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

To obtain approval for the designation of the southbound curb lane on Bathurst Street at Finch Avenue West for right-turns only, buses excepted.

The lane designation would prevent motorists from using the subject lane as a queue jump lane and would improve the overall traffic operations at the intersection of Bathurst Street and Finch Avenue West.

Background Information

Lane Designation-Bathurst at Finch

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10113.pdf>)

Lane Designation-Bathurst at Finch map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10114.pdf>)

NY13.6	NO AMENDMENT			Ward: 15
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Parking Amendments/Pay and Display Installation - Glencairn Avenue, east of Dufferin Street

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council amend Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the "No Parking Anytime" prohibition on the south side of Glencairn Avenue, from the easterly limit of Dufferin Street to the northerly limit of the westerly leg of Hillmount Avenue.
2. City Council amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing "No Parking Anytime" prohibitions on the south side of Glencairn Avenue, from Dufferin Street to a point 35 metres east of Dufferin Street.
3. City Council amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing "No Parking Anytime" prohibitions on the south side of Glencairn Avenue, from a point 52 metres east of Dufferin Street to the west leg of Hillmount Avenue.
4. City Council authorize the installation of pay and display parking on the south side of Glencairn Avenue, from a point 35 metres east of Dufferin Street to a point 17 metres east thereof, to operate between the hours of 8:00 a.m. and 6:00 p.m., Monday to Saturday, for a maximum period of three hours at a rate of \$1.00 per hour.

5. City Council direct the City Solicitor to prepare the appropriate bills for the installation of a Pay and Display Unit on the south side of Glencairn Avenue, from a point 35 metres east of Dufferin Street to a point 17 metres further east.
6. City Council authorize and direct the appropriate City officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend Schedule VIII of By-law No. 31001, of the former City of North York, by deleting the “No Parking Anytime” prohibition on the south side of Glencairn Avenue, from the easterly limit of Dufferin Street to the northerly limit of the westerly leg of Hillmount Avenue;
2. amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing “No Parking Anytime” prohibitions on the south side of Glencairn Avenue, from Dufferin Street to a point 35 metres east of Dufferin Street;
3. amend Schedule VIII of By-law No. 31001, of the former City of North York, by installing “No Parking Anytime” prohibitions on the south side of Glencairn Avenue, from a point 52 metres east of Dufferin Street to the west leg of Hillmount Avenue;
4. authorize the installation of pay and display parking on the south side of Glencairn Avenue, from a point 35 metres east of Dufferin Street to a point 17 metres east thereof, to operate between the hours of 8:00 a.m. and 6:00 p.m., Monday to Saturday, for a maximum period of three hours at a rate of \$1.00 per hour;
5. direct the City Solicitor to prepare the appropriate bills for the installation of a Pay and Display Unit on the south side of Glencairn Avenue, from a point 35 metres east of Dufferin Street to a point 17 metres further east; and
6. authorize and direct the appropriate City Officials to take whatever action is deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the amendments of parking regulations are included within the Transportation Services Division’s 2008 Operating Budget estimates. The Toronto Parking Authority advises that the costs pertaining to the installation of new pay and display machines on Glencairn Avenue including changes to the appropriate signage is \$15,000.00. These funds are available in The Toronto Parking Authority 2008 Pay and Display Machine Installation Program.

Summary

To obtain approval to amend the on-street parking regulations and install on-street Pay and Display parking on the south side of Glencairn Avenue, east of Dufferin Street.

The amendment to the on-street parking prohibitions and the installation of the on-street Pay and Display parking on the south side of Glencairn Avenue, east of Dufferin Street, will address the commercial business' need for on-street parking on Glencairn Avenue, east of Dufferin Street.

The proposed on-street parking will not negatively impact traffic operations on Glencairn Avenue or the intersection of Dufferin Street and Glencairn Avenue.

Background Information

Parking Amendments-Glencairn east of Dufferin

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10115.pdf>)

Parking Amendments-Glencairn east of Dufferin map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10116.pdf>)

NY13.8	NO AMENDMENT			Ward: 23
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Turn Restriction - Duplex Avenue at Finch Avenue West

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council prohibit southbound left turns at all times at the intersection of Duplex Avenue and Finch Avenue West.
2. City Council authorize 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.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. prohibit southbound left turns at all times at the intersection of Duplex Avenue and Finch Avenue West; and
2. authorize 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.

Financial Impact

All costs associated with the installation of the turn prohibition, estimated at \$1,000.00 will be borne by the owner of the property, Meridian Residences Inc.

Summary

To obtain approval to prohibit southbound left turns at the intersection of Duplex Avenue and Finch Avenue West.

The implementation of the proposed left turn prohibition would be in keeping with an approved Site Plan Agreement and would minimize southbound left turn delays as well as reduce right angle conflicts within the intersection.

Background Information

Turn Restriction - Duplex Ave at Finch Ave W

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10140.pdf>)

Turn Restriction - Duplex at Finch Ave W map

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10141.pdf>)

NY13.10	NO AMENDMENT			Ward: 25
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Stopping Prohibitions - Bayview Avenue

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council authorize the removal of the No Stopping, from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Bayview Avenue between Glenvale Boulevard and Fifeshire Road.
2. City Council authorize the removal of the No Stopping from 7:00 a.m. to 9:00 a.m., except Saturday, Sundays and public holidays, on the west side of Bayview Avenue between Moore Avenue and Glazebrook Avenue.
3. City Council authorize the removal of the No Stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the west side of Bayview Avenue between Fifeshire Road and the southerly limit of the former City of North York.
4. City Council prohibit stopping on both sides of Bayview Avenue from 7:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays, from Bayview Ridge to Country Lane.
5. City Council prohibit stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Bayview Avenue between Glenvale Boulevard and Country Lane.

6. City Council prohibit stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Bayview Avenue between Bayview Ridge and Fifeshire Road.
7. City Council prohibit stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the west side of Bayview Avenue between Moore Avenue and Country Lane.
8. City Council prohibit stopping on the west side of Bayview Avenue between Bayview Ridge and Fifeshire Road from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays.
9. City Council authorize and direct the appropriate City officials to take whatever action deemed necessary to implement the foregoing including the introduction of any Bills that are required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. authorize the removal of the No Stopping, from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Bayview Avenue between Glenvale Boulevard and Fifeshire Road;
2. authorize the removal of the No Stopping from 7:00 a.m. to 9:00 a.m., except Saturday, Sundays and public holidays, on the west side of Bayview Avenue between Moore Avenue and Glazebrook Avenue;
3. authorize the removal of the No Stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays on the west side of Bayview Avenue between Fifeshire Road and the southerly limit of the former City of North York;
4. prohibit stopping on both sides of Bayview Avenue from 7:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays, from Bayview Ridge to Country Lane;
5. prohibit stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Bayview Avenue between Glenvale Boulevard and Country Lane;
6. prohibit stopping from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays on the east side of Bayview Avenue between Bayview Ridge and Fifeshire Road;
7. prohibit stopping from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays

on the west side of Bayview Avenue between Moore Avenue and Country Lane;

8. prohibit stopping on the west side of Bayview Avenue between Bayview Ridge and Fifeshire Road from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays; and
9. authorize and direct the appropriate City Officials to take whatever action deemed necessary to implement the foregoing including the introduction of any Bills that are required.

Decision Advice and Other Information

The North York Community Council authorized the Director, Transportation Services, North York District, to consult with abutting community groups and Councillor Jenkins and Councillor Parker, on a proposal to extend the No Stopping prohibitions along Bayview Avenue from Highway No. 401 to Glenvale Avenue on the east side and Broadway Avenue on the west side, and report to the North York Community Council meeting on May 6, 2008, on the merits of this proposal.

Financial Impact

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

Summary

To obtain approval to prohibit stopping from 7:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays, on both sides of Bayview Avenue, from Bayview Ridge to Country Lane.

The amendment to the stopping prohibitions will address concerns related to pick-up and drop-off activities at the private school presently under construction at 2454 Bayview Avenue.

Background Information

Stopping Prohibitions - Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10122.pdf>)

Stopping Prohibitions - Bayview Avenue Map Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10123.pdf>)

NY13.11	NO AMENDMENT			Ward: 26
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Pedestrian Crossing Prohibition - Don Mills Road, south of Overlea Boulevard/Gateway Boulevard

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council prohibit pedestrian crossings on Don Mills Road, between five metres

south of Overlea Boulevard/Gateway Boulevard and a point 190 metres south.

2. City Council authorize and direct the appropriate City officials to take whatever action deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

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

Committee Recommendations

The North York Community Council recommends that City Council:

1. prohibit pedestrian crossings on Don Mills Road, between five metres south of Overlea Boulevard/Gateway Boulevard and a point 190 metres south; and
2. authorize and direct the appropriate City Officials to take whatever action deemed necessary to implement the foregoing including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the pedestrian crossing prohibitions on Don Mills Road are included within the Transportation Services Division’s 2008 Operating Budget estimates.

Summary

To obtain approval to prohibit pedestrian crossings on Don Mills Road, south of Overlea Boulevard/Gateway Boulevard.

The implementation of the pedestrian crossing prohibition will improve pedestrian safety.

Background Information

Pedestrian Crossing Prohibition - Don Mills Road, south of Overlea Boulevard/Gateway Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10120.pdf>

Pedestrian Crossing Prohibition - Don Mills Road, south of Overlea Boulevard/Gateway Boulevard Map Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10121.pdf>

NY13.17	NO AMENDMENT			Ward: 34
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Final Report - Site Plan Control Application - 1325 Lawrence Avenue East

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motion:

1. City Council approve the proposed conversion of the existing industrial building into an automobile and motorcycle dealership as indicated on Attachments 1, 2, 3 and 4, to the report (January 24, 2008) from the Director, Community Planning, North York District, subject to the execution of a site plan agreement.

(January 24, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the proposed conversion of the existing industrial building into an automobile and motorcycle dealership as indicated on Attachments 1, 2, 3, and 4, to the report (January 24, 2008) from the Director, Community Planning, North York District, subject to the execution of a site plan agreement.

Financial Impact

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

Summary

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

The applicant seeks to obtain Site Plan Control Approval to convert an existing industrial building to an automobile and motorcycle dealership at 1325 Lawrence Avenue East.

The local Councillor in a memo dated December 20, 2007, requested this site plan application be “bumped up” and staff report to Community Council on the matter.

This report reviews and recommends approval of the application.

Background Information

Final Report - 1325 Lawrence East

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10189.pdf>)

Declared Interests (Committee)

Councillor Denzil Minnan-Wong - declared his interest in this matter because his residence is located near the subject property.

Declared Interest (City Council)

Councillor Minnan-Wong - in that he owns property in the vicinity.

NY13.18	NO AMENDMENT			Ward: 23
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Request for Direction Report - Official Plan Amendment Application - 5170 Yonge St.

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motion:

1. City Council refuse the application in its current form and authorize the City Solicitor and necessary City staff and consultants to attend the Ontario Municipal Board hearing in opposition to the appeals for the reasons outlined in the report (January 25, 2008) from the Director, Community Planning, North York District.

(January 25, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. refuse the application in its current form and authorize the City Solicitor and necessary City staff and consultants to attend the Ontario Municipal Board hearing in opposition to the appeals for the reasons outlined in the report (January 25, 2008) from the Director, Community Planning, North York District.

Decision Advice and Other Information

A recorded vote on the Recommendation to City Council, moved by Councillor Filion, Ward 23 – Willowdale, was as follows:

For: Councillors Carroll, Filion, Jenkins, Minnan-Wong, Moscoe, Parker, Perruzza, Shiner, Stintz

Against: Nil

Absent: Councillors Augimeri, Feldman

Carried Unanimously

Financial Impact

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

Summary

The subject Official Plan Amendment application proposes to amend the North York Centre Secondary Plan for the property municipally known as 5170 Yonge Street, which is located at the northwest corner of Yonge Street and Park Home Avenue. This application proposes to redesignate the subject lands and modify the site specific policies to permit residential uses on the site. Currently, the bulk of the site is designated for non-residential uses only. No Zoning

By-law Amendment or Site Plan Control Approval applications have been submitted. Based on the request for a maximum 100% residential development, Staff are recommending the application be refused in its current form.

The applicant has appealed the Official Plan Amendment application to the Ontario Municipal Board based on the lack of a decision from City Council within the timelines stipulated by the Planning Act. The purpose of this report is to seek Council's direction on the appeal as an Ontario Municipal Board Hearing is scheduled for March 25, 2008.

This report also seeks Council's authorization for City staff and consultants to attend the Ontario Municipal Board Hearing and oppose the application in its current form.

Background Information

Official Plan Amendment Application - Request for Direction Report - 5170 Yonge St.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10188.pdf>

Communications

(February 11, 2008) e-mail from Jeffrie Lake (NY.Main.NY13.18.1)

Speakers

George Belza, Analogica, on behalf of the applicant
 Mari Rutka, School Trustee, Toronto District School Board
 Dan Christante, Board of Directors, Gibson House Museum Board
 Neela Adamski

NY13.19	AMENDED			Ward: 16
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Final Report - Official Plan and Zoning By-law Amendment Applications - 1066 Avenue Road

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the report (January 24, 2008) from the Director, Community Planning, North York District.
2. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (January 24, 2008) from the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may

be required.

4. City Council require that the building be constructed in a manner that facilitates the City's objective to move to 70 percent diversion from landfill and the applicant be required to submit a waste diversion plan subject to the approval of the General Manager of Solid Waste Management Services.
5. City Council require that the right-turn only curb configuration on Avenue Road, that directs traffic from the service lane, be reinforced by a no left-turn by-law.
6. City Council direct the Director, Community Planning, North York District, to consider concerns, including the provision for a retirement residence use and the inclusion of the 45 degree angular plane into the by-law, as expressed by the applicants, the Avenue Road Eglinton Community Association (ARECA) and any other concerned parties and make modifications to the draft Zoning By-law as appropriate.
7. The General Manager of Parks, Forestry and Recreation, in consultation with the Acting Chief Planner and Executive Director, City Planning, be requested to report to the next meeting of the North York Community Council on April 8, 2008, on the application of the alternative parkland dedication by-law with respect to this application.

Statutory - Planning Act, RSO 1990

(January 24, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the report (January 24, 2008) from the Director, Community Planning, North York District;
2. amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (January 24, 2008) from the Director, Community Planning, North York District;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
4. require that the building be constructed in a manner that facilitates the City's objective to move to 70% diversion from landfill and the applicant be required to submit a waste diversion plan subject to the approval of the General Manager of Solid Waste Management Services;
5. require that the right-turn only curb configuration on Avenue Road, that directs traffic

from the service lane, be reinforced by a no left-turn by-law; and

6. direct the Director, Community Planning, North York District, to consider concerns, including the provision for a retirement residence use and the inclusion of the 45 degree angular plane into the by-law, as expressed by the applicants, the Avenue Road Eglinton Community Association (ARECA) and any other concerned parties and make modifications to the draft Zoning By-law as appropriate.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on February 12, 2008, and notice was given in accordance with the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to amend the Official Plan and the Zoning By-law for an 87-unit retirement residence at 1066 Avenue Road. The proposed building would have a height of seven storeys (20.0 metres to the peak of the roof) and an overall gross floor area of 7,655m².

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

Background Information

Final Report Official Plan and Zoning By-law Amendment Applications - 1066 Avenue Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10187.pdf>

Final Report - 1066 Avenue Road Draft By-law
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10245.pdf>

Communications

- (January 21, 2008) e-mail from Lesley Goldenberg (NY.Main.NY13.19.1)
- (January 22, 2008) e-mail from Shauna Corbin (NY.Main.NY13.19.2)
- (January 25, 2008) e-mail from Arlene Chan (NY.Main.NY13.19.3)
- (January 26, 2008) e-mail from Hasmik Dolabjian (NY.Main.NY13.19.4)
- (January 30, 2008) e-mail from John and Rosalie Cowan (NY.Main.NY13.19.5)
- (February 7, 2008) e-mail from Susan and Jack Chambers (NY.Main.NY13.19.6)
- (February 5, 2008) letter from Christene Etherington, submitting a letter dated October 5, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.7)
- (February 6, 2008) letter from Linda Pittaway, submitting a letter dated September 26, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.8)
- (February 5, 2008) letter from Nadine Carson, submitting a letter dated September 21, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.9)
- (February 6, 2008) letter from Hugh O'Connell, submitting a letter dated September 17, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.10)
- (February 6, 2008) letter from Sandro Colavecchia, submitting a letter dated September 17, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.11)

- (February 7, 2008) letter from Erin Jackson, submitting a letter dated September 14, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.12)
- (February 7, 2008) letter from Andrea Lev, submitting a letter dated September 17, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.13)
- (February 7, 2008) letter from Rosemary V. Marziliano, submitting a letter dated September 14, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.14)
- (February 7, 2008) letter from Sam Reiss, submitting a letter dated September 21, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.15)
- (February 7, 2008) letter from Julia Gillespie, submitting a letter dated September 13, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.16)
- (February 8, 2008) e-mail from Dorothy McLaughlin (NY.Main.NY13.19.17)
- (February 10, 2008) e-mail from Shauna Corbin (NY.Main.NY13.19.18)
- (February 8, 2008) e-mail from K.C. Parker, submitting a letter dated February 8, 2008, addressed to Councillor Stintz (NY.Main.NY13.19.19)
- (February 11, 2008) e-mail from Members of the ARECA Board of Directors, forwarding a petition containing 289 signatures from area residents and copies of letters addressed to Councillor Stintz from the following: Leo Marland; Karen Chisvin (architect) and David Mazer; Shauna Corbin; Vladimirka and Nebojsa Brkovic; Peter (no surname given); Joe Mazzitelli; Maureen Brown; Robert (no surname given) on behalf of the Lytton Park Residents Organization (LPRO); Elizabeth Lewis; Emuna Manolson; Morris Manolson; Katie Riggs; Karen Chisvin (architect) and David Mazer; Joe Mazzitelli; Bernard Lecerf; Rose and Greg Mais; Dorothy Smyth; John and Rosalie Cowan; Hasmik Dolabjian; Steven Lydeamore; Shauna Corbin; and Frank Peters (NY.Main.NY13.19.20)
- (February 11, 2008) e-mail from Robert Witchel, President, Lytton Park Residents' Organization (NY.Main.NY13.19.21)
- (February 11, 2008) e-mail from Irving Baker (NY.Main.NY13.19.22)
- (February 11, 2008) letter from Elaine Danson, submitting a letter dated September 14, 2007, addressed to Councillor Stintz (NY.Main.NY13.19.23)
- (February 11, 2008) letter from Richard Konieczny, submitting a letter dated May 27, 2007, addressed to the City Planning Division, North York District (NY.Main.NY13.19.24)
- (February 12, 2008) Submission from the applicant containing photographs of the proposed development (NY.New.NY13.19.25)
- (February 7, 2008) letter from Robert Wm. Reey, Orthomagic (NY.New.NY13.19.26)
- (February 11, 2008) Submission from Councillor Stintz (NY.New.NY13.19.27)

Additional Communications (City Council)

- (February 11, 2008) from Irving Baker (NY13.19.28)

Speakers

Kim Kovar, Solicitor, Aird & Berlis, on behalf of the applicant
 Malcolm Moffatt, President, St. John's Rehabilitation Hospital
 Joseph Kelman, Rabbi, Beth Emeth Synagogue
 Marlene White, Community Relations Manager, Kensington Place Retirement Residence
 Nilza DaCosta, Executive Director, Kensington Place Retirement Residence
 Patrick Smyth, Director, Avenue Road Eglinton Community Association
 Franz Peters
 John Cowan

Jim Baker, Director, Avenue Road Eglinton Community Association
 Dr. Lesley Goldenberg, Avenue Road Eglinton Community Association
 Dorothy Smyth, Vice President, Avenue Road Eglinton Community Association
 Rodger Cummins
 David Emanuele, Co-owner of adjoining properties
 Robert Amaron
 Ken Yiu

Declared Interest (Committee)

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

Declared Interest (City Council)

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

NY13.20	NO AMENDMENT			Ward: 25
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Decision of the Agnes Macphail Award Selection Committee - Recipient of the 2008 Agnes Macphail Award

Confidential Attachment - Personal matters about an identifiable individual, including municipal or local board employees

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council approve the person listed in the confidential attachment to the report (February 7, 2008) from Graham Mitchell, Administrative Support, Agnes Macphail Recognition Committee, as the recipient of the 2008 Agnes Macphail Award.
2. City Council make public the name of the approved recipient after the award ceremony on March 24, 2008.

Confidential Attachment 1 to the report (February 7, 2008) from the Administrative Support, Agnes Macphail Recognition Committee, remains confidential in its entirety, at this time, in accordance with the provisions of the City of Toronto Act, 2006, as it contains personal information about an identifiable individual, including municipal or local board employees. The name of the award recipient will be made public after the award ceremony on March 24, 2008.

(February 7, 2008) Report from Administrative Support, Agnes Macphail Recognition Committee

Committee Recommendations

The North York Community Council recommends that City Council:

1. approve the person listed in the confidential attachment to the report (February 7, 2008) from Graham Mitchell, Administrative Support, Agnes Macphail Recognition Committee, as the recipient of the 2008 Agnes Macphail Award.
2. make public the name of the approved recipient after the award ceremony on March 24, 2008.

Summary

The Agnes Macphail Award Selection Committee met, as established in the selection process, on February 5, 2008, to examine the nominations received and to select the recipient of the 2008 Agnes Macphail Award.

Councillors and staff are requested to keep the name of the recipient confidential until the Agnes Macphail Committee advises the media just prior to the Award Ceremony on March 24, 2008.

Background Information

Agnes Macphail Award

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10689.pdf>)

NY13.21	NO AMENDMENT			Ward: 34
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Amendments to Conditions of Approval Regarding the Rezoning Application for 20 Graydon Hall Drive (Ward 34 – Don Valley East)

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council amend the motions adopted by Council pursuant to Item No. NY10.28 on November 19 and 20, 2007, as follows:
 - a. motion 3(iii) be amended such that prior to the issuance of draft plan of condominium approval for Building “B”, “C” or “D”, the one-storey portion of the existing rental apartment building shall be demolished. Prior to the issuance of draft plan of condominium approval for Building “B”, “C” or “D”, an outdoor children’s playground facility shall be constructed along Graydon Hall Drive, equipped and maintained to the satisfaction of the Director, Community Planning, North York District, having a minimum area of 344m² (3,700 sq. ft.) with no pass through of related costs to the tenants

- b. motion 3(vi) be amended such that prior to the issuance of a building permit, the owner will provide cost estimates to the satisfaction of the Director, Community Planning, North York District and financial securities in a form satisfactory to the Finance Division to ensure completion of these matters;
 - c. motion 5 be amended such that City Council require that facilities be provided in the new buildings to the satisfaction of the General Manager, Solid Waste Management Services, for in-suite recycling and include facilities for a diversion plan in accordance with the Technical Services requirement for a tri-sorter pursuant to their Memorandum dated November 12, 2007; and
 - d. motion 6 be deleted in its entirety.
2. City Council direct that the Zoning By-law Amendment, the Notice of Site Plan Approval Conditions (issued by the Director, Community Planning, North York District), and the Section 37 Agreement for this site be revised to reflect the amendments within this motion.
 3. City Council direct that no further notice be given in respect of the proposed by-law.

(February 12, 2008) Member Motion from Councillor Minnan-Wong

Committee Recommendations

The North York Community Council recommends that City Council:

1. amend the motions adopted by Council pursuant to Item No. NY10.28 on November 19 and 20, 2007, as follows:
 - a. Motion 3(iii) be amended such that prior to the issuance of draft plan of condominium approval for Building “B”, “C” or “D”, the one-storey portion of the existing rental apartment building shall be demolished. Prior to the issuance of draft plan of condominium approval for Building “B”, “C” or “D”, an outdoor children’s playground facility shall be constructed along Graydon Hall Drive, equipped and maintained to the satisfaction of the Director, Community Planning, North York District, having a minimum area of 344m² (3,700 sq. ft.) with no pass through of related costs to the tenants;
 - b. Motion 3(vi) be amended such that prior to the issuance of a building permit, the owner will provide cost estimates to the satisfaction of the Director, Community Planning, North York District and financial securities in a form satisfactory to the Finance Division to ensure completion of these matters;
 - c. Motion 5 be amended such that City Council require that facilities be provided in the new buildings to the satisfaction of the General Manager, Solid Waste Management Services, for in-suite recycling and include facilities for a diversion plan in accordance with the Technical Services requirement for a tri-

sorter pursuant to their Memorandum dated November 12, 2007; and

- d. Motion 6 be deleted in its entirety;
2. direct that the Zoning By-law Amendment, the Notice of Site Plan Approval Conditions (issued by the Director, Community Planning, North York District), and the Section 37 Agreement for this site be revised to reflect the amendments within this motion; and
3. direct that no further notice be given in respect of the proposed by-law.

Summary

City Council adopted Item No. NY10.28, at its meeting on November 19 and 20, 2007, thereby approving in principle a rezoning application for a 24-storey, 251 unit, apartment building and two 3-storey freehold townhouse blocks comprising 24 units, at the property municipally known as 20 Graydon Hall Drive, subject to conditions.

One such condition required that prior to amending Zoning By-law 7625 of the former City of North York, the owner of the property enter into a Section 37 Agreement including, but not limited to, provisions related to the size and location of an outdoor children's playground facility, a waste diversion plan, and visitor parking.

Since the November Council meeting, discussions between the City and the owner have led to the desire to change the provisions of the Zoning By-law Amendment and the Section 37 Agreement with respect to the above noted matters.

Background Information

Notice of Motion - Amendments to Conditions of Approval Regarding the Rezoning Application for 20 Graydon Hall Drive (Ward 34 - Don Valley East)
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10729.pdf>

NY13.22	NO AMENDMENT			Ward: 23
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Staff Representation at the Ontario Municipal Board - 25 Wilfred Avenue

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motion:

1. City Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board hearing to uphold the Committee of Adjustment's decisions.

 (February 12, 2008) Member Motion from Councillor Filion

Committee Recommendations

The 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 Committee of Adjustment's decisions.

Summary

Yi Xiao Song, the owner of 25 Wilfred Avenue, made an application to the Committee of Adjustment, North York District for the division of a parcel of residential lands into two (2) parts for the creation of a new residential building lot.

Minor Variance Applications were also made for the construction of a new two storey dwelling on each of the proposed lots. Variances were requested with respect to lot frontage and width, lot area, lot coverage, north and south side yard setbacks, rear deck height, rear deck width, porch projection and below grade garages.

The consent and minor variance applications were considered by the Committee of Adjustment on July 18th, 2007, where it was the decision of the Committee to refuse all three (3) of the applications.

Planning staff commented that the proposed lots could be considered appropriate, but that the number of variances being requested represented an overdevelopment of the property.

The applicant appealed only the consent application to the Ontario Municipal Board.

Secondary Minor Variance Applications were made for the construction of a new two storey dwelling on each of the proposed lots. Variances were requested with respect to lot frontage and width and lot area.

These applications were considered by the Committee of Adjustment on January 16th, 2008, where it was the decision of the Committee to refuse the applications.

Planning staff did not report on these subsequent applications as the applicant addressed the issues raised in the previous staff report.

The applicant appealed the Committee's refusal of the Minor Variance Applications to the Ontario Municipal Board.

The Ontario Municipal Board has not set a date for this hearing.

The Councillor is requesting that Legal staff retain outside Planning Consultants and attend the Ontario Municipal Board hearing in support of the Committee's decision

Background Information

Notice of Motion - Staff Representation at the Ontario Municipal Board - 25 Wilfred Avenue (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10749.pdf>)

NY13.23	NO AMENDMENT			Ward: 16
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Re-polling - 27 Cortleigh Boulevard

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council set aside the provisions of Section 14. B. of Chapter 918 of the Toronto Municipal Code.
2. City Council direct that the poll, in connection with the application for Front Yard Parking at 27 Cortleigh Boulevard, be re-conducted.

(February 8, 2008) Member Motion from Councillor Stintz

Committee Recommendations

The North York Community Council recommends that City Council:

1. set aside the provisions of Section 14. B. of Chapter 918 of the Toronto Municipal Code; and
2. direct that the poll, in connection with the application for Front Yard Parking at 27 Cortleigh Boulevard, be re-conducted.

Summary

In connection with an application for Front Yard Parking at No. 27 Cortleigh Boulevard, a poll was conducted from October 1st to 31st, 2007 by the City Clerk. The results of this poll were negative, and according to Chapter 918, Section 14. B. 7) there is now a three year moratorium relating to the polling of Front Yard Parking on Cortleigh Boulevard.

Due to some confusion regarding the notification and polling process, the proponent feels they were not afforded the opportunity to properly advise their neighbours as to the reason for the poll, nor its importance to them, in advance of their receipt of it. As a result of this confusion, and after having spoken to their neighbours regarding their apparent misunderstanding of the substance or and reason for the poll, the proponent feels that the results of the poll does not accurately reflect the sentiment of their community.

Background Information

Notice of Motion - 27 Cortleigh Boulevard - Re-polling
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-10829.pdf>)

Speakers

Jorge Malgheiro, Richard Wengle Architect Inc., on behalf of the property owner of the subject

site

Cathy Kain, property owner of the subject site

NY13.24	NO AMENDMENT			Ward: 25, 26, 34
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Identification of land for the development of a multi-pad ice arena in Wards 25 - Don Valley West, 26 - Don Valley West or Ward 34 - Don Valley East

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council direct Parks, Forestry and Recreation staff, with the assistance of City Planning, Facilities & Real Estate and the City Solicitor, to identify land within Ward 25, 26 or 34 for the purpose of developing a twin or multi-pad ice arena.
2. City Council direct the General Manager of Parks, Forestry and Recreation to report to the May 6, 2008 North York Community Council meeting on its progress with respect to site identification, including recommendations respecting a process to act on the acquisition of an appropriate site.

(February 12, 2008) Member Motion from Councillor Jenkins

Committee Recommendations

The North York Community Council recommends that City Council:

1. direct Parks Forestry & Recreation staff, with the assistance of City Planning, Facilities & Real Estate and the City Solicitor, to identify land within Ward 25, 26 or 34 for the purpose of developing a twin or multi-pad ice arena; and
2. direct the General Manager of Parks, Forestry & Recreation to report to the May 6, 2008 North York Community Council meeting on its progress with respect to site identification, including recommendations respecting a process to act on the acquisition of an appropriate site.

Summary

The City is facing a deficit of ice arenas. Parks, Forestry & Recreation is operating on a zero-net loss basis for ice arenas and on the basis that new arenas should contain more than one ice pad as this increases the efficiency in operation.

Currently, there is a single-pad ice arena located in the Don Mills Centre at 1030 Don Mills Road, being the Don Mills Civitan Arena. The Arena was constructed approximately 47 years ago and 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 shortage of parking (6 spaces total).

Given the age and condition of the Arena, the fact that it is limited to one ice pad, and the significant shortage of parking on site, it is 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.

Background Information

Notice of Motion - Identification of land for development of multi-pad ice arena
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11010.pdf>

NY13.25	NO AMENDMENT			Ward: 15
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Amendment to Chapter 918 - Removal of Ward 15 from Section 5. a) of Chapter 918 of Toronto Municipal Code

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council remove Ward 15 from the listing of wards in Section 5. a) of Chapter 918 of the Toronto Municipal Code.
2. City Council authorize the appropriate City officials to introduce in Council, any bills that may be necessary to give effect thereto.

(February 12, 2008) Member Motion from Councillor Moscoe

Committee Recommendations

The North York Community Council recommends that City Council:

1. remove Ward 15 from the listing of wards in Section 5. a) of Chapter 918 of the Toronto Municipal Code; and
2. authorize the appropriate City Officials to introduce in Council, any bills that may be necessary to give effect thereto.

Summary

As a result of the implementation of Chapter 918 of the Toronto Municipal Code, residents of Ward 15 no longer have a means of applying for new or legalizing previously illegally existing front yard parking pads where use of the City boulevard space is required to create the parking space. Although residents of this ward are still permitted to apply for front yard parking pursuant to Chapter 918, 5. b), the vast majority of properties in this ward lack the physical

space in the front yard to accommodate the parking space entirely within private property as this section requires.

Accordingly as a result of the inclusion of Ward 15 within this provision, hundreds of residents of Ward 15 now have no options before them to try to legalize their previously constructed residential boulevard parking spaces.

In an attempt to provide some remedy for the residents of Ward 15 on this matter, it is requested that this proposed amendment to Chapter 918 of the Municipal Code be adopted.

Background Information

Amendment to Chapter 918 of the Toronto Municipal Code - Removal of Ward 15 from Section 5. a)

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-11009.pdf>

Submitted Tuesday, February 12, 2008

Councillor Anthony Perruzza, Vice-Chair, North York Community Council