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## North York Community Council

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<b>Meeting No.</b>	16	<b>Contact</b>	Francine Adamo, Committee Administrator
<b>Meeting Date</b>	Tuesday, June 10, 2008	<b>Phone</b>	416-395-7348
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	nycc@toronto.ca
<b>Location</b>	Council Chamber, North York Civic Centre		

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NY16.1	Draft By-law - To name the proposed private lanes & walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as Karl Fraser Road, Leadley Lane, Pabst Lane, Sampson Mews, Maginn Mews, Aggie Hogg Gardens, Marie Labatte Road, Clock Tower Road, and O'Neill Road (Ward: 25)	1
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## North York Community Council

**Meeting No.** 16  
**Meeting Date** Tuesday, June 10, 2008  
**Start Time** 9:30 AM  
**Location** Council Chamber, North York Civic Centre

**Contact** Francine Adamo, Committee Administrator  
**Phone** 416-395-7348  
**E-mail** nycc@toronto.ca

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NY16.1	Adopted			Ward: 25
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**Draft By-law - To name the proposed private lanes & walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as Karl Fraser Road, Leadley Lane, Pabst Lane, Sampson Mews, Maginn Mews, Aggie Hogg Gardens, Marie Labatte Road, Clock Tower Road, and O'Neill Road**

### City Council Decision

City Council on June 23 and 24, 2008, adopted the following motion:

1. City Council enact the by-law from the City Solicitor to name one of the proposed private lanes and walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as "Marie Labatte Road".

Statutory - City of Toronto Act, 2006

(May 22, 2008) Draft By-law from City Solicitor

### Committee Recommendations

North York Community Council recommends that City Council:

1. Enact the by-law from the City Solicitor to name one of the proposed private lanes and walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as "Marie Labatte Road".

### Committee 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 on June 10, 2008.

North York Community Council enacted the by-law from the City Solicitor to name the proposed private lanes and walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as "Karl Fraser Road", "Leadley Lane", "Pabst Lane", "Sampson Mews", "Maginn Mews", "Aggie Hogg Gardens", "Clock Tower Road" and "O'Neill Road".

### Summary

To name the proposed private lanes and walkways at the retail commercial development at 939 Lawrence Avenue East, The Shops at Don Mills, as "Karl Fraser Road", "Leadley Lane", "Pabst Lane", "Sampson Mews", "Maginn Mews", "Aggie Hogg Gardens", "Marie Labatte Road", "Clock Tower Road" and "O'Neill Road".

### Background Information (Committee)

Draft By-law -Naming of Private Lanes - Draft By-law  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13128.pdf>

Draft By-law -Naming of Private Lanes - Public Notice  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13129.pdf>

NY16.15	Adopted			Ward: 25
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### Payment In-Lieu of Parking - 2529-2533 Yonge Street

#### City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 34 parking spaces, subject to payment-in-lieu for 3 parking spaces.
2. City Council direct that the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 3 parking spaces, which in this case amounts to \$107,100.00.
3. City Council request the appropriate City officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

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

### **Committee Recommendations**

North York Community Council recommends that:

1. City Council exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 34 parking spaces, subject to payment-in-lieu for 3 parking spaces.
2. City Council direct that the applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 3 parking spaces, which in this case amounts to \$107,100.00.
3. City Council request the appropriate City Officials to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

### **Financial Impact**

Council's approval of this application will provide the City of Toronto with \$107,100.00 payment-in-lieu of parking and a \$300.00 plus GST application processing fee.

### **Summary**

To seek Council's approval to exempt the applicant from the former City of Toronto Zoning By-law 438-86 requirement of 34 parking spaces to permit the construction of a new two-storey retail commercial building, whereas 0 parking spaces can be provided on-site.

### **Background Information (Committee)**

Payment In-Lieu of Parking - 2529-2533 Yonge Street - Staff Report  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13064.pdf>

Payment In-Lieu of Parking - 2529-2533 Yonge Street - Map  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13065.pdf>

### **Communications (Committee)**

(June 9, 2008) letter from Christine Yee, CYDA Consulting Ltd. (NY.New.NY16.15.1)

### **Speakers (Committee)**

Christine Yee, CYDA Consulting Ltd., on behalf of the applicant

NY16.19	Adopted			Ward: 25
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**Installation of Traffic Control Signals - The Donway West at Overland Drive & Don Mills Centre Access**

**City Council Decision**

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council direct that the existing pedestrian crossover on The Donway West, immediately south of Overland Drive, be removed.
2. City Council direct that traffic control signals be installed at the intersection of The Donway West and Overland Drive/Don Mills Centre Access.

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

**Committee Recommendations**

North York Community Council recommends that:

1. City Council direct that the existing pedestrian crossover on The Donway West, immediately south of Overland Drive, be removed.
2. City Council direct that traffic control signals be installed at the intersection of The Donway West and Overland Drive/Don Mills Centre Access.

**Financial Impact**

All costs associated with the removal of the existing pedestrian crossover on The Donway West and the installation of traffic control signals at the intersection of The Donway West and Overland Drive/Don Mills Centre Access, estimated at \$147,000.00, will be borne by Cadillac Fairview Corporation Limited, the developer of the Don Mills Centre lands.

**Summary**

To obtain approval for the replacement of the existing pedestrian crossover with traffic control signals at the intersection of The Donway West and Overland Drive/Don Mills Centre Access.

The installation of traffic control signals at the intersection of The Donway West and Overland Drive/Don Mills Centre Access is required as a condition of approval of Site Plan Application 07 115874 NN 25 SA for the development of the Don Mills Centre lands.

**Background Information (Committee)**

Traffic Signals - The Donway West at Overland Dr & Don Mills Centre Access - Staff Report (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13085.pdf>)

Traffic Signals - The Donway West at Overland Dr & Don Mills Centre Access - Map (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13087.pdf>)

NY16.20	Adopted			Ward: 25
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## **Stopping Prohibitions - Bayview Avenue from Highway No. 401 to Glenvale Avenue**

### **City Council Decision**

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council direct that the No Stopping prohibition, 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, be removed.
2. City Council direct that the No Stopping prohibition, 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, be removed.
3. City Council direct that the No Stopping prohibition, 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, be removed.
4. City Council direct that the No Stopping prohibition, from 7:00 a.m. to 9:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Bayview Ridge and Fifeshire Road, be removed.
5. City Council direct that the No Stopping prohibition, from 7:00 a.m. to 6:00 p.m., Monday to Friday, Except Public Holidays, on both sides of Bayview Avenue, between Bayview Ridge and Country Lane, be removed.
6. City Council direct that stopping be prohibited on both sides of Bayview Avenue, from 6:00 a.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, from Bayview Ridge to Country Lane.
7. City Council direct that stopping be prohibited, from 3:00 p.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Glenvale Boulevard and Country Lane.
8. City Council direct that stopping be prohibited, from 3:00 p.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Bayview Ridge and Highway 401.
9. City Council direct that stopping be prohibited, 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 Broadway Avenue.
10. City Council direct that stopping be prohibited, from 6:00 a.m. to 10:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Broadway Avenue and Country Lane.

11. City Council direct that stopping be prohibited, from 6:00 a.m. to 10:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Bayview Ridge and Highway 401.

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(April 22, 2008) Memo from City Clerk

### **Committee Recommendations**

North York Community Council recommends that:

1. City Council direct that the No Stopping prohibition, 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, be removed.
2. City Council direct that the No Stopping prohibition, 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, be removed.
3. City Council direct that the No Stopping prohibition, 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, be removed.
4. City Council direct that the No Stopping prohibition, from 7:00 a.m. to 9:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Bayview Ridge and Fifeshire Road, be removed.
5. City Council direct that the No Stopping prohibition, from 7:00 a.m. to 6:00 p.m., Monday to Friday, Except Public Holidays, on both sides of Bayview Avenue, between Bayview Ridge and Country Lane, be removed.
6. City Council direct that stopping be prohibited on both sides of Bayview Avenue, from 6:00 a.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, from Bayview Ridge to Country Lane.
7. City Council direct that stopping be prohibited, from 3:00 p.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Glenvale Boulevard and Country Lane.
8. City Council direct that stopping be prohibited, from 3:00 p.m. to 7:00 p.m., Monday to Friday, Except Public Holidays, on the east side of Bayview Avenue, between Bayview Ridge and Highway 401.
9. City Council direct that stopping be prohibited, 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 Broadway Avenue.
10. City Council direct that stopping be prohibited, from 6:00 a.m. to 10:00 a.m., Monday

to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Broadway Avenue and Country Lane.

11. City Council direct that stopping be prohibited, from 6:00 a.m. to 10:00 a.m., Monday to Friday, Except Public Holidays, on the west side of Bayview Avenue, between Bayview Ridge and Highway 401.

### **Summary**

North York Community Council, at its meeting on February 12, 2008, in dealing with Item NY13.10 headed "Stopping Prohibitions - Bayview Avenue (Ward 25 – Don Valley West)", 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.

### **Background Information (Committee)**

Stopping Prohibitions - Bayview Ave - Memo from City Clerk  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13007.pdf>)

## **20a Stopping Prohibitions - Bayview Avenue**

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

### **Financial Impact**

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

### **Summary**

To obtain approval to amend the stopping prohibitions on the west side of Bayview Avenue, between Highway 401 and Broadway Avenue and on the east side of Bayview Avenue, between Highway 401 and Glenvale Boulevard.

The amendment to the stopping prohibitions will address concerns related to stopping activities on this section of Bayview Avenue during peak volume periods in order to maintain the roadway capacity.

### **Background Information (Committee)**

Stopping Prohibitions - Bayview Avenue - Staff Report  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13118.pdf>)  
Stopping Prohibitions - Bayview Avenue - Map  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13119.pdf>)



NY16.23	Adopted			Ward: 15
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## **Designation of Fire Routes and amendment to Chapter 880 - Fire Routes**

### **City Council Decision**

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as a fire route, pursuant to Municipal Code Chapter 880 - Fire Routes – 1300 Castlefield Avenue.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

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(May 21, 2008) Report from Toronto Fire Services

### **Committee Recommendations**

North York Community Council recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as a fire route, pursuant to Municipal Code Chapter 880- Fire Routes – 1300 Castlefield Avenue.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

### **Financial Impact**

There are no financial implications associated with this report.

### **Summary**

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

### **Background Information (Committee)**

Fire Routes - 1300 Castlefield Avenue - Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13114.pdf>

Fire Routes - 1300 Castlefield Avenue - Draft By-law

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13115.pdf>

NY16.27	Adopted			Ward: 24
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### **OMB Decision - Use of Section 37 Contributions - 603-615 Sheppard Avenue East, 9-17 Rean Drive, and 6-10 Dervock Crescent**

#### **City Council Decision**

City Council on June 23 and 24, 2008, adopted the following motion:

1. City Council use the \$157,430.00 for the construction of the Community Centre on the former Canadian Tire site at 1019 Sheppard Avenue East.

(May 22, 2008) Report from City Solicitor

#### **Committee Recommendations**

North York Community Council recommends that:

1. City Council use the \$157,430.00 for the construction of the Community Centre on the former Canadian Tire site at 1019 Sheppard Avenue East.

#### **Committee Decision Advice and Other Information**

North York Community Council:

1. Requested the City Solicitor to report directly to City Council for its meeting on June 23 and 24, 2008 on the nature of the appeal and the decision rendered by the Ontario Municipal Board.
2. Requested the General Manager, Parks, Forestry and Recreation Staff to report directly to City Council for its meeting on June 23 and 24, 2008, that an account exists for the proposed Community Centre on the former Canadian Tire Site and the funds will be used for this purpose.
3. Requested the Chief Planner and Executive Director, City Planning, to take the Ontario Municipal Board decision into consideration in developing their policy related to the provision of transit passes as a condition of approval.

#### **Financial Impact**

The recommendation will have no financial impact beyond what has already been approved in

the current year's budget.

### Summary

The purpose of this report is to obtain direction from City Council as to the use of a \$157,230.00 Section 37 community benefits payment to be received with respect to the subject development. This is a time sensitive matter that must be dealt with prior to June 30, 2008.

### Background Information (Committee)

OMB Decision - 603-615 Sheppard, 9-17 Rean, & 6-10 Dervock - Staff Report  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13202.pdf>

### Background Information (City Council)

(June 18, 2008) supplementary report from the City Solicitor (NY16.27a)

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-14187.pdf>

(June 19, 2008) supplementary report from the General Manager, Parks, Forestry and Recreation (NY16.27b)

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-14186.pdf>

NY16.32	Adopted			Ward: 23
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### Final Report - Rezoning & Site Plan - 17 Hycrest Avenue

#### City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to the report (May 2, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 10 to the report (May 2, 2008) from the Director, Community Planning, North York District, subject to stylistic and technical changes and subject to the Site Plan being completed in consultation with the Ward Councillor, so that the concerns raised by the residents who submitted written and oral submissions with respect to privacy and landscaping, can be addressed.
4. 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 10 to the report (May 2, 2008) from the Director, Community Planning, North York District, are

satisfied, including entering into a satisfactory Site Plan Control Agreement.

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Statutory - Planning Act, RSO 1990

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

### **Committee Recommendations**

North York Community Council recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to the report (May 2, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve in principle the site plan drawings and Site Plan Control Approval Conditions listed in Attachment 10 to the report (May 2, 2008) from the Director, Community Planning, North York District, subject to stylistic and technical changes and subject to the Site Plan being completed in consultation with the Ward Councillor, so that the concerns raised by the residents who submitted written and oral submissions with respect to privacy and landscaping, can be addressed.
4. 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 10 to the report (May 2, 2008) from the Director, Community Planning, North York District, are satisfied, including entering into a satisfactory Site Plan Control Agreement.

### **Committee Decision Advice and Other Information**

North York Community Council held a statutory public meeting on June 10, 2008, and notice was given in accordance with the Planning Act.

North York Community Council requested the General Manager, Parks, Forestry and Recreation, to report directly to City Council for its meeting on June 23 and 24, 2008 on:

1. The current parkland provisions in this area, as per Map 8B in the Official Plan.
2. The applicability of the alternate parkland dedication rate by-law.
3. The factors which were used to calculate the amount of parkland dedication.
4. The amount of parkland to be dedicated, whether it is to be taken in land or cash-in-lieu.

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

This application was submitted on August 3, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend North York Zoning By-law No. 7625 to permit the construction of three new townhouse units at 17 Hycrest Avenue.

The proposal conforms to the Neighbourhoods and Sheppard East Subway Corridor Secondary Plan policies of the Official Plan and meets the objectives of the City's Infill Townhouse Guidelines.

This report reviews and recommends approval of the application to amend the Zoning By-law and approval in principle of the Site Plan Control Application.

### Background Information (Committee)

Final Report - Rezoning & Site Plan - 17 Hycrest Ave - Staff Report  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13110.pdf>

### Background Information (City Council)

(June 23, 2008) supplementary report from the General Manager, Parks, Forestry and Recreation (NY16.32a)  
<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-14311.pdf>

### Communications (Committee)

(June 10, 2008) letter from Dr. R. L. Pantel (NY.New.NY16.32.1)

### Speakers (Committee)

Peter Del Mastro  
 Isobel Sinclair

NY16.33	Adopted			Ward: 23
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### Final Report - Official Plan, Rezoning, and Site Plan Applications - 225, 227, 229, 233, 235, 237 & 239 Finch Avenue East

### City Council Decision

City Council on June 23 and 24, 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 (May 20, 2008) from the Director, Community Planning, North York District.

2. City Council amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (May 20, 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 approve in principle the site plan as indicated on the drawings listed in Attachment 8 to the report (May 20, 2008) from the Director, Community Planning, North York District, subject to the Conditions of Approval listed in Attachment 8 and subject to the Site Plan being completed in consultation with the Ward Councillor.
5. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 8 to the report (May 20, 2008) from the Director, Community Planning, North York District, have been fulfilled.

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Statutory - Planning Act, RSO 1990

(May 20, 2008) Report from Director, Community Planning, North York District

### **Committee Recommendations**

North York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the report (May 20, 2008) from the Director, Community Planning, North York District.
2. City Council amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (May 20, 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 approve in principle the site plan as indicated on the drawings listed in Attachment 8 to the report (May 20, 2008) from the Director, Community Planning, North York District, subject to the Conditions of Approval listed in Attachment 8 and subject to the Site Plan being completed in consultation with the Ward Councillor.

5. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 8 to the report (May 20, 2008) from the Director, Community Planning, North York District, have been fulfilled.

### **Committee Decision Advice and Other Information**

The North York Community Council held a statutory public meeting on June 10, 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 was made on April 4, 2005 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

These applications proposes to permit a development consisting of 28, 4-storey townhouses configured into 4 blocks and served by two private roadways on lands known municipally as 225, 227, 229, 233, 235, 237 and 239 Finch Avenue East.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law and approve in principle the Site Plan Control application.

### **Background Information (Committee)**

Final Report - Official Plan, Rezoning, and Site Plan Applications - 225-229 & 233-239 Finch Avenue East - Staff Report  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13112.pdf>

### **Speakers (Committee)**

Sylvia Warriner

NY16.34	Adopted			Ward: 15
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### **Final Report - Rezoning Application - 601, 603 and 605 Oakwood Avenue**

### **City Council Decision**

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council amend the former City of York Zoning By-law No 1-83, as amended, for 601, 603 and 605 Oakwood Avenue substantially in accordance with the draft Zoning

By-law Amendment attached as Attachment 5 to the report (May 20, 2008) from the Director, Community Planning, North York District.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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Statutory - Planning Act, RSO 1990

(May 20, 2008) Report from Director, Community Planning, North York District

### **Committee Recommendations**

North York Community Council recommends that:

1. City Council amend the former City of York Zoning By-law No 1-83, as amended, for 601, 603 and 605 Oakwood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (May 20, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### **Committee Decision Advice and Other Information**

The North York Community Council held a statutory public meeting on June 10, 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 permit commercial, office and service uses at grade and six residential units above in the existing two-storey building at 601, 603 and 605 Oakwood Avenue. This application was made on September 28, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal is consistent with the Provincial Policy Statement and Provincial Plans, as well as the Growth Plan for the Greater Golden Horseshoe. The proposed development is in keeping with the policies of the Official Plan.

The existing building has contained commercial uses at grade with residential units above since the building was constructed in the 1950s. The proposed range of commercial-retail uses are compatible with the surrounding neighbourhood as well as being pedestrian oriented and supportive of the needs of the adjacent residential neighbourhood. The existing building is suitable for commercial uses as the building fronts directly on Oakwood Avenue with parking provided at the rear of the site.



### Background Information (Committee)

Final Report - Rezoning Application - 601, 603 and 605 Oakwood Ave - Staff Report  
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13034.pdf>

### Speakers (Committee)

Thomas Rees, Planner, The Biglieri Group, on behalf of the applicant

NY16.38	Adopted			Ward: 26
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### Re-polling for Front Yard Parking at 798 Millwood Road

#### City Council Decision

City Council on June 23 and 24, 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 798 Millwood Road, be re-conducted.

(June 10, 2008) Member Motion from Councillor Parker

#### Committee Recommendations

North York Community Council recommends that:

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 798 Millwood Road, be re-conducted.

#### Summary

In connection with an application for Front Yard Parking at No. 798 Millwood Road, a poll was conducted on September 6, 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 Millwood Road.

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. Staff from the ward Councillor's office accompanied the proponent in surveying the area residents, and support this position.

**Background Information (Committee)**

Member Motion - Re-polling for Front Yard Parking at 798 Millwood Road  
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13673.pdf>)

*Submitted Tuesday, June 10, 2008*

*Councillor Maria Augimeri, Chair, North York Community Council*