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## North York Community Council

<b>Meeting No.</b>	20	<b>Contact</b>	Francine Adamo, Committee Administrator
<b>Meeting Date</b>	Tuesday, November 18, 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	<b>Chair</b>	Councillor Maria Augimeri

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## North York Community Council

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<b>Start Time</b>	9:30 AM	<b>E-mail</b>	nycc@toronto.ca
<b>Location</b>	Council Chamber, North York Civic Centre	<b>Chair</b>	Councillor Maria Augimeri

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

#### City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motion:

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

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#### Committee Recommendations

North York Community Council recommends that City Council:

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

#### Origin

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

#### Summary

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

The tree is a healthy and viable specimen and should provide benefits to the community for

years to come. Urban Forestry cannot support the loss of existing trees or potential planting sites as their loss is contrary to the City's stated goal of doubling the tree canopy.

### **Financial Impact**

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

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

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

### **Speakers (Committee)**

Derek Walsh, Authentic Tree Care Inc., on behalf of the applicant  
 Shari Balcom, applicant

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

#### **City Council Decision**

City Council on December 1, 2 and 3, 2008, adopted the following motion:

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

#### **Committee Recommendations**

North York Community Council recommends that City Council:

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

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

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

#### **Origin**

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

#### **Summary**

The report requests Council's authority to deny the request for removal of one (1) privately-owned tree, located in the front yard of 72 Cheltenham Avenue. The homeowner is concerned

that the roots of the tree may grow into and block the newly replaced sewer line.

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

### Financial Impact

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

### Background Information (Committee)

Staff Report & Attachments 1-3 - 72 Cheltenham Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16582.pdf>)

### Communications (Committee)

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

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

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

### Speakers (Committee)

Frank Panos, applicant

### Motions (Committee)

*Motion to Adopt Item (Carried)*

North York Community Council recommend that City Council:

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

### Vote (Adopt Item)

Nov-18-2008

<b>Result: Carried</b>	
Yes: 5	Augimeri, Filion, Jenkins, Moscoe, Perruzza
No: 2	Stintz, Minnan-Wong
Absent: 4	Carroll, Feldman, Parker, Shiner

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

**City Council Decision**

City Council on December 1, 2 and 3, 2008, adopted the following motion:

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



**Committee Recommendations**

North York Community Council recommends that City Council:

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

**Origin**

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

**Summary**

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

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

**Financial Impact**

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

**Background Information (Committee)**

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

**Speakers (Committee)**

Judith Wright, Judith S. Wright Associates, on behalf of the applicant

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

### **City Council Decision**

City Council on December 1, 2 and 3, 2008, adopted the following motions:

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

except Public Holidays, bicycles excepted be implemented.

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### **Committee Recommendations**

North York Community Council recommends that City Council:

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



Holidays, bicycles excepted be implemented.

### Origin

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

### Summary

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

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

### Financial Impact

All costs associated with the turn restrictions are included within the Transportation Services Division's 2008 Operating Budget.

### Background Information (Committee)

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

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

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

### City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motion:

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

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### Committee Recommendations

North York Community Council recommends that City Council:

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

### Origin

(October 21, 2008) Member Motion from Councillor Moscoe

### Summary

Luis Filipe Matias, the owner of 397 Glen Park Avenue, submitted an application to the North York District Committee of Adjustment to sever the property into two parts in order to create a new building lot. A two-storey detached dwelling with an integral, below-grade garage would be constructed on each of the lots.

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

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

Planning staff did not comment on the applications.

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

The Ontario Municipal Board has not set a hearing date.

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

### Background Information (Committee)

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

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

Attachment 1 - Severance Decision - 397 Glen Park Avenue

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

Attachment 2 - Part 1 Decision - 397 Glen Park Avenue

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

Attachment 3 - Part 2 Decision - 397 Glen Park Avenue

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

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

#### City Council Decision

City Council on December 1, 2 and 3, 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 decision of the Committee of

Adjustment.

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### **Committee Recommendations**

North York Community Council recommends that City Council:

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

### **Origin**

(October 24, 2008) Member Motion from Councillor Jenkins

### **Summary**

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

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

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

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

There was no Staff Report on this application.

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

As the Councillor representing this community I request Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

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

Member Motion & Attachment - 241 Golfdale Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16563.pdf>)

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

**City Council Decision**

City Council on December 1, 2 and 3, 2008, adopted the following motion:

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

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**Committee Recommendations**

North York Community Council recommends that City Council:

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

**Origin**

(October 24, 2008) Member Motion from Councillor Jenkins

**Summary**

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

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

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

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

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

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

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

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

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

#### **City Council Decision**

City Council on December 1, 2 and 3, 2008, adopted the following motion:

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

#### **Committee Recommendations**

North York Community Council recommends that City Council:

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

#### **Origin**

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

#### **Summary**

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

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

supported by the Toronto Public Art Commission.

### Financial Impact

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

### Background Information (Committee)

Staff Report - Public Art Plan - Sheppard Ave. and Provost Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16601.pdf>)

Attachment - Public Art Plan - Sheppard Ave. and Provost Dr.

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16602.pdf>)

### Speakers (Committee)

Karen Mills, Art Consultant, on behalf of Concord Adex Development Corporation, Ste. 3208

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

### City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council approve in principle, subject to the conditions set out in Attachments 17, 18 and 19 to this report, the proposed 41-unit condominium townhouse development, a 22-storey, 311-unit rental apartment building and two 21-storey buildings with a total of 437 units, subject to adding the following additional requirements:
  - a. the addition of a Post-Approval condition B 3.7, under “Technical Services” in Attachment No. 17 (Building E):
 

“3.7 The Owner must ensure that snow removal occurs only between the hours of 6:00 a.m. and 7:00 p.m.”; and
  - b. the addition of a Pre-Approval condition A 4.1, under “Technical Services” in Attachment No. 18 (Townhouse Blocks 5 & 7):
 

“4.1 The Owner shall submit revised plans showing additional underground garbage and recycling facilities for the townhouse units, to the satisfaction of the Technical Services Division in consultation with the local Councillor.”.
2. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval.

### **Committee Recommendations**

North York Community Council recommends that City Council:

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

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

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

### **Origin**

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

### **Summary**

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

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

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

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information (Committee)

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

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

### Origin

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

### Summary

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

### Financial Impact

There are no financial implications resulting from this report.

### Background Information (Committee)

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

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

### City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council approve, in principle, the conditions set out in Attachment 12 to this report for a 24-storey, 352 unit residential building at 35 Hollywood Avenue, subject to the following additional requirements:



- a. the addition of Pre-Approval conditions A 2.1 and A 2.2, under “City Planning” in Attachment 12:
  - 2.1 The Owner shall submit revised plans showing the details of the proposed bicycle storage lockers, with the lockers having a maximum dimensions of 1.0 metre width, 1.5 metres length and 1.5 metres height, to the satisfaction of the Director, Community Planning, North York District, in consultation with the local Councillor; and
  - 2.2 The Owner shall submit revised plans to provide a green roof on the tower portion of the proposed 24-storey residential building, to the satisfaction of the Director, Community Planning, North York District, in consultation with the local Councillor.
2. City Council delegate back to the Chief Planner or his designate the authority to issue Site Plan Approval.

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### **Committee Recommendations**

North York Community Council recommends that City Council:

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

### **Origin**

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

## Summary

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

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

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

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

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information (Committee)

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

## Speakers (Committee)

Nupur Malaviya, Davies Howe Partners, obo the applicant

NY20.44	Adopted			Ward: 15
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## Final Report - Rezoning Application - 416-418 Oakwood Ave

### City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

1. City Council amend Zoning By-law 1-83 for the former City of York for 416-418 Oakwood Avenue, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5.
2. 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 the cash in lieu payment being directed to the beltline cycling and walking trail to be used toward the enhancement of the pedestrian bridge that crosses Dufferin Street, north of Eglinton Avenue.

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*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

North York Community Council recommends that City Council:

1. Amend Zoning By-law 1-83 for the former City of York for 416-418 Oakwood Avenue, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Approve the cash in lieu payment being directed to the beltline cycling and walking trail to be used toward the enhancement of the pedestrian bridge that crosses Dufferin Street, north of Eglinton Avenue.

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

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

### **Origin**

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

### **Summary**

This application proposes to permit the conversion of an existing 3-storey industrial structure zoned residential, to a mixed-use building containing a retail unit and a live-work unit at grade with eight residential units on the two floors above. This application was submitted on February 20, 2004 and is not subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This report reviews and recommends approval of the application to amend Zoning By-law No. 1-83 for the former City of York. This proposal has regard for the Provincial Policy Statement and is in keeping with the policies of the Official Plan. The proposed Zoning By-law Amendment also supports a proposed area specific Official Plan Amendment to develop an "Arts District" in this area, which is the subject of a concurrent report before Community Council today.

The proposed commercial and residential uses are compatible with the mix of commercial and residential uses along Oakwood Avenue and the surrounding low-density residential neighbourhoods to the east and west of the site. The proposal will provide a small-scale retail store that will service the needs of the local residents and the live-work unit could contribute to

the emerging “Arts District” in this area. The existing building is suitable for conversion to a mixed-use building with commercial uses at grade directly fronting Oakwood Avenue with parking provided at the rear of the site.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information (Committee)

Staff Report & Attachments 1-5 - Final Report - Rezoning Application - 416-418 Oakwood Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16508.pdf>)

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

### City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

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

residential portion of the development; the letter of credit shall be returned to the owner upon receipt of the certified cheque; the amount of the monetary contribution shall be equal to the market value, based on land value, of 298.1 m<sup>2</sup> of additional proposed gross floor area, as determined by the Director of Real Estate Services.

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*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

North York Community Council recommends that City Council:

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

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

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

### **Origin**

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

### Summary

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

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

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

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information (Committee)

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

NY20.49	Adopted			Ward: 34
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### Recognizing the Victoria Village Community

#### City Council Decision

City Council on December 1, 2 and 3, 2008, adopted the following motions:

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

#### Committee Recommendations

North York Community Council recommends that City Council:

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

### **Summary**

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

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

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

### **Speakers (Committee)**

Mike Dosman, President, Victoria Village Community Association

*Submitted Tuesday, November 18, 2008*

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