
North York Community Council

Meeting No.	22	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, January 13, 2009	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre	Chair	Councillor Maria Augimeri

North York Community Council		
Councillor Maria Augimeri (Chair)	Councillor Mike Feldman	Councillor Howard Moscoe
Councillor John Parker (Vice-Chair)	Councillor John Filion	Councillor Anthony Perruzza
Councillor Shelley Carroll	Councillor Cliff Jenkins	Councillor David Shiner
	Councillor Denzil Minnan-Wong	Councillor Karen Stintz

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Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes - November 18, 2008

Schedule of Timed Items

9:45 a.m.	NY22.1 – NY22.2
10:00 a.m.	NY22.3 – NY22.4
10:15 a.m.	NY22.5 – NY22.6
10:30 a.m.	NY22.7 – NY22.9
10:45 a.m.	NY22.10
1:30 p.m.	NY22.34
2:00 p.m.	NY22.35

(Deferred from July 7, 2008 - Item NY17.4, September 9, 2008 - NY18.7 and October 7, 2008 - Item NY19.5)

NY22.1	ACTION	9:45 AM	Delegated	Ward: 25
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Fence Exemption Request - 27 Alderbrook Drive**Origin**

(June 16, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Summary

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

The purpose of this report is to consider a request by the owner(s) of 27 Alderbrook Drive, to be exempted from Chapter 447 – Fences, section 447-2(B). This section states that the maximum height of a fence in the rear yard is 2 metres.

The existing fencing in the side and rear yard is on the south side of the property and consists of different sections. The wood fence sections range in height up to 2.6 metres and extend for approximately 40.2 metres to the front face of the house/garage. The concrete wall which is erected beside the property line and serves as part of the pool enclosure, ranges in height up to 3.5 metres and is approximately 8.7 metres in length.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report - Fence Exemption Request - 27 Alderbrook Drive
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgnd/backgroundfile-17730.pdf>)

Communications

(September 8, 2008) e-mail from Mark A. Marcello (NY.Main.1)

1a Fence Exemption Request - 27 Alderbrook Drive**Origin**

(August 6, 2008) Report from Director of Building and Deputy Chief Building Official, North York District and District Manager, Municipal Licensing and Standards, North York District

Recommendations

Toronto Building North York Division and Municipal Licensing & Standards Division, North York District recommends:

1. That this staff report be received for information purposes.

Summary

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

The purpose of this report is to submit a follow-up report on item NY17.4 deferred at the North York Community Council meeting of July 7, 2008.

Financial Impact

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

Background Information

Joint Staff Report - Fence Exemption Request - 27 Alderbrook Dr
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17731.pdf>

(Deferred from November 18, 2008 - Item NY20.16)

NY22.2	ACTION	9:45 AM	Delegated	Ward: 23
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Sign Variance - 10 Kingsdale Ave**Origin**

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

Recommendations

The Toronto Building Division recommends that:

1. North York Community Council approve the request for variances to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southwest corner of the property with a newly designed two-sided illuminated ground sign at 10 Kingsdale Avenue.
2. North York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

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

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-3 - 10 Kingsdale Ave
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17643.pdf>

Communications

(November 12, 2008) e-mail from Gwyn Thomas, President, Toronto Parking Authority (NY.Main.NY22.2.1)

(November 17, 2008) e-mail from Stephanie Abba (NY.Main.NY22.2.2)

(November 17, 2008) e-mail from Sara Lipson (NY.Main.NY22.2.3)

(November 18, 2008) e-mail from Vanessa Henderson (NY.Main.NY22.2.4)

NY22.3	ACTION	10:00 AM	Delegated	Ward: 25
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Residential Demolition Application for 21 Weybourne Crescent

Origin

(December 15, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building, North York District recommends that:

1. The request for the demolition of this residential dwelling only be approved subject to following conditions:
 - a. The owner construct and substantially complete the new building, authorized by building permit file number 08 - 219182 BLD 00 NH, on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced.
 - b. The failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for the dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.
 - c. All debris and rubble be removed immediately after demolition.
 - d. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

Summary

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

In accordance with section 33 of the Planning Act and the Toronto Municipal Code Chapter 363, Article II "Demolition Control" the application for the demolition of a residential dwelling, at 21 Weybourne Crescent, is referred to the North York Community Council for consideration of the issuance of a demolition permit because the property is located in the former City of Toronto and a notice of objection to the issuance of demolition permit was submitted by a neighbour to the Deputy Building Official received within 14 days of the posting of the Public Notice of the Proposed Residential Demolition.

The owner requires permission to demolish the existing building in order to construct a new two storey single family dwelling.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions.

Financial Impact

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

Background Information

Staff Report - 21 Weybourne Cres

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17792.pdf>)

NY22.4	ACTION	10:00 AM	Delegated	Ward: 23
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Residential demolition application for 286 Maplehurst Avenue located in the former City of North York

Origin

(December 15, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request to demolish subject residential building be approved with the following conditions:
 - a. All debris and rubble be removed immediately after demolition and the excavation be filled in.
 - b. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.

Summary

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 286 Maplehurst Avenue is referred to North York Community Council to refuse or to grant the demolition permit. The applicant, Mr. Tommy Chang has applied for a residential demolition permit on behalf of 2175852 Ontario Limited, to demolish an existing single family dwelling in order to transfer the lands free and clear to the City of Toronto to satisfy the parkland dedication.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions.

Financial Impact

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

Background Information

Staff Report & Attachments 1-3 - 286 Maplehurst Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17797.pdf>)

NY22.5	ACTION	10:15 AM	Delegated	Ward: 10
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Residential demolition application for 289 Searle Avenue located in the former City of North York

Origin

(December 15, 2008) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request to demolish subject residential building be approved with the following conditions:
 - a. All debris and rubble be removed immediately after demolition and the excavation be filled in.
 - b. The site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623–5 and 629–10, Paragraph B.
 - c. The owner to construct and substantially complete the new dwelling on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced.
 - d. The failure to complete the construction within the time specified, shall entitle the City Clerk to enter on the collector’s roll, to be collected in like manner as municipal taxes, the sum of Twenty Thousand Dollars (\$20,000.00) for the dwelling unit in respect of which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

Summary

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 289 Searle Avenue is referred to North York Community Council to refuse or to grant the demolition permit. The applicant, Ms. Nicole Alonzi applied for a residential demolition permit on behalf of the owner of the property, Mr. Salvatore Alonzi, to demolish an existing single family dwelling which was used as a grow operation.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions

Financial Impact

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

Background Information

Staff Report & Attachments 1-3 - 289 Searle Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17791.pdf>)

(Deferred from November 18, 2008 - Item NY20.21)

NY22.6	ACTION	10:15 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 53 Old Orchard Grove

Origin

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

Recommendations

Transportation Services, North York District recommends that:

1. The appeal for a front yard parking pad be denied as the proposal does not comply with the technical requirements of the Municipal Code.

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 53 Old Orchard Grove which does not meet the technical requirements of the Code as on-street parking is available.

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

Financial Impact

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

Background Information

Staff Report - Parking Pad - 53 Old Orchard Grove

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17644.pdf>)

Attachment 1 - Diagram of Parking Pad - 53 Old Orchard Grove

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17645.pdf>)

(Deferred from November 18, 2008 - Item NY20.22)

NY22.7	ACTION	10:30 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 238 Fairlawn Avenue

Origin

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

Recommendations

Transportation Services, North York District recommends that:

1. The appeal for a front yard parking pad be denied as the proposal does not comply with the technical requirements of the Municipal Code.

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 238 Fairlawn Avenue which does not meet the technical requirements of the Code as on-street parking is available.

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

Financial Impact

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

Background Information

Staff Report - Parking Pad - 238 Fairlawn Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17667.pdf>

Attachment 1 - Diagram of Parking Pad - 238 Fairlawn Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17668.pdf>

Communications

(November 18, 2008) e-mail from Douglas Taylor (NY.Main.NY22.7.1)

(Deferred from November 18, 2008 - Item NY20.23)

NY22.8	ACTION	10:30 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 240 Fairlawn Avenue

Origin

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

Recommendations

Transportation Services, North York District recommends that:

1. The appeal for a front yard parking pad be denied as the proposal does not comply with the technical requirements of the Municipal Code.

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 240 Fairlawn Avenue which does not meet the technical requirements of the Code as on-street parking is available.

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

Financial Impact

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

Background Information

Staff Report - Parking Pad - 240 Fairlawn Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17669.pdf>

Attachment 1 - Diagram of Parking Pad - 240 Fairlawn Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17670.pdf>

NY22.9	ACTION	10:30 AM		Ward: 16
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Payment In-Lieu of Parking - 1977 Avenue Road

Origin

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

Recommendations

Transportation Services, North York District recommends that:

1. Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 18 parking spaces, subject to payment-in-lieu for 18 parking spaces.
2. The applicant enter into an agreement with the City of Toronto for the payment-in-lieu of 18 parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$45,000.00.

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 18 parking spaces to permit a restaurant to operate on the front portion of the ground floor in the mixed-use building, whereas zero (0) parking spaces can be provided on-site.

Financial Impact

Council's approval of this application will provide the City of Toronto with a \$45,000.00 payment-in-lieu of parking fee, and a \$300.00 plus GST application processing fee.

Background Information

Staff Report - Payment In-Lieu of Parking - 1977 Avenue Road
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17800.pdf>
 Map - Payment In-Lieu of Parking - 1977 Avenue Road
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17801.pdf>

NY22.10	ACTION	10:45 AM		Ward: 26
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Conservation Review Board Decision and Designation of 1325, 1351 and 1365 Bayview Avenue

Origin

(December 15, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council pass a by-law to designate the property at 1325 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act.
2. Council pass a by-law to designate the property at 1351 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act.
3. Council pass a by-law to designate the property at 1365 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Summary

The purpose of this report is to provide Toronto City Council with advice on the decision of the Conservation Review Board (CRB) regarding Council's notice of intention to designate the properties at 1325, 1351 and 1365 Bayview Avenue. This report also provides recommendations to Council regarding the completion of the designation of those properties.

On November 6, 2008, staff of Heritage Preservation Services received the decision of the CRB resulting from the hearing for the appeal to the notice of intention to designate the above mentioned properties. The decision advises that the properties possess sufficient cultural heritage value under the provincial Criteria for Determining Cultural Heritage Value or Interest (Regulation 9/06) of the Ontario Heritage Act to warrant designation, but also makes recommendations about some cultural heritage values identified by the City and on strategies for the protection of the properties.

In consideration of the decision and recommendations of the CRB, this report also provides recommendations on changes to the original "Reasons for Designation" as presented to Council in November of 2007.

Financial Impact

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

Background Information

Staff Report - 1325, 1351 & 1365 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17844.pdf>)

Attachment 1 - Conservation Review Board Hearing Report - 1325, 1351 & 1365 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17883.pdf>)

Attachment 2 - Map of Properties Recommended for Designation

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17884.pdf>)

Attachment 3 - Photo of Properties Recommended for Designation

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17885.pdf>)

Attachment 4 - Reasons for Designation - Glen-Leven Apartments, 1325 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17886.pdf>)

Attachment 5 - Reasons for Designation - Strathavon Apartments, 1351 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17887.pdf>)

Attachment 6 - Reasons for Designation - Kelvingrove Apartments, 1365 Bayview Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17888.pdf>)

NY22.11	ACTION		Delegated	Ward: 15
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All Way Stop Control & 40 km/h Speed Limit - Glenmount Avenue at Viewmount Avenue

Origin

(December 8, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule XVIII of By-law 31001, of the former City of North York, be amended by deleting Viewmount Avenue as a through street, from the westerly limit of Bathurst Street to the easterly limit Dalemount Avenue.
2. Schedule XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Glenmount Avenue and Viewmount Avenue.
3. By-law No. 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit on Glenmount Avenue, from the southerly limit of Lawrence Avenue West to the southerly limit of Coldstream.
4. By-law No. 31878, of the former City of North York, be amended by designating Glenmount Avenue, from the Lawrence Avenue West to Viewmount Avenue, as a 40 km/h speed limit zone.

Summary

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

To obtain approval to introduce an all way stop control at the intersection of Glenmount Avenue and Viewmount Avenue and a 40 km/h speed limit on Glenmount Avenue.

The installation of an all way stop control at the intersection of Glenmount Avenue and Viewmount Avenue will address the existing right-of-way conflicts for motorists and pedestrians. The speed limit reduction will also promote increased driver awareness given the existing school zones.

Financial Impact

All costs associated with the installation of an all way stop control are included within the Transportation Services Division, North York District's 2009 Operating Budget estimates.

Background Information

Staff Report - All Way Stop & Speed Limit - Glenmount Avenue at Viewmount Avenue (<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17709.pdf>)

Map - All Way Stop & Speed Limit - Glenmount Avenue at Viewmount Avenue (<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17710.pdf>)

NY22.12	ACTION		Delegated	Ward: 16
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Stopping Prohibitions - Roe Avenue

Origin

(December 8, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” restriction on the south side of Roe Avenue from the easterly limit of Avenue Road to the westerly limit of the former City of Toronto Boundary.
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping anytime, on the south side of Roe Avenue, from Avenue Road to a point 60 metres west of Elm Road.

Summary

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

To obtain approval to amend the current no parking anytime restriction on the south side of Roe Avenue to no stopping anytime on the south side of Roe Avenue, between Avenue Road and a point 60 metres west of Elm Road.

The implementation of the no stopping regulation on the south side of Roe Avenue between Avenue Road and a point 60 metres west of Elm Road will discourage motorists associated with the businesses on Avenue Road from parking on both sides of the roadway.

Financial Impact

All costs associated with the amendments to the stopping regulations are included within the Transportation Services Division’s 2009 Operating Budget estimates.

Background Information

Staff Report - Stopping Prohibitions - Roe Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17713.pdf>)

Map - Stopping Prohibitions - Roe Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17714.pdf>)

NY22.13	ACTION		Delegated	Ward: 23
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All-Way Stop Control - Santa Barbara Road at Tamworth Road

Origin

(November 27, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule XVIII of By-law 31001, of the former City of North York, be amended by deleting Santa Barbara as a through street, from the easterly limit of Basswood Road to the westerly limit of Abbotsford Road.
2. Schedule XIX of By-law 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Santa Barbara Road and Tamworth Road.
3. The appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Summary

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

To obtain approval to introduce an all-way stop control at the intersection of Santa Barbara Road at Tamworth Road.

The installation of an all-way stop control at the intersection of Santa Barbara Road and Tamworth Road will address the existing right-of-way conflicts for motorists and pedestrians.

Financial Impact

All costs associated with the installation of an all-way stop control are included within the Transportation Services Division, North York District's 2008 Operating Budget estimates.

Background Information

Staff Report - All-Way Stop Control - Santa Barbara Road at Tamworth Road
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17711.pdf>

Map - All-Way Stop Control - Santa Barbara Road at Tamworth Road
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17712.pdf>

NY22.14	ACTION		Delegated	Ward: 23
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Lane Designation - Elmhurst Avenue and Yonge Street

Origin

(December 8, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The northerly eastbound lane on Elmhurst Avenue be designated for left turning vehicles only, from Yonge Street to a point 30 metres west thereof.
2. The southerly eastbound lane on Elmhurst Avenue be designated for right turning and through vehicles only, from Yonge Street to a point 30 metres west thereof.

Summary

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

To obtain approval to designate the northerly and southerly eastbound lanes on Elmhurst Avenue at Yonge Street for left turn movements and right turn/through traffic movements only, respectively.

The implementation of the lane designations on Elmhurst Avenue will improve the flow of traffic on Elmhurst Avenue and through the intersection by providing motorists with clearly defined permitted traffic movements.

Financial Impact

All costs associated with the installation of the lane designation are included within the Transportation Services Division's 2009 Operating Budget estimates.

Background Information

Staff Report - Lane Designation - Elmhurst Avenue and Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17715.pdf>)

Map 1 - Eastbound Lane Designation - Elmhurst Avenue at Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17716.pdf>)

Map 2 - Pavement Marking Plan - Elmhurst Avenue at Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17717.pdf>)

NY22.15	ACTION			Ward: 26
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Turn Restriction - Laird Drive at Parkhurst Boulevard

Origin

(December 8, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Southbound right turns be prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday, on Laird Drive at Parkhurst Boulevard.

Summary

To obtain approval to prohibit southbound Right turns at the intersection of Laird Drive at Parkhurst Boulevard.

The implementation of the proposed right turn prohibition during the morning peak period would eliminate neighbourhood infiltration on Parkhurst Boulevard.

Financial Impact

All costs associated with the installation of the parking regulations are included within the Transportation Services Division's 2009 Operating Budget estimates.

Background Information

Staff Report - Turn Restriction - Laird Drive at Parkhurst Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17718.pdf>)

Map - Turn Restriction - Laird Drive at Parkhurst Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17719.pdf>)

NY22.16	ACTION		Delegated	Ward: 16
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Speed Reduction & All Way Stop Control - Cortleigh Boulevard

Origin

(December 11, 2008) Member Motion from Councillor Stintz

Recommendations

That Recommendations 1. and 2. of North York Community Council Item NY20.27 be replaced with the following two Recommendations:

1. North York Community Council approve the installation of an all-way stop control at the intersection of Cortleigh Boulevard.

2. North York Community Council direct that the reduction of the speed limit from 50 km/h to 40 km/h on Cortleigh Boulevard between Avenue Road and Rosewell Avenue be implemented.

Summary

This motion is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

At its meeting of November 18, 2008, North York Community Council did not approve the installation of all-way stop control at the intersection of Cortleigh Boulevard and Cortleigh Crescent; and did not approve the reduction of speed limit from 50 km/h to 40 km/h on Cortleigh Boulevard between Avenue Road and Rosewell Avenue.

Notwithstanding the recommendations of Transportation Services staff that the installation of an all way stop control at Cortleigh Boulevard and Cortleigh Crescent is not warranted, I would like the North York Community Council to reconsider its decision of November 18, 2008, which adopts these staff recommendations.

Background Information

Member Motion - Speed Reduction & All Way Stop Control - Cortleigh Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17720.pdf>)

Staff Report - Speed Reduction & All Way Stop Control - Cortleigh Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17721.pdf>)

Map - Speed Reduction & All Way Stop Control - Cortleigh Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17722.pdf>)

Warrant - Speed Reduction & All Way Stop Control - Cortleigh Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17723.pdf>)

NY22.17	ACTION		Delegated	Ward: 16
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Parking Prohibitions - St. Germain Avenue, east of Avenue Road

Origin

(December 12, 2008) Member Motion from Councillor Stintz

Recommendations

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” prohibition on the south side of St. Germain Avenue, from the easterly limit of Avenue Road to the westerly limit of the former City of Toronto/North York boundary.
2. Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing “No Parking Anytime” prohibitions on the south side of St. Germain Avenue, from a point 45 metres east of Avenue Road to a point 115 metres east thereof.
3. Pay and display parking be installed on the south side of St. Germain Avenue, from a point a point 9 metres east of Avenue Road to a point 36 metres east thereof, to operate

between the hours of 8:00 a.m. and 9:00 p.m., Monday to Saturday, 1:00 p.m. to 9:00 p.m. Sundays for a maximum period of three hours at a rate of \$2.00 per hour.

Summary

This motion is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

The area business along Avenue Road, north and south of St. Germain Avenue, have expressed concern that the loss of the boulevard parking on the south side of St. Germain Avenue will have a negative impact on their establishments. As such they have requested that the existing parking restrictions be amended to facilitate the installation of Pay and Display Parking on the south side of St. Germain Avenue, east of Avenue Road.

Staff of the Transportation Services Division has confirmed that the boulevard parking which was located on the south side of St. Germain Avenue will no longer be available due to the redevelopment of the lands located on the east side of Avenue Road, between Fairlawn Avenue and St. Germain Avenue.

Currently parking is prohibited on the south side of St. Germain Avenue from Avenue Road to east lot line of 393 St. Germain Avenue. Parking is also prohibited at anytime on the north side from Avenue Road to a point 61 metres east and from 8:00 a.m. to 6:00 p.m., Monday to Friday from a point 61 metres east of Avenue Road to the east lot line of 394 St. Germain Avenue.

The proposed Pay and Display area will be located on the south side of St. Germain Avenue from a point 9.0 metres east of Avenue Road to a point 36 metres east thereof. The area businesses of the area have provided their consensus with the proposed parking regulation changes and installation of the Pay and Display parking. Parking will continue to be prohibited in front of the single family homes on the south side of the roadway.

Staff has advised that the installation of Pay and Display parking on the south side of St. Germain Avenue, east of Avenue Road would not have an adverse impact on the overall level of service presently provided to traffic movements along this section of St. Germain Avenue.

It should be noted that all costs associated with the amendments of parking regulations will be included within the Transportation Services Division's 2009 Operating Budget estimates. The Toronto Parking Authority has advised that the costs pertaining to the installation of new pay and display machines on St. Germain Avenue including changes to the appropriate signage is \$15,000.00 and that funds will be available in The Toronto Parking Authority 2009 Pay and Display Machine Installation Program.

Background Information

Member Motion - Parking Prohibitions - St. Germain Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17770.pdf>

NY22.18	ACTION			Ward: 23
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Designation of Fire Routes and amendment to Chapter 880 - 5 & 15 Tangreen Court

Origin

(December 11, 2008) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. 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 addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880 - Fire Routes – 5 & 15 Tangreen Court.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

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.

Financial Impact

There are no financial implications associated with this report.

Background Information

Staff Report - Fire Routes - 5 & 15 Tangreen Court

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17736.pdf>

Draft By-law - Fire Routes - 5 & 15 Tangreen Court

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17737.pdf>

NY22.19	ACTION			Ward: 24
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Designation of Fire Routes and amendment to Chapter 880 - 650, 660 & 662 Sheppard Avenue East

Origin

(December 11, 2008) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. 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 addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 650 Sheppard Ave East, 660 Sheppard Ave East and 662 Sheppard Ave East.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

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.

Financial Impact

There are no financial implications associated with this report.

Background Information

Staff Report - Fire Routes - 650, 660 & 662 Sheppard Ave East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17734.pdf>)

Draft By-law - Fire Routes - 650, 660 & 662 Sheppard Ave East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17735.pdf>)

NY22.20	ACTION			Ward: 25
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Designation of Fire Routes and amendment to Chapter 880 - Fire Routes - 3501 Yonge Street

Origin

(December 11, 2008) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. 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 addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880 - Fire Routes – 3501 Yonge Street.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

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.

Financial Impact

There are no financial implications associated with this report.

Background Information

Staff Report - Fire Routes - 3501 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17738.pdf>

Draft By-law - Fire Routes - 3501 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17739.pdf>

NY22.21	ACTION		Delegated	Ward: 15, 16, 25
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

Origin

(November 21, 2008) Report from Director, Business Services

Recommendations

The Director, Business Services recommends that:

1. North York Community Council approve the deletion of a York-Eglinton BIA Board of Management member and the deletion of two Uptown Yonge BIA Board of Management members as set out in Attachment No.1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the change to the BIA Boards of Management.

Summary

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

Financial Impact

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

Background Information

Staff Report and Attachment 1 - BIA Additions & Deletions

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17672.pdf>)

NY22.22	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Appointment of Members of Council to Toronto & Region Conservation Authority Humber and Don Watersheds Sub-Committees

Origin

(December 11, 2008) Report from City Clerk

Recommendations

The City Clerk recommends that North York Community Council consider Members' preferences listed in Attachment 1 and recommend to Council the appointment of:

1. One Member to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term of office ending November 30, 2010, and until a successor is appointed.
2. One Member to the Toronto and Region Conservation Authority Humber Watershed Alliance for a term of office ending November 30, 2010, and until a successor is appointed.

Summary

This report forwards information and a list of Members' preferences for appointment to the Toronto and Region Conservation Authority Humber Watershed Alliance and the Toronto and Region Conservation Authority Humber Don Watershed Regeneration Council so that Community Council may nominate Members for appointment by Council.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Report from City Clerk & Attachment 1 - Watershed Sub-Committees – Interested Members

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17728.pdf>)

NY22.23	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Appointment of Members of Council to the Community Museum Management Board & North York Community Preservation Panel

Origin

(December 11, 2008) Report from City Clerk

Recommendations

The City Clerk recommends that North York Community Council consider Members' preferences listed in Attachment 1 and recommend to Council the appointment of:

1. One to two Members to the Gibson House/Zion Schoolhouse Museum Management Board for a term of office ending November 30, 2010, and until their successors are appointed.
2. One to two Members to the North York Community Preservation Panel for a term of office ending November 30, 2010, and until their successors are appointed.

Summary

This report forwards information and a list of Members' preferences for appointment to the Gibson House/Zion Schoolhouse Community Museum Management Board and the North York Community Preservation Panel, so that Community Council may nominate Members for appointment by Council.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Report from City Clerk & Attachment 1 – Appointment to Museum Board & Preservation Panel – Interested Members

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17729.pdf>)

Revised Attachment 1 - Appointment to Museum Board & Preservation Panel - Interested Members

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18189.pdf>)

NY22.24	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Recommended Candidate to Fill Mid-term Vacancy on the North York Community Preservation Panel

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

Origin

(December 15, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council nominate the candidate listed in the confidential Attachment 1 effective January 1, 2009 to the North York Community Preservation Panel for a term coincident with Council or until their successors are appointed.
2. Council authorize the release of the confidential Attachment 1 once it has dealt with this staff report.

Summary

This report recommends a candidate to fill a mid-term vacancy on the North York Community Preservation Panel and recommends that City Council nominate the individual listed in confidential Attachment 1 to the North York Community Preservation Panel. Candidates were scored by a Selection Committee on their ability to answer predetermined interview questions.

Financial Impact

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

Background Information

Staff Report - Recommended Candidate for the North York Community Preservation Panel
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17733.pdf>

NY22.25	Information			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Enhancements to the Tree Protection Process**Origin**

(December 10, 2008) Report from General Manager, Parks, Forestry and Recreation

Summary

North York Community Council, on October 7, 2008, requested a report on the feasibility of enhancements to the tree protection process to be implemented on a trial basis in the North York District.

Improving the relationship between Urban Forestry and the builders and developers who work in North York District will improve the current state of tree protection. In order to accomplish this, additional funding for Improved Development Review and Tree By-Law Enforcement requested in the 2009 operating budget process to administer and monitor tree protection will have to be approved.

Background Information

Staff Report - Enhancements to the Tree Protection Process

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17725.pdf>)

Staff Report - Tree Protection in North York on Demolition & New Construction Sites

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17726.pdf>)

NY22.26	ACTION			Ward: 15
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Preliminary Report - Rezoning Application - 3706 Bathurst Street & 3 Stadacona Drive

Origin

(December 15, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Summary

This application was made on November 14, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application has been submitted to amend the Zoning By-law to permit twelve 3-storey townhouses to be developed on the subject lands.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. Upon the completion of the evaluation of the proposal, a Final Report will be prepared with notice for a public meeting.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-4 - 3706 Bathurst St & 3 Stadacona Dr
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17788.pdf>

NY22.27	ACTION			Ward: 16
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Preliminary Report - Rezoning Application - 58, 60, 64 & 68 Orchard View Blvd and 439, 441, 443 & 445 Duplex Ave

Origin

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

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Summary

This application was made on July 16, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend Zoning By-law 438-86 of the former City of Toronto to permit the construction of an 18 storey apartment building at 58, 60, 64 & 68 Orchard View Boulevard and 439, 441, 443 & 445 Duplex Avenue.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* would be targeted for the second quarter of 2009 provided that any required information is submitted in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-6 - Orchard View Blvd & Duplex Ave
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17790.pdf>

NY22.28	ACTION			Ward: 23
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Preliminary Report - Rezoning Application - 9, 11, 15, 17, 19 & 21 Leona Drive

Origin

(December 16, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made September 22, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend Zoning By-law No. 7625 to permit the construction of eight single detached dwellings at 9, 11, 15, 17, 19 and 21 Leona Drive.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2009, provided that any required information is submitted in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-4 - 9, 11, 15, 17, 19 & 21 Leona Dr
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17805.pdf>

NY22.29	ACTION			Ward: 23
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Preliminary Report - Rezoning Application - 43 Drewry Avenue

Origin

(December 16, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made October 23, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend Zoning By-law No. 7625 to permit the construction of a 3-storey townhouse building containing 47 stacked townhouses at 43 Drewry Avenue.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2009, provided that any required information is submitted in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-5 - 43 Drewry Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17806.pdf>)

NY22.30	ACTION			Ward: 23
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Preliminary Report - Rezoning and Site Plan Control Applications - 83 Finch Avenue West

Origin

(December 16, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made on October 3, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes to develop a three storey building containing ground floor retail uses, second floor professional offices and two residential dwelling units on the third floor at 83 Finch Avenue West. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the second quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-5 - 83 Finch Ave W

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17803.pdf>)

NY22.31	ACTION			Ward: 23
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Preliminary Report - Rezoning and Site Plan Control Applications - 244 Finch Avenue West

Origin

(December 16, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made on September 2, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to redevelop the lands known municipally as 244 Finch Avenue West to permit a two storey building with professional medical office uses on the ground floor and commercial office uses on the upper floor.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the second quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-7 - 244 Finch Avenue West

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17808.pdf>)

NY22.32	ACTION			Ward: 23
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Preliminary Report - Official Plan Amendment - Rezoning and Site Plan Control Applications - 57, 59 & 61 Finch Avenue West

Origin

(December 16, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made on November 12, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes to redevelop the lands at 57, 59 and 61 Finch Avenue West to construct nine 3-storey townhouse units along the Finch Avenue frontage, and one 3-storey detached dwelling and one 3-storey semi-detached dwelling along the Elmview Avenue frontage.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Should the applicant provide any additional required information in a timely manner, it is anticipated the final report will be completed in the second quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-7 - 57, 59 & 61 Finch Avenue West
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17807.pdf>

NY22.33	ACTION			Ward: 23
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Preliminary Report - Rezoning Application - 5170 Yonge Street

Origin

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

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made on October 17, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend Zoning By-law 7625 as amended to permit the development of two 42-storey (125 metre) residential towers on a 5-storey podium. The proposed development would have a maximum gross floor area of 93,781.96 square metres and consist of 937 residential units.

The proposed rezoning would implement the Official Plan Amendment that was granted by the Ontario Municipal Board on July 2, 2008.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2009, provided that any required information is submitted in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-9 - 5170 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17804.pdf>

NY22.34	ACTION	1:30 PM	Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Zoning Amendments to Regulate Reverse Slope Driveways in the North York Community Council District Boundary

Statutory - Planning Act, RSO 1990

Origin

(December 16, 2008) Report from Chief Planner and Executive Director, City Planning

Recommendations

The Chief Planner and Executive Director of the City Planning Division recommends that Council:

1. Enact the Zoning By-law Amendments for regulating reverse slope driveways in the zoning by-laws of the former cities of Toronto, North York, York, East York (Township and Leaside bylaws) as they may apply to the district boundary of the North York Community Council substantially in accordance with the draft zoning by-laws identified as Attachment No. 1, 2, 3, 4 and 5.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Summary

The flooding of basements in grade-related houses has been a growing problem. A contributing factor to some basement flooding is when driveways lead downward into garages located in the lower level of houses, which is currently permitted in the zoning bylaws applying to the North York Community Council jurisdictional area. This report recommends amending the zoning bylaws that apply to the North York Community Council district boundary in order to restrict the as-of-right permission to develop reverse slope driveways.

Financial Impact

The recommendations of this report will have no financial impact beyond what has already been approved in the current year's budget.

Background Information

Staff Report & Attachments 1-5 - Reverse Slope Driveways

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17852.pdf>)

Letter from City Clerk - North York Community Council Decision letter

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17831.pdf>)

Letter from City Clerk - Recommendations to Council

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17838.pdf>)

Letter from City Clerk - Planning & Growth Management Committee Decision

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17839.pdf>)

Staff Report to Planning & Growth Management

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17840.pdf>)

Letter from City Clerk - North York Community Council Decision
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17841.pdf>
 Member Motion - North York Community Council
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17842.pdf>

NY22.35	ACTION	2:00 PM		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Zoning Amendments to Change the Definition of 'Boarding or Lodging House' in the North York Community Council District Boundary

Statutory - Planning Act, RSO 1990

Origin

(December 16, 2008) Report from Chief Planner and Executive Director, City Planning

Recommendations

The Chief Planner and Executive Director of the City Planning Division recommend that Council:

1. Enact the Zoning Bylaw Amendment to the definition of 'Boarding and Lodging House' found in the former city of North York Zoning Bylaw No. 7625 substantially in accordance with the draft zoning by-law identified as Attachment No. 1.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Summary

The current zoning bylaw definition for 'Boarding Lodging House' includes the term 'for gain'. The Municipal Licensing and Standards Division advises that the phrase "for gain" in the by-law definition does create some difficulty in prosecuting illegal rooming houses. This report recommends amending the definition of 'Boarding or Lodging House'.

Financial Impact

The recommendations of this report will have no financial impact beyond what has already been approved in the current year's budget.

Background Information

Staff Report & Attachment 1 - Definition of Boarding or Lodging House
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17854.pdf>
 Letter from City Clerk - North York Community Council Decision
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17821.pdf>
 Letter from City Clerk - Recommendations to City Council
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17823.pdf>
 Letter from City Clerk - Planning & Growth Management Committee Decision
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17822.pdf>

Staff Report to Planning & Growth Management Committee
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17825.pdf>)

Letter from City Clerk - North York Community Council Decision
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17826.pdf>)

Staff Report to North York Community Council
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17827.pdf>)

NY22.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills