
North York Community Council

Meeting No.	23	Contact	Francine Adamo, Committee Administrator
Meeting Date	Monday, February 9, 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 - January 13, 2009

Schedule of Timed Items

9:45 a.m.	NY23.1 – NY23.3
10:00 a.m.	NY23.4 – NY23.6
10:15 a.m.	NY23.7 – NY23.8
10:30 a.m.	NY23.9 – NY23.11
10:45 a.m.	NY23.12 – NY23.13
11:00 a.m.	NY23.14
11:30 a.m.	NY23.25
11:45 a.m.	NY23.26
12:00 p.m.	NY23.27

NY23.1	ACTION	9:45 AM	Delegated	Ward: 16
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Fence Exemption Request - 345 Cortleigh Boulevard**Origin**

(January 6, 2009) 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the front yard which is in violation of the By-law.

Financial Impact

There is no financial impact anticipated in this report

Background Information

Staff Report - 345 Cortleigh Boulevard

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18459.pdf>

NY23.2	ACTION	9:45 AM	Delegated	Ward: 16
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Fence Exemption Request - 408 Glencairn Avenue**Origin**

(January 6, 2009) 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the rear yard which is in violation of the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report - 408 Glencairn Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18462.pdf>

NY23.3	ACTION	9:45 AM	Delegated	Ward: 16
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Fence Exemption Request - 259 Brooke Avenue**Origin**

(January 19, 2009) 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the rear yard which is in violation of the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report - 259 Brooke Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18466.pdf>

NY23.4	ACTION	10:00 AM	Delegated	Ward: 25
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Fence Exemption Request - 32 York Valley Crescent

Origin

(January 6, 2009) 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the rear yard which is in violation of the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report - 32 York Valley Crescent

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18468.pdf>

NY23.5	ACTION	10:00 AM	Delegated	Ward: 26
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Fence Exemption Request - 31 Ferrand Drive

Origin

(January 6, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends:

1. That 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain existing fences in the front, side and rear yard which are in violation of the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report - 31 Ferrand Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18470.pdf>)

NY23.6	ACTION	10:00 AM	Delegated	Ward: 34
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Fence Exemption Request - 62 Larabee Crescent**Origin**

(January 12, 2009) 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the front yard which is in violation of the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report - 62 Larabee Crescent

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18471.pdf>)

(Deferred from November 18, 2009 - Item NY20.11)

NY23.7	ACTION	10:15 AM	Delegated	Ward: 16
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Fence Exemption Request - 20 Westgrove Crescent**Origin**

(October 27, 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 subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing fence in the rear yard which is in violation of the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report - 20 Westgrove Crescent

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-17661.pdf>

Communications

(November 14, 2008) e-mail from Toby Belman (NY.Main.NY23.7.1)

NY23.8	ACTION	10:15 AM	Delegated	Ward: 24
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Art Mural Exemption Request - 1125 Sheppard Avenue East**Origin**

(January 14, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The North York Community Council confirm the notice and direct that a second notice be issued.

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 1125 Sheppard Avenue East, for a review by the North York Community Council to determine whether the graffiti should be exempted as an art mural in accordance with Chapter 485 – Graffiti, section 485-4E.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

Staff Report & Attachments 1-3 - 1125 Sheppard Avenue East
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18472.pdf>

NY23.9	ACTION	10:30 AM	Delegated	Ward: 8
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Sign Variance Request for a Ground Identification Sign - 100 York Gate Boulevard**Origin**

(January 20, 2009) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit one ground sign located along Jane Street.
2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit 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.

The purpose of this report is to review and make recommendations on a request by Dominic Rotundo of Pattison Sign Group, on behalf of the property owners McArthur Capital Inc., for an approval of variances from the former City of North York Sign By-law No. 30788, as amended, to permit installation of one illuminated, double faced first party ground sign on the west side of Jane Street north of York Gate Boulevard.

Financial Impact

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

Background Information

Staff Report - 100 York Gate Blvd
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18483.pdf>
 Attachments 1-5 - 100 York Gate Blvd
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18484.pdf>

NY23.10	ACTION	10:30 AM	Delegated	Ward: 15
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Sign Variance Request for a Ground Identification Sign - 3200-3222 Dufferin Street

Origin

(January 21, 2009) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

Recommendations

Toronto Building North York Division recommends that:

1. North York Community Council approve the request to permit two ground signs located along Dufferin Street, conditional on the removal of all other signs presently erected illegally on the property, and
2. The applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit 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.

The purpose of this report is to review and make recommendations on a request by Robert Manning of Gregory Signs Ltd., on behalf of the property owners, Rhyl Realty Inc., for an approval of variances from the former City of North York Sign By-law No. 30788, as amended, to permit the installation of two illuminated, double faced first party ground signs on the west side of Dufferin Street on the property of a commercial plaza located between Orfus Road and Samor Road.

Financial Impact

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

Background Information

Staff Report - 3200-3222 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18507.pdf>)

Attachments 1-4 - 3200-3222 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18508.pdf>)

Attachment 5 - 3200-3222 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18512.pdf>)

NY23.11	ACTION	10:30 AM		Ward: 34
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Sign Variance Request - 1252 Lawrence Avenue East

Origin

(January 19, 2009) Report from Director of Building and Deputy Chief Building Official

Recommendations

Toronto Building North York Division recommends that:

1. The request for the variance be refused.

Summary

This staff report is about a matter that must be approved by City Council as the proposal is in contravention with the former municipality of Metropolitan Toronto (Metro) By-law 211-79 as amended.

The purpose of this report is to review and make recommendations on a request by Stephen Mazur of Pattison Outdoor Advertising LP acting for the owner of the property, Mr. Tzembelicos president of KAPA, for a variance from the Metro Sign By-law 211-79, as amended, to erect a third party roof sign on the property at the above noted address.

Financial Impact

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

Background Information

Staff Report & Attachments 1-4 - 1252 Lawrence Ave E.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18499.pdf>)

NY23.12	ACTION	10:45 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code - Re-polling to permit a front yard parking pad at 121 Castlewood Road

Origin

(January 21, 2009) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision. This matter was deferred by City Council at their April 28 & 29, 2008, meeting until the poll was re-conducted which was completed on December 4, 2008.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 121 Castlewood Road which does not meet the requirements of the Code. 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 - 121 Castlewood Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18522.pdf>)

Attachment 1 - Drawing - 121 Castlewood Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18523.pdf>)

NY23.13	ACTION	10:45 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 93 Fairlawn Avenue

Origin

(January 21, 2009) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Summary

This staff report is about a matter that the community council has delegated authority to make a final decision.

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a front yard parking pad at 93 Fairlawn Avenue which does not meet the requirements of the Code. 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 - 93 Fairlawn Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18518.pdf>)

Attachment 1 - Drawing - 93 Fairlawn Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18519.pdf>)

(Deferred from September 9, 2008 – Item NY18.31 and October 7, 2008 - Item NY19.14)

NY23.14	ACTION	11:00 AM	Delegated	Ward: 24
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Parking Prohibitions - Clarinda Drive

Origin

(August 11, 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 to prohibit parking at anytime on the north and west side of Clarinda Drive, from Eunice Road (south leg) to Eunice Road (north leg).

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 prohibit parking on the north and west sides of Clarinda Drive between Eunice Road (south leg) and Eunice Road (north leg).

The parking prohibitions will address the residents' concerns with respect to excessive on-street parking occurring on Clarinda Drive.

Financial Impact

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

Background Information

Staff Report - Clarinda Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18423.pdf>)

Attachment 1 - Location Map - Clarinda Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18424.pdf>)

Communications

(September 8, 2008) fax from Frank Varga (NY.Main.NY23.14.1)

(September 8, 2008) fax from Frank Varga submitting survey forms signed by nineteen area residents indicating they do not support the proposed parking prohibitions on Clarinda Drive (NY.Main.NY23.14.2)

NY23.15	ACTION			Ward: 10
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Parking Regulations - Faywood Boulevard

Origin

(January 13, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule X of By-law No. 31001, of the former City of North York, be amended to delete the 30 minute permitted parking 8:00 a.m. to 5:00 p.m. Monday to Friday on the east side of Faywood Boulevard from a point 121 metres north of the northerly limit of McAllister Road to a point 60 metres south of the southerly limit of Sheppard Avenue West.
2. Schedule X of By-law No. 31001, of the former City of North York, be amended to delete the 30 minute permitted parking 8:00 a.m. to 5:00 p.m. Monday to Friday on the east side of Faywood Boulevard from a point 15 metres north of the northerly limit of McAllister Road to a point 46 metres northerly thereof.
3. Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping 8:00 a.m. to 5:00 p.m. Monday to Friday on the east side of Faywood Boulevard from a point 61 metres north of the northerly limit of McAllister Road to a point 60 metres northerly thereof.
4. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of Faywood Boulevard from a point 60 metres south of Sheppard Avenue West to a point 42 metres southerly thereof.
5. Schedule X of By-law No. 31001, of the former City of North York, be amended to install 30 Minute Permit Parking from 8:00 a.m. to 5:00 p.m. Monday to Friday on the east side of Faywood Boulevard from a point 15 metres north of McAllister Road to a point 106 metres north thereof.

Summary

To obtain approval to amend parking and stopping prohibitions on the east side of Faywood Boulevard.

The amendments to the parking and stopping prohibitions will address the concerns of the Toronto Herschel School located at 819 Sheppard Avenue West.

Financial Impact

All costs associated with the amendments of the parking and stopping regulations are included within the Transportation Services Division, North York District's 2009 Operating Budget estimates.

Background Information

Staff Report - Faywood Blvd

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18524.pdf>

Attachment 1 - Map - Faywood Blvd

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18525.pdf>

NY23.16	ACTION		Delegated	Ward: 15
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All Way Stop Control - Ennerdale Street at Glen Park Avenue

Origin

(January 12, 2009) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The installation of all way stop control at the intersection of Ennerdale Street and Glen Park Avenue not be implemented.

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 deny the request to install an all way stop control at the intersection of Ennerdale Street and Glen Park Avenue.

The existing traffic and roadway conditions do not warrant the introduction of all way stop control at the intersection of Ennerdale Street and Glen Park Avenue.

Financial Impact

There is no financial impact associated with the adoption of this report.

Background Information

Staff Report - Ennerdale St at Glen Park Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18515.pdf>

Attachment 1 - Map - Ennerdale St at Glen Park Ave

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18516.pdf>

NY23.17	ACTION			Ward: 8
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Assumption of Services - Subdivision owned by Tribute Communities (York) Inc., Plan 66M-2412, Subdivision File TB SUB 2002 0002 - 4700 Keele St.

Origin

(January 6, 2009) Report from Acting Director, Development Engineering

Recommendations

Development Engineering recommends that:

1. An assumption by-law be passed to assume municipal services in Subdivision Plan 66M-2412.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Summary

This report recommends that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2412, dated November 2, 2004, between Tribute Communities (York) Inc. and the City of Toronto are in the required condition to be assumed by the City.

Financial Impact

There are no financial implications from this assumption of services other than those considered when the subdivision was approved in 2004.

Background Information

Staff Report & Attachment 1 - 4700 Keele St.

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18456.pdf>

NY23.18	ACTION			Ward: 25
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes – 1075-1095 Leslie Street

Origin

(January 15, 2009) 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 – 1075 – 1095 Leslie 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

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18528.pdf>

Draft By-law - Fire Routes

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18529.pdf>

NY23.19	ACTION		Delegated	Ward: 23
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Request for Endorsement of Event for Liquor Licensing Purposes

Summary

Seeking endorsement of event of Municipal Significance for Liquor Licensing Purposes

Communications

(January 9, 2009) Member Motion from Councillor Palacio, regarding the Hispanic Fiesta to be held on September 4, 5, 6 and 7, 2009 in Mel Lastman Square from 3:00 p.m. to 11:00 p.m. (NY.Main.NY23.19.1)

(Deferred from January 13, 2009 - Item NY22.25 for Public Presentation and Debate on February 9, 2009)

NY23.20	ACTION			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-18357.pdf>)

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

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18358.pdf>)

NY23.21	ACTION			Ward: 23
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Preliminary Report - Rezoning, Site Plan Applications - 51 Finch Avenue West

Origin

(January 7, 2009) 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 December 15, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the Zoning By-law in order to permit the existing single detached house to be used as a medical office at 51 Finch Ave W.

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

The applicant is required to make further submissions in order for their application to be complete. Furthermore, a community consultation should be scheduled as soon as possible to assess any issues the public may have with this application. This application is targeted for completion by the third quarter of 2009; the target date assumes that applicant will provide all required information in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-4 - 51 Finch Avenue West

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18474.pdf>)

NY23.22	ACTION			Ward: 23
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Preliminary Report - Official Plan Amendment, Rezoning & Site Plan Control Applications - 169, 171, 173 & 177 Finch Avenue East

Origin

(January 20, 2009) 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

These applications were made on December 19, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applications propose to redevelop the properties located at 169, 171, 173 and 177 Finch Avenue East, for 21 residential townhouse units, configured into 3 blocks, and with two interior private roadways.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications 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 fourth quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-10 - 169-173, 177 Finch Avenue East
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18475.pdf>

NY23.23	ACTION			Ward: 24
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Preliminary Report - Rezoning Application - 88 Finch Avenue East

Origin

(January 20, 2009) 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 December 17, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to convert the residential second floor of an existing two storey building for additional professional medical office use. The ground floor is an existing professional medical office. Five existing parking spaces are located at the rear of the site. No additions or alterations to the exterior of the building are proposed.

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 third quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-7 - 88 Finch Avenue East

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18469.pdf>

NY23.24	Information			
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Northwest Corner of Steeles Avenue West and Tandem Road, East of Keele Street, City of Vaughan**Origin**

(January 9, 2009) Report from Director, Community Planning, North York District

Summary

This report provides information on an application in the City of Vaughan for a zoning amendment to permit a veterinary clinic in an existing building on lands zoned EM1 Prestige Employment Area Zone. The City of Vaughan has circulated the application to the City of Toronto for comments as the site abuts the municipal boundary (Steeles Avenue West).

Financial Impact

There are no financial implications.

Background Information

Staff Report - Corner of Steeles Ave W & Tandem Rd, City of Vaughan

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18414.pdf>

NY23.25	ACTION	11:30 AM		Ward: 26
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Final Report - Rezoning - 30 Commercial Road

Statutory - Planning Act, RSO 1990

Origin

(January 14, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law to permit a music recording and production facility substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.

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.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to permit a music production and distribution facility at 30 Commercial Road.

The proposed music production and distribution facility has been in operation at 30 Commercial Road for several years without any negative impacts. City Planning has reviewed the application and determined that the proposed change in use meets the intent of the City of Toronto Official Plan.

Given the proposed operation's location, compatible with surrounding land uses and complies with the Official Plan, the proposed change in use is appropriate and the rezoning application should be approved.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-6 - 30 Commercial Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18467.pdf>)

NY23.26	ACTION	11:45 AM		Ward: 25
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Final Report - Rezoning, Site Plan Applications - 2512-2540 Bayview Avenue & 291-311 York Mills Road

Statutory - Planning Act, RSO 1990

Origin

(January 12, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Site Specific Zoning By-law No. 29589 substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendment as may be required.

3. Approve in principle the conditions set out in Attachment 6 to this report, the proposal for a second storey addition to the Shoppers Drug Mart, located at 2512-2540 Bayview Avenue and 291-311 York Mills Road, as indicated on the plans listed in Attachment 1.
4. Delegate back to the Chief Planner or his designate the authority to issue Site Plan Approval and the final Site Plan Approval not be issued until the amending Zoning By-law is in effect.

Summary

This application was made on February 19, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to construct a second storey addition above the existing Shoppers Drug Mart located within the York Mills Shopping Centre at 2512-2540 Bayview Avenue and 291-311 York Mills Road.

This application was reviewed by Planning Staff and circulated divisions to assess the impact of the proposal. The application is consistent with the Official Plan and will have negligible impacts from a transportation perspective.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Staff Report & Attachments 1-6 - 2512-2540 Bayview Ave & 291-311 York Mills Rd
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18513.pdf>

NY23.27	ACTION	12:00 PM		Ward: 23
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Status Report - Rezoning Application - 2952-2958 Bayview Ave

Origin

(January 22, 2009) Report from Director, Community Planning, North York District

Summary

The Request for Direction report will seek Council's direction for staff to attend the Ontario Municipal Board in support of the position to refuse the application in its current form for Zoning By-law Amendment to permit the construction of eleven 3-storey townhouses at 2952 to 2958 Bayview Avenue.

Financial Impact

There are no financial implications.

Background Information

Staff Report - 2952-2958 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18510.pdf>

NY23.28	ACTION			Ward: 24
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Review of Site Plan Approval - 12 Rean Drive - Shared Loading and Waste Collection Area**Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board****Origin**

(January 21, 2009) Report from City Solicitor

Recommendations

1. That the confidential information in Attachment 1 remain confidential.

Summary

Item No. NY22.41, adopted by North York Community Council at its meeting on January 13, 2009, requests the City Solicitor to report to NYCC on February 9, 2009, on the site plan approval process undertaken for the property at 12 Rean Drive and any potential liability to the City for approving the site plan application. As a condition of their site plan approval, the owner of 12 Rean Drive was required to enter into an easement agreement for a shared loading and waste collection area located on the property at 8 Rean Drive. An easement right for access to the proposed shared area was registered on title; however an easement agreement containing provisions regarding maintenance and cost sharing was not entered into.

The obligation to enter into an easement agreement for shared loading and waste collection was satisfied by the applicant. Technical Services only required access rights to the shared loading and waste collection, and did not require proof of a formal maintenance and cost sharing arrange between the two private property owners. The confidential attachment to this report comments on whether the City may be subject to any liability for approving the site plan application for 12 Rean Drive without requiring a maintenance or cost sharing agreement.

Financial Impact

The Recommendation has no financial impact beyond what has already been approved in the current year's budget.

Background Information

Staff Report - 12 Rean Drive

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18526.pdf>

NY23.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bills