



Decision Document

North York Community Council

Meeting No.	24	Contact	Francine Adamo, Committee Administrator
Meeting Date	Thursday, March 26, 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

The Decision Document and Decision Summary are for preliminary reference purposes only. Please refer to the Minutes for the official record.

How to Read the Decision Document:

- *recommendations of the Community Council to City Council appear after the item heading;*
- *action taken by the Community Council on items that are "delegated" (Community Council makes final decision) are so noted;*
- *action taken by the Committee on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information".*

How to Read the Decision Summary (published after City Council meeting)

- *decisions of City Council or the Community Council (where final decision-making authority has been delegated) appear after the item heading;*
- *action taken by the Community Council on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information".*

Declarations of Interest, if any, appear at the end of an item.

NY24.1	Presentation	Received		Ward: All
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City's Live Green Toronto Program

Decision Advice and Other Information

North York Community Council received the presentation on the "City's Live Green Toronto Program".

A staff presentation was made by Lawson Oates, Director, Toronto Environment Office, who also filed a fact sheet about the program.

Summary

Presentation by the staff of the Toronto Environment Office on the "City's Live Green Toronto Program".

NY24.2	ACTION	Adopted	Delegated	Ward: 15
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Encroachment Agreement Request - 529 Westmount Avenue

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
 - e. that the life of the Agreement be limited from the date of registration on title or to the date of removal of the encroachment;
 - f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new

owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and

- g. the owner pay all applicable fees.

Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

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 encroachment agreement.

Background Information

Staff Report - Encroachment Agreement - 529 Westmount Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19531.pdf>

NY24.3	ACTION	Adopted	Delegated	Ward: 15
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Encroachment Agreement Request - 526 Oakwood Avenue

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
 - e. that the life of the Agreement be limited from the date of registration on title or to the date of removal of the encroachment;

- f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards; and
- g. the owner pay all applicable fees.

Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

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 encroachment agreement.

Background Information

Staff Report - Encroachment Agreement - 526 Oakwood Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19530.pdf>

NY24.4	ACTION	Deferred	Delegated	Ward: 23
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Encroachment Agreement Request - 516 Eglerslie Avenue

Decision Advice and Other Information

North York Community Council deferred consideration of the report (March 9, 2009) from the District Manager, Municipal Licensing and Standards, North York District, to its next meeting on April 21, 2009.

Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

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 encroachment agreement.

Background Information

Staff Report - Encroachment Agreement - 516 Eglerslie Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19529.pdf>

NY24.5	ACTION	Amended	Delegated	Ward: 15
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Encroachment Agreement Request - 1 Clovelly Avenue

Committee Decision

North York Community Council:

1. Approved the Encroachment application, subject to the following conditions:
 - a. that the owner enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
 - b. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
 - c. that no claims will be made against the City by the owner for damages occurring to the area of the encroachment or its elements during snow removal;
 - d. the indemnification to the City by the owner of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
 - e. that the life of the Agreement be limited from the date of registration on title or to the date of removal of the encroachment;
 - f. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
 - g. the owner pay all applicable fees; and
 - h. the Encroachment Agreement be registered on title.

Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

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 encroachment agreement.

Background Information

Staff Report - Encroachment Agreement - 1 Clovelly Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19528.pdf>)

NY24.6	ACTION	Adopted	Delegated	Ward: 16
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Fence Exemption Request - 408 Glencairn Avenue**Committee Decision**

North York Community Council:

1. Did not grant the fence exemption request for 408 Glencairn Avenue.
2. Directed that the existing pool fence comply with the requirements of the Fence By-law.

Origin

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

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.

Background Information

Staff Report - Fence Exemption - 408 Glencairn Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18947.pdf>)

Communications

(February 6, 2009) submission from Alan Shields, on behalf of the applicant, submitting photographs respecting the application (NY.Main.NY24.6.1)

(March 24, 2009) fax from Huneid and Nadia Vakharia (NY.New.NY24.6.2)

(March 24, 2009) e-mail from Helen and Ken Fong (NY.New.NY24.6.3)

(March 25, 2009) e-mail from Robert Weiss on behalf of Russell Jacobs (NY.New.NY24.6.4)

(March 26, 2009) submission from Alan Shields, submitting Fence Heights Dimensions for 408 Glencairn Road (NY.New.NY24.6.5)

NY24.7	ACTION	Deferred	Delegated	Ward: 25
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Fence Exemption Request - 27 Alderbrook Drive

Decision Advice and Other Information

North York Community Council:

1. Deferred consideration of the report (June 16, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its meeting on June 9, 2009, to allow the applicant to undertake the necessary work on this site, as requested by City Staff.
2. Directed that the pool be left empty and not be filled until this matter has been resolved by the North York Community Council at its meeting on June 9, 2009.
3. Directed that since this matter has been deferred to the North York Community Council meeting on June 9, 2009, that no further deferrals be granted at that time.

Origin

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

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.

Background Information

Staff Report - Fence Exemption - 27 Alderbrook Drive

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19318.pdf>

Communications

(September 8, 2008) e-mail from Mark A. Marcello (NY.Main.NY24.7.1)

7a 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

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.

Background Information

Joint Staff Report - Fence Exemption Request - 27 Alderbrook Dr
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19591.pdf>)

NY24.8	ACTION	Deferred	Delegated	Ward: 34
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Fence Exemption Request - 62 Larabee Crescent

Decision Advice and Other Information

North York Community Council:

1. Deferred consideration of the report (January 12, 2008) from the District Manager, Municipal Licensing and Standards, North York District, to its meeting on June 9, 2009.
2. Requested the District Manager, Municipal Licensing and Standards, North York District, to report to the North York Community Council meeting on June 9, 2009, on other front yard fences with gates, similar to the one subject of this application, that have been approved or require an exemption to the Fence By-law.

Origin

(January 12, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

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.

Background Information

Staff Report - Fence Exemption - 62 Larabee Crescent
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18948.pdf>)

NY24.9	ACTION	Adopted	Delegated	Ward: 23
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Fence Exemption Request - 388 Drewry Avenue

Committee Decision

North York Community Council:

1. Did not grant the fence exemption request for 388 Drewry Avenue.

Origin

(March 9, 2009) Report from District Manager, Municipal Licensing and Standards, North York District

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 and side yards which are in violation of the By-law.

Background Information

Staff Report - Fence Exemption - 388 Drewry Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19532.pdf>)

Communications

(March 25, 2009) e-mail from Saeid Babaei, forwarding a communication dated January 29, 2009 from Saeid Babaei and Urusa Ansari (NY.Main.NY24.9.1)

NY24.10	ACTION	Deferred	Delegated	Ward: 23
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Sign Variance - 10 Kingsdale Ave

Decision Advice and Other Information

North York Community Council deferred consideration of the report (October 1, 2008) from the Director and Deputy Chief Building Official, Toronto Building, North York District, pending City Council's approval of the harmonized Sign By-law.

Origin

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

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.

Background Information

Staff Report & Attachments 1-3 - Sign Variance - 10 Kingsdale Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19313.pdf>

Communications

(November 12, 2008) letter from Gwyn Thomas, President, Toronto Parking Authority (NY.Main.NY24.10.1)
 (November 17, 2008) e-mail from Stephanie Abba (NY.Main.NY24.10.2)
 (November 17, 2008) e-mail from Sara Lipson (NY.Main.NY24.10.3)
 (November 18, 2008) e-mail from Vanessa Henderson (NY.Main.NY24.10.4)
 (January 8, 2009) e-mail from Stephanie Abba (NY.Main.NY24.10.5)
 (February 23, 2009) letter from Gwyn Thomas, President, Toronto Parking Authority (NY.Main.NY24.10.6)
 (March 22, 2009) e-mail from Stephanie Abba (NY.New.NY24.10.7)

NY24.11	ACTION	Deferred	Delegated	Ward: 9
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Sign Variance Request for a Ground Identification Sign - 1394 Wilson Avenue

Decision Advice and Other Information

North York Community Council deferred consideration of the report (March 10, 2009) from the Director and Deputy Chief Building Official, Toronto Building, North York District, to its meeting on May 14, 2009, to allow City Staff to meet with the applicant to determine if a compromise position can be agreed to by all parties.

Origin

(March 10, 2009) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

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 Danny Triodi of Toronto Smile Centre tenants at this property, for an approval of variances from the former City of North York Sign By-law No. 30788, as amended, to permit installation of one non illuminated, four- sided, first party ground identification sign on the north side of Wilson Avenue.

Background Information

Staff Report & Attachments 1-8 - Sign Variance - 1394 Wilson Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19520.pdf>

NY24.12	ACTION	Amended	Delegated	Ward: 25
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Sign Variance Request - 2365 Bayview Avenue

Committee Decision

North York Community Council:

1. Approved the request for the variances listed in the third column of the table included in page 3 of the report (February 25, 2009) from the Director of Building and Deputy Chief Building Official, with a condition that the ground mounted signs illumination be on a timer to be turned off daily at 1:00 a.m.
2. Directed that the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Origin

(February 25, 2009) Report from Director of Building and Deputy Chief Building Official

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-Laws.

The purpose of this report is to review and make recommendations on a request by Robert Stiff of CS&P Architects Inc., on behalf of Crescent School, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect two ground signs on the property at the above noted address.

Background Information

Staff Report - Sign Variance - 2365 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19376.pdf>

NY24.13	ACTION	Adopted		Ward: 10
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Payment In-Lieu of Parking - 370 Wilson Avenue

Committee Recommendations

North York Community Council recommends that:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eight (8) parking spaces, subject to payment in-lieu for four (4) parking spaces, and an on-site provision of four (4) parking spaces.
2. City Council require the applicant to enter into an agreement with the City of Toronto for the payment in-lieu of four (4) parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$10,000.00.

Origin

(March 5, 2009) Report from Director, Transportation Services, North York District

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of eight (8) parking spaces to permit the existing commercial building to be used as a professional medical office, whereas four (4) parking spaces can be provided on-site.

Background Information

Staff Report - Payment In-Lieu of Parking - 370 Wilson Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19475.pdf>)

Attachment 1 - Location Map - 370 Wilson Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19476.pdf>)

NY24.14	ACTION	Adopted		Ward: 23
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Payment In-Lieu of Parking - 5315 Yonge Street

Committee Recommendations

North York Community Council recommends that:

1. City Council exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 7 parking spaces, subject to payment-in-lieu for 2 parking spaces.
2. City Council require the applicant to enter into an agreement with the City of Toronto for the payment-in-lieu of 2 parking spaces, based upon the proposed gross floor area (GFA), which in this case amounts to \$5,000.00.

Origin

(February 2, 2009) Report from Director, Transportation Services, North York District

Summary

To seek Council's approval to exempt the applicant from the former City of North York Zoning By-law 7625 requirement of 7 parking spaces to permit a salon and spa on the ground floor and basement level and a professional office on the second floor, whereas zero(0) parking spaces can be provided on-site.

Background Information

Staff Report - Payment In-Lieu of Parking - 5315 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19512.pdf>)

Attachment 1 - Location Map - 5315 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19513.pdf>)

NY24.15	ACTION	Amended		Ward: 8
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Parking Prohibitions - Keele Street

Committee Recommendations

North York Community Council recommends that:

1. City Council receive the report (February 26, 2009) from the Director, Transportation Services Division, North York District.

Origin

(February 26, 2009) Report from Director, Transportation Services Division, North York District

Summary

To obtain approval to prohibit parking on both sides of Keele Street from The Pond Road to Canarctic Drive.

The implementation of the proposed parking prohibitions will eliminate on-street parking activity on the east side of Keele Street, north of The Pond Road and improve motorist's safety.

Background Information

Staff Report - Parking Prohibitions - Keele Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19477.pdf>)

Attachment 1 - Location Map - Keele Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19478.pdf>)

NY24.16	ACTION	Adopted		Ward: 9
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50 km/h Speed Limit/Zone - Wilson Avenue, Dufferin Street to Wilson Heights Boulevard

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the 60 km/h speed limit on Wilson Avenue between Wilson Heights Boulevard and Dufferin Street, be deleted.

Origin

(February 27, 2009) Report from Director, Transportation Services Division, North York District

Summary

To obtain approval to reduce the existing 60 km/h speed limit to 50 km/h on Wilson Avenue, between Dufferin Street and Wilson Heights Boulevard.

The reduction of the existing speed limit between Dufferin Street and Wilson Heights Boulevard will result in a continuous speed limit of 50 km/h speed on Wilson Avenue and address the residents concerns with regard to the rate of speed of vehicles on this section of roadway.

Background Information

Staff Report - Wilson Avenue, Dufferin Street to Wilson Heights Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19515.pdf>)

Attachment 1 - Map - Wilson Avenue, Dufferin Street to Wilson Heights Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19516.pdf>)

NY24.17	ACTION	Adopted	Delegated	Ward: 15
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Parking Prohibitions - Shermount Avenue

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law 31001, of the former City of North York, by deleting the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibitions both sides of Shermount Avenue from the northerly limit of Viewmount Avenue to the southerly limit of Glen Park Avenue.
2. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibitions on the east side of Shermount Avenue from Viewmount Avenue to Glen Park Avenue.
3. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit parking at anytime on the west side of Shermount Avenue from Hillmount Avenue to Glen Park Avenue.
4. Amended Schedule VIII of By-law 31001, of the former City of North York, to prohibit “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibitions on the west side of

Shermount Avenue from Viewmount Avenue to Hillmount Avenue.

Origin

(February 27, 2009) Report from Director, Transportation Services Division, North York District

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 the City policy or by-laws.

To obtain approval to prohibit parking at anytime on the west side of Shermount Avenue, from Hillmount Avenue to Glen Park Avenue.

The implementation of the parking prohibitions will address the residents' concern regarding vehicles continually parked on the west side of Shermount Avenue, between Hillmount Avenue and Glen Park Avenue due to the recent expansion of the Glencairn Baptist Church located at 713 Glencairn Avenue.

Background Information

Staff Report - Parking Prohibitions - Shermount Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19479.pdf>)

Attachment 1 - Location Map - Shermount Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19480.pdf>)

NY24.18	ACTION	Adopted	Delegated	Ward: 16
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Road Alteration - Falkirk Street at Melrose Avenue

Committee Decision

North York Community Council:

1. Directed the City's Legal Division to introduce in North York Community Council the appropriate "Road Alterations By-Law" to permit the reconfiguration of the intersection as illustrated on Transportation Services, Plan NY-1722 (Attachment 2) to the report (March 2, 2009) from the Director, Transportation Services Division, North York District.

Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

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 for a Road Alteration By-law, facilitating the reconfiguration of the

intersection of Falkirk Street and Melrose Avenue.

The proposed intersection reconfiguration will improve pedestrian mobility and safety by reducing the crossing distance, provide greater positive guidance for motorists and provide a more standardized intersection configuration.

Background Information

Staff Report - Road Alterations - Falkirk Street at Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19481.pdf>)

Attachment 1 - Area Map - Falkirk Street at Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19482.pdf>)

Attachment 2 - Location Map - Falkirk Street at Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19483.pdf>)

NY24.19	ACTION	Adopted	Delegated	Ward: 16
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Short-Term Parking - Melrose Avenue

Committee Decision

North York Community Council:

1. Amended Schedule VIII of By-law 31001, of the former City of North York, by deleting the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Melrose Avenue, from a point 30 metres west of the westerly limit of Avenue Road to the easterly limit of Grey Road.
2. Amended Schedule VIII of By-law 31001, of the former City of North York, by installing 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Melrose Avenue, from a point 30 metres west of Avenue Road to a point 55 metres west thereof.
3. Amended Schedule VIII of By-law 31001, of the former City of North York, by installing 8:00 a.m. to 6:00 p.m., Monday to Friday prohibition, on the south side of Melrose Avenue, from a point 94 metres west of Avenue Road to Grey Road.
4. Amended Schedule X of By-law 31001, of the former City of North York, by installing 10 minute permitted parking, from 8:00 a.m. to 6:00 p.m., restriction on the south side of Melrose Avenue from a point 55 metres west of Avenue Road to a point 39 metres west thereof.

Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

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 the City policy or by-laws.

To obtain approval to amend the existing parking regulations on the south side of Melrose Avenue, between Avenue Road and Grey Road to install parking for maximum periods of 10 minutes during the day to accommodate the needs of the Melrose Community Church Nursery School facility located on the south side of Melrose Avenue.

The amendments to the parking regulations on Melrose Avenue will address concerns related to short-term pick-up and drop-off activities at the above-noted church and nursery school facility.

Background Information

Staff Report - Short-term Parking - Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19485.pdf>)

Attachment 1 - Location Map - Melrose Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19486.pdf>)

NY24.20	ACTION	Adopted		Ward: 25
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Turn/Entry Prohibition - 912, 930 & 940 Mount Pleasant Road

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that eastbound left turns from the private driveway at the intersection of Mount Pleasant Road and Elvina Gardens be prohibited at anytime.
2. City Council direct that eastbound through movements from the private driveway at the intersection of Mount Pleasant Road and Elvina Gardens be prohibited at anytime.
3. City Council direct that entry be prohibited at anytime to the private driveway on the south side of Erskine Avenue located 20 metres west of Mount Pleasant Road.

Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

Summary

To obtain approval to implement an eastbound “No Left Turn” and an eastbound “No Through” movement prohibition from the driveway of number 912, 930, and 940 Mount Pleasant Road opposite Elvina Gardens at Mount Pleasant Road and a “Do Not Enter” prohibition to the townhouse development’s driveway access on the south side of Erskine Avenue 20 metres west of Mount Pleasant Road.

The implementation of the proposed turn and entry prohibitions would be in keeping with approved Site Plan Application No. 303063. The eastbound left-turn and through restrictions from the driveway at the intersection of Mount Pleasant Road and Elvina Gardens will minimize the impact on traffic on Mount Pleasant Road. The proposed Do Not Enter restrictions to the exit only driveway on the south side of Erskine Avenue, 20 metres west of

Mount Pleasant Road, will prevent vehicles from entering the townhouse development at this location.

Background Information

Staff Report - Turn/Entry Prohibition - 912, 930 & 940 Mount Pleasant Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19494.pdf>)

Attachment 1 - Map - 912, 930, & 940 Mount Pleasant Road

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19495.pdf>)

NY24.21	ACTION	Adopted	Delegated	Ward: 26
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Traffic Calming Measures - Glenvale Boulevard, Bayview Avenue to Laird Drive and Broadway Avenue, Bessborough Drive to Don Avon Drive

Committee Decision

North York Community Council:

1. Directed the City Clerk to undertake a poll of the residents of Glenvale Boulevard, from Bayview Avenue to Laird Drive regarding the installation of traffic calming measures (speed humps) as per Attachment 2 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
2. Directed the City Clerk to undertake a poll of the residents of Broadway Avenue, from Bessborough Drive to Don Avon Drive regarding the installation of traffic calming measures (speed humps) as per Attachment 3 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
3. Directed that subject to a favourable poll:
 - a. a road alteration by-law be prepared for Glenvale Boulevard, from Bayview Avenue to Laird Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents;
 - b. a road alteration by-law be prepared for Broadway Avenue, from Bessborough Drive to Don Avon Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents;
 - c. the speed limit be reduced from 40 km/h to 30 km/h on Glenvale Boulevard, from Bayview Avenue to Laird Drive, coincident with the implementation of the speed humps; and
 - d. the speed limit be reduced from 40 km/h to 30 km/h on Broadway Avenue, from Bessborough Drive to Don Avon Drive, coincident with the implementation of the speed humps.

Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

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 staff report is to obtain approval to request the City Clerk to poll the residents of Glenvale Boulevard, from Bayview Avenue to Laird Drive and Broadway Avenue, from Bessborough Drive to Don Avon Drive, regarding the installation of traffic calming measures (speed humps as per Attachments 2 and 3), in order to determine the feasibility of installing traffic calming measures (speed humps) on Glenvale Boulevard and Broadway Avenue.

The installation of traffic calming measures would result in reduction in vehicle speeds along the subject sections of Glenvale Boulevard and Broadway Avenue.

Background Information

Staff Report - Traffic Calming Measures - Glenvale Boulevard, Bayview Avenue to Laird Drive and Broadway Avenue, Bessborough Drive to Don Avon Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19499.pdf>)

Attachment 1 - Traffic Management Plan - Glenvale Blvd., Broadway Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19500.pdf>)

Attachment 2 - Speed Hump Location Plan - Glenvale Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19501.pdf>)

Attachment 3 - Speed Hump Location Plan - Broadway Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19502.pdf>)

Attachment 4 - Traffic Calming Warrant Summary - Glenvale Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19503.pdf>)

Attachment 5 - Traffic Calming Warrant Summary - Broadway Ave.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19504.pdf>)

NY24.22	ACTION	Adopted	Delegated	Ward: 33
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Speed Reduction - Pinto Drive

Committee Decision

North York Community Council:

1. Amended By-law 31878, of the former City of North York, to delete the existing 40 km/h speed limit on Pinto Drive from the easterly limit of Edmonton Drive/Chipwood Crescent (west leg) to the easterly limit of the east leg of Chipwood Crescent.
2. Amended By-law 31878, of the former City of North York, to install a 40 km/h speed limit zone on Pinto Drive from Edmonton Drive/Chipwood Crescent (west leg) to Cherokee Boulevard.

Origin

(March 2, 2009) Report from Director, Transportation Services Division, North York District

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 approve a request to extend the limits of the existing 40 km/h speed limit zone on Pinto Drive between Chipwood Crescent (west leg) and Cherokee Boulevard.

The existing traffic and roadway conditions satisfy the established criteria for the extension of the 40 km/h speed limit zone on Pinto Drive.

Background Information

Staff Report - Speed Reduction - Pinto Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19487.pdf>)

Attachment 1 - Location Map - Pinto Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19488.pdf>)

Attachment 2 - Warrant - Pinto Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19489.pdf>)

NY24.23	ACTION	Adopted		Ward: 25
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Designation of Fire Routes and amendment to Chapter 880 - Fire Routes - 1075-1095 Leslie Street

Committee Recommendations

North York Community Council recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below 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.

Origin

(January 15, 2009) Report from Toronto Fire Services

Summary

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

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

Background Information

Staff Report - Fire Routes - 1075-1095 Leslie Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18969.pdf>)

Draft By-law - Fire Routes - 1075-1095 Leslie Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18970.pdf>)

NY24.24	ACTION	Adopted		Ward: 25
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Designation of Fire Routes and amendment to Chapter 880 - Fire Routes - 939 Lawrence Ave. East (Part B)

Committee Recommendations

North York Community Council recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below, as a fire route pursuant to Municipal Code Chapter 880 - Fire Routes - 939 Lawrence Ave. E. (Part B).
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Origin

(February 25, 2009) Report from Toronto Fire Services

Summary

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

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

Background Information

Staff Report - Fire Routes - 939 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19424.pdf>)

Draft By-law - Fire Routes - 939 Lawrence Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19425.pdf>)

NY24.25	ACTION	Adopted		Ward: 26
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Renaming of Flemingdon Arena

Committee Decision

North York Community Council recommends that:

1. City Council approve the renaming of the Flemingdon Arena located at 165 Grenoble Dr, near Don Mills and Eglinton Ave. W., to the Angela James Arena in Flemingdon Park in accordance with the criteria outlined in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy.

Origin

(February 26, 2009) Report from General Manager, Parks Forestry and Recreation

Summary

The purpose of this report is to seek North York Community Council approval to rename the Flemingdon Arena to the Angela James Arena in Flemingdon Park, in recognition of Ms. James' accomplishments in the sports world, as well as her inspiration to local residents as a product of the Flemingdon Park community.

Parks, Forestry and Recreation has exercised due diligence in ensuring that all criteria in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy has been met and recommends the renaming of this arena. The Ward Councillor has also expressed his support in renaming this arena in honour of Angela James.

Background Information

Staff Report - Renaming of Flemingdon Arena

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19404.pdf>)

Member Motion - Renaming of Flemingdon Arena

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19406.pdf>)

NY24.26	ACTION	Adopted		Ward: 33
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Request for Extension of Existing Liquor Licence for Community Event - Armenian Community Centre Annual Summerfest

Committee Recommendations

North York Community Council recommends that:

1. City Council, for liquor licensing purposes, advise the Alcohol and Gaming Commission of Ontario that it has no objection to the request for an extension of an existing liquor licence, from Harmik Ghalustians, Manager, Armenian Community Centre, for the 13th Annual ACC (Armenian Community Centre) Summerfest, an outdoor function, to be held on Friday, July 10, 2009 from 5:00 p.m. to 2:00 a.m.; Saturday, July 11, 2009 from 4:00 p.m. to 2:00 a.m.; and Sunday, July 12, 2009 from 5:00 p.m. to 1:00 a.m., at 50 Hallcrown Place, which has been designated by the North York Community Council as an event of municipal significance.

Decision Advice and Other Information

North York Community Council, for liquor licensing purposes, declared the following to be an event of Municipal Significance:

- a. The 13th Annual ACC (Armenian Community Centre) Summerfest to be held on Friday, July 10, 2009 from 5:00 p.m. to 2:00 a.m.; Saturday, July 11, 2009 from 4:00 p.m. to 2:00 a.m.; and Sunday, July 12, 2009 from 5:00 p.m. to 1:00 a.m., at 50 Hallcrown Place.

Origin

(February 11, 2009) Fax from Harmik Ghalustians, Manager, Armenian Community Centre

Summary

Request by the Manager, Armenian Community Centre for an extension of the existing Liquor Licence for the 13th Annual ACC (Armenian Community Centre) Summerfest on Friday, July 10, 2009 from 5:00 p.m. to 2:00 a.m.; Saturday, July 11, 2009, from 4:00 p.m. to 2:00 a.m.; and Sunday, July 12, from 5:00 p.m. to 1:00 a.m..

NY24.27	ACTION	Adopted		Ward: 33
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Assumption of Services - Subdivision owned by Metrodome Properties Inc., Plan 66M-2382, Subdivision File S-1243 - Green Meadow Circle (5365 Leslie Street)

Committee Recommendations

North York Community Council recommends that:

1. City Council pass an assumption by-law to assume the municipal services in Subdivision Plan 66M-2382.
2. City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.

Origin

(February 19, 2009) Report from Acting Director, Development Engineering

Summary

This report recommends that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2382, between Metrodome Properties Inc. and the City of Toronto are in the required condition to be assumed by the City.

Background Information

Staff Report - Assumption of Services - Green Meadow Circle (5365 Leslie Street)
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19306.pdf>

NY24.28	ACTION	Amended		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

Committee Recommendations

North York Community Council recommends that:

1. City Council direct the appropriate staff within the City, in commenting upon development applications involving mutual access and servicing arrangements, to ensure that the applicant demonstrate the existence of an agreement providing for the shared access/servicing arrangements and future maintenance of same.

Decision Advice and Other Information

North York Community Council:

1. Requested representatives from Daniels Corporation to meet with Mr. Craig, representative of TSCC No. 1498, regarding the resolution of the outstanding easement maintenance agreement and advise the Ward Councillor of the outcome of their discussions; and that the Ward Councillor advise the North York Community Council.

Origin

(January 21, 2009) Report from City Solicitor

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 arrangement 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.

Background Information

Staff Report - Review of Site Plan Approval - 12 Rean Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18972.pdf>)

Communication from John Craig on behalf of TSCC #1498, submitted by Councillor Shiner

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18973.pdf>)

28a Response to TSCC #1498 Questions - Shared Loading and Waste Collection Area - 12 Rean Drive

Origin

(March 9, 2009) Report from City Solicitor

Summary

Item No. NY23.28, adopted by North York Community Council at its meeting on February 9, 2009, requests the City Solicitor to report to NYCC on March 26, 2009, to respond to questions/issues raised by John Craig on behalf of TSCC #1498 that stem from a report from the City Solicitor to NYCC dated January 21, 2009 (the “City Solicitor Report”). The purpose of the City Solicitor Report was to review the site plan approval process undertaken for the property at 12 Rean Drive, and comment on any potential liability to the City for approving the site plan application. The current report responds to the six specific questions/issues posed by Mr. Craig in his communication entitled Rean Drive-Shared Loading and Waste Collection Area - Additional Issues to be addressed by City Solicitor, dated February 4, 2009 (the “TSCC #1498 Memo”).

Background Information

Staff Report - Response to TSCC #1498 Questions - 12 Rean Drive

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19467.pdf>)

NY24.29	ACTION	Amended		Ward: 23
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Preliminary Report - Rezoning, Site Plan Applications - 51 Finch Avenue West

Decision Advice and Other Information

North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor.
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site and the notice area for the community consultation meeting be expanded to include, in addition to the statutory notice area, all landowners and residents residing in the area bounded by Lorraine Drive on the west and south, Blakeley Road to the east and Finch Avenue to the north-west; and that the applicant pay the City for the costs associated with extending the notice area.

3. City Clerk's staff give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

Origin

(January 7, 2009) Report from Director, Community Planning, North York District

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.

Background Information

Staff Report & Attachments 1-4 - Rezoning - 51 Finch Avenue West
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18971.pdf>

NY24.30	ACTION	Amended		Ward: 15
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Preliminary Report - Rezoning Application - Northwest Corner of Dufferin Street and McAdam Avenue (0 Dufferin Street)

Decision Advice and Other Information

North York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor.
2. City Planning staff give notice for the community consultation meeting to landowners and residents within 120 metres of the site and the notice area for the community consultation meeting be expanded to include, in addition to the statutory notice area, all landowners and residents residing west of Dufferin Street, in the area bounded by Jane Osler Boulevard and Cartwright Avenue to the north, Paul David Street to the west and Bentworth Avenue to the south and to all residents living east of Dufferin Street in the area bounded by Ranee Avenue to the south, Highland Hill to the east and Yorkdale

Road to the north; and that the applicant pay the City for the costs associated with extending the notice area.

3. City Clerk's staff give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

Origin

(March 6, 2009) Report from Director, Community Planning, North York District

Summary

This application was made on November 24, 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 of the former City of North York to permit the construction of an 11 storey apartment building including grade related retail uses along Dufferin Street and five townhouse units to the rear of the proposed apartment building on the western portion of the site.

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 that a final report will be completed in the third quarter of 2009.

Background Information

Staff Report & Attachments 1-6 - Rezoning - Dufferin Street at McAdam Avenue
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19521.pdf>

NY24.31	ACTION	Amended		
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378 Steeles Avenue East in the Town of Markham

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the Town of Markham and the City of Vaughan, for the application regarding 378 Steeles Avenue East, in the Town of Markham, and other similar applications in the Town of Markham and the City of Vaughan, be required to:
 - a. forward copies of preliminary planning reports to the North York Community Council at the time they are tabled at the Town of Markham and City of Vaughan Councils;
 - b. include properties in the City of Toronto which are located within the North York Community Council boundary area in the statutory circulation area for the development; and

- c. notify the City of Toronto and corresponding local City of Toronto Councillor(s) of the details of any community meetings being held to discuss the relevant application.
2. City Council direct the Community Planning, North York District staff to discuss this matter with the Town of Markham and City of Vaughan staff with a view of developing a common protocol for handling all development applications in both municipalities within 300 metres of Steeles Avenue and report back to the May 14, 2009 meeting.

Decision Advice and Other Information

North York Community Council:

1. Requested the Director, Community Planning, North York District, to report to the North York Community Council meeting on May 14, 2009 on the existing protocol followed by the Town of Markham and the City of Vaughan with respect to notification to the City of Toronto for development applications that are in the Town of Markham and the City of Vaughan and about the North York Community Council area.

Origin

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

Summary

This report provides information on an application in the Town of Markham for zoning amendment and site plan approval to permit a place of worship in an existing house as well as build an addition to the dwelling. The Town of Markham has circulated the application to the City of Toronto for comments as the site abuts the municipal boundary (Steeles Avenue East).

Background Information

Staff Report & Attachments 1-2 - Rezoning - 378 Steeles Avenue East, Markham
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19524.pdf>

NY24.32	ACTION	Amended		Ward: 23
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Final Report - Common Elements Condominium Application and Part Lot Control Exemption Applications - 65 and 67 Finch Avenue West

Statutory - Planning Act, RSO 1990

Committee Recommendations

North York Community Council recommends that:

1. City Council be advised, in accordance with the delegated approval under by-law 229-2000, that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1 to the report (March 2, 2009) from the Director, Community Planning, North York District, subject to:
 - a. the conditions as generally listed in Attachment 2 to the report (March 2, 2009) from the Director, Community Planning, North York District, including the following additional condition to Attachment 2:

“(5) The declaration shall contain a clause providing that in the event of the redevelopment of 63, 61, 59 and 57 Finch Avenue West, the owners of 65 and 67 Finch Avenue West shall make best efforts to put in place reciprocal agreements with the neighbouring properties to allow the continuation of the rear driveway easterly to Elmview Avenue to permit usage of the driveway in either direction for all abutting landowners and to ensure that the costs for maintenance and repair of the driveway are shared”;
 - which except as otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire two years after it has been enacted.
3. City Council authorize the City Solicitor to introduce the necessary Bill provided that prior to the introduction of the Bill:
 - a. the owner provides proof of payment to the satisfaction of the City Solicitor of all tax arrears and current property taxes for the subject site; and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or mortgage any part of the lands without the prior written consent of the Chief Planner or designate.
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on March 26, 2009, and notice was given in accordance with the Planning Act.

Origin

(March 2, 2009) Report from Director, Community Planning, North York District

Summary

These applications were made on February 4, 2009 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The new provisions for Draft Plan of Common Elements Condominium require that a public meeting be held.

The application for a common elements condominium proposes a common driveway on lands known municipally as 65 and 67 Finch Avenue West, located at the southeast corner of the intersection with Madeline Road. The common elements condominium is required to provide legal vehicular access to seven, 4-storey residential townhouse units and to ensure shared ownership and maintenance of the driveway by the condominium corporation.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of conveyable lots for the seven, 4-storey residential townhouses along Finch Avenue West and two 3-storey single family dwellings along Madeline Road.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application for Part Lot Control exemption. In addition, this report recommends that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without prior consent of the Chief Planner or designate.

Background Information

Staff Report & Attachments 1-3 - 65 & 67 Finch Avenue West

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19439.pdf>)

NY24.33	ACTION	Amended		Ward: 23
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Request for Direction Report - Site Plan Applications - 182-184 Norton Avenue

Committee Recommendations

North York Community Council recommends that:

1. City Council not support the Site Plan Applications for 182-184 Norton Avenue, and that they direct the City Solicitor to appear in opposition of the applications and hire an outside planning consultant to provide expert evidence.

Origin

(March 10, 2009) Report from Director, Community Planning, North York District

Summary

These applications were made on August 28, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to create three new lots fronting onto Longmore Street from the 2 lots at 182-184 Norton Avenue. The applicant has applied for consent and for minor variances to the Zoning By-law in order to facilitate the development. The consents and variances were approved by the Committee of Adjustment at its hearing of December 3, 2008, but appealed to the Ontario Municipal Board by the neighbouring property owner. This report deals with the Site Plan for the proposed three Single Detached Dwellings. The Site Plan Control applications have also been appealed to the Ontario Municipal Board for Council's failure to grant its approval within the required time limits.

This report recommends approval of the Site Plan Applications subject to the conditions listed in Attachments 6, 7 and 8.

Background Information

Staff Report & Attachments 1-8 - 182-184 Norton Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19534.pdf>)

NY24.34	ACTION	Adopted		Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Zoning Amendments to Repeal Bylaws That Regulate Reverse Slope Driveways in the North York Community Council District Boundary

Statutory - Planning Act, RSO 1990

Committee Recommendations

North York Community Council recommends that:

1. City Council enact the Zoning By-law Amendment for the repeal of the bylaws regulating reverse slope driveways in the zoning by-laws of the former Cities of Toronto, North York, York, East York (Township and Leaside by-laws) as they may apply to the district boundary of the North York Community Council substantially in accordance with the draft zoning by-law identified as Attachment No. 1 to the report (March 10, 2009) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the text of the draft zoning by-law amendment as may be required.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on March 26, 2009, and notice was given in accordance with the Planning Act.

Origin

(March 10, 2009) Report from Director, Community Planning, North York District

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 by-laws applying to the North York Community Council jurisdictional area. On January 27 and 28, 2009, City Council enacted five zoning by-law amendments, Nos. 98-2009, 99-2009, 100-2009, 101-2009 and 102-2009, corresponding to the boundaries of the North York Community Council that restrict the as-of-right permission to develop reverse slope driveways.

On February 23, 24 and 25, 2009, City Council requested a report regarding bylaws to repeal these bylaws. This report recommends passing the attached zoning amendment which will repeal the provisions previously adopted restricting reverse slope driveways. An accompanying report recommends bylaws to re-establish the restrictions on Reverse Slope Driveways to be passed by City Council at a later date.

Background Information

Staff Report & Draft By-law Attachment - Repeal of By-laws - Reverse Slope Driveways
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19574.pdf>)

Proposal to Repeal - Public Hearing Notice - March 26, 2009
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19575.pdf>)

Reverse Slope Driveways - Letter from City Clerk - MM31.8
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19576.pdf>)

Reverse Slope Driveways - City Council Decision - NY22.34
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19577.pdf>)

Reverse Slope Driveways - Public Hearing Notice - January 13, 2009
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19578.pdf>)

Reverse Slope Driveways - Staff Report & Attachments 1-5 - NY22.34
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19579.pdf>)

Local Measures to Reduce Basement Flooding - Letter from City Clerk - NY20.47
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19580.pdf>)

Reverse Slope Driveways - City Council Decision on PG20.5
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19581.pdf>)

Local Measures to Reduce Basement Flooding - Letter from City Clerk To City Council
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19582.pdf>)

Reverse Slope Driveways - Letter from City Clerk - PG20.5
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19583.pdf>)

Reverse Slope Driveways - Staff Report to Planning & Growth Management Committee
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19584.pdf>)

Local Measures to Reduce Basement Flooding - Letter from City Clerk - NY18.53
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19585.pdf>)

Local Measures to Reduce Basement Flooding - City Council Decision - NY18.53
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19586.pdf>)

Local Measures to Reduce Basement Flooding - Member Motion - NY18.53

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19587.pdf>

Communications

(December 30, 2008) fax from Donald W. Kerr, LL.B (NY.Main.NY24.34.1)
 (January 11, 2009) e-mail from A.A. (Sandy) Robertson, President, Bayview Cummer Neighbourhood Association (NY.Main.NY24.34.2)
 (January 13, 2009) fax from Adam J. Brown, Sherman, Brown, Dryer & Karol, Barristers & Solicitors, on behalf of various property owners (NY.Main.NY24.34.3)
 (March 13, 2009) fax from Stacie R. Pollack (NY.New.NY24.34.4)
 (March 11, 2009) fax from Sergei Kulia (NY.New.NY24.34.5)
 (March 11, 2009) fax from Mansour Arabi (NY.New.NY24.34.6)
 (March 17, 2009) fax from Adam J. Brown, Sherman, Brown, Dryer & Karol, Barristers & Solicitors, on behalf of property owners of 340 and 342 Brooke Avenue (NY.New.NY24.34.7)
 (March 18, 2009) e-mail from Tony Evangelista, In Roads Planning Consultants, on behalf of Luxor Homes (NY.New.NY24.34.8)
 (March 17, 2009) fax from Glenn Rubinoff, President, Rubinoff Design Group (NY.New.NY24.34.9)
 (March 17, 2009) fax from Mike Dias (NY.New.NY24.34.10)
 (March 18, 2009) e-mail from Alexandra Lewin (NY.New.NY24.34.11)
 (March 17, 2009) fax from S. Tavone (NY.New.NY24.34.12)
 (March 19, 2009) e-mail from Riccardo and Fatima Albanese (NY.New.NY24.34.13)
 (March 20, 2009) fax from Andrew Gallici (NY.New.NY24.34.14)
 (March 24, 2009) fax from Layla Sabet (NY.New.NY24.34.15)
 (March 24, 2009) letter from Tamara Malozewski (NY.New.NY24.34.16)
 (March 24, 2009) fax from Surur Akbarzadeh (NY.New.NY24.34.17)
 (March 24, 2009) fax from Farshid Fathibitaraf, Pinelake Group (NY.New.NY24.34.18)
 (March 11, 2009) fax from Anthony Zuccarini (NY.New.NY24.34.19)
 (March 25, 2009) e-mail from Andrew Cassel, Falconwin Group (NY.New.NY24.34.20)
 (March 25, 2009) fax from Andrew Cassel, 401704 Ontario Limited (NY.New.NY24.34.21)
 (March 26, 2009) submission from Adam J. Brown, Sherman Brown Dryer Karol, Barristers & Solicitors (NY.New.NY24.34.22)
 (March 26, 2009) submission from Irene Antunes and Luis Ganhao, forwarding a petition containing signatures of four (4) property owners on Glen Park Avenue (NY.New.NY24.34.23)

34a Sewers By-law Consistent with Zoning Prohibition of Reverse Slope Driveways

Origin

(March 24, 2009) Report from General Manager, Toronto Water

Summary

On January 13, 2009, The North York Community Council requested the General Manager Toronto Water, report back on whether there are any necessary amendments required to Municipal Code Chapter 681– Sewers (Sewers By-law) to ensure it is consistent with the Zoning By-law amendments restricting reverse slope driveways in the North York District. The

Sewers By-law does not regulate how a property is to be developed but controls how it is to be drained by defining the specifications and criteria on how flows from private properties are to be accommodated. The By-law defines how service connections are to be made to the City's sewer system and regulates the quality and quantity flows discharged to the system, including specifying how storm runoff is to be addressed to minimize the impacts that could cause flooding.

Toronto Water staff has reviewed the By-law and advises that there are no amendments required to the Sewers By-law to ensure it is consistent with the banning of reverse slope driveways.

Background Information

Staff Report - Sewers By-law

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19890.pdf>)

NY24.35	ACTION	Amended		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

Committee Recommendations

North York Community Council recommends that:

1. City Council 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 by-laws) 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 to the report (March 10, 2009) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the text of the draft zoning by-law amendments as may be required.
3. City Council direct that December 1, 2009 be the date upon which Attachment Nos. 1, 2, 3, 4 and 5 to the report (March 10, 2009) from the Director, Community Planning, North York District, should be enacted by City Council.
4. City Council direct the Chief Planner and Executive Director, City Planning Division, to report to North York Community Council, prior to December 1, 2009, on what further amendments may be necessary to accommodate a prohibition on below-grade garages.
5. City Council direct that notice of the effective date of the by-laws be posted on the City

website and in the Toronto Building Division and City Planning Division, where applications are received for below-grade garages.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on March 26, 2009, and notice was given in accordance with the Planning Act.

North York Community Council:

1. Requested the City Solicitor to report directly to City Council, for its meeting on April 6, 2009, on the feasibility of registering on title a warning clause advising of the dangers posed by below grade garages and absolving the City of Toronto of any liability with regard to the installation of a below grade garage.
2. Referred the communication (March 26, 2009) from Mr. Adam J. Brown, Sherman, Brown, Dryer, Karol, to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, in order to submit a report directly to City Council, for its meeting on April 6, 2009, on the comments in the communication.

Origin

(March 10, 2009) Report from Director, Community Planning, North York District

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. On January 27 and 28, 2009, City Council enacted five zoning by-law amendments corresponding to the boundaries of the North York Community Council that restrict the as-of-right permission to develop reverse slope driveways.

On February 23, 24 and 25, 2009, City Council requested a report regarding bylaws to repeal these bylaws, which is the subject of an accompanying report, and a report on bylaws to re-establish the restrictions on Reverse Slope Driveways. This report responds to the latter request by recommending that the attached draft zoning bylaw amendments be passed by City Council at a later date.

Background Information

Staff Report & Attachments 1-5 - Request to Amend By-laws - Reverse Slope Driveways

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19588.pdf>)

Reverse Slope Driveways - Public Hearing Notice - March 26, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19589.pdf>)

Reverse Slope Driveways - Letter from City Clerk - MM31.8

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19590.pdf>)

Communications

(March 13, 2009) fax from Stacie R. Pollack (NY.New.NY24.35.1)

(March 11, 2009) fax from Sergai Kulia (NY.New.NY24.35.2)

(March 12, 2009) e-mail from Lorne Rose (NY.New.NY24.35.3)
 (March 11, 2009) fax from Mansour Arabi (NY.New.NY24.35.4)
 (March 17, 2009) fax from Adam J. Brown, Sherman, Brown, Dryer & Karol, Barristers & Solicitors, on behalf of property owners of 340 and 342 Brooke Avenue (NY.New.NY24.35.5)
 (March 17, 2009) fax from Glenn Rubinoff, President, Rubinoff Design Group (NY.New.NY24.35.6)
 (March 17, 2009) fax from Mike Dias (NY.New.NY24.35.7)
 (March 18, 2009) e-mail from Alexandra Lewin (NY.New.NY24.35.8)
 (March 17, 2009) fax from S. Tavone (NY.New.NY24.35.9)
 (March 19, 2009) e-mail from Riccardo and Fatima Albanese (NY.New.NY24.35.10)
 (March 20, 2009) fax from Andrew Gallici (NY.New.NY24.35.11)
 (March 24, 2009) fax from Layla Sabet (NY.New.NY24.35.12)
 (March 24, 2009) letter from Tamara Malozewski (NY.New.NY24.35.13)
 (March 24, 2009) fax from Surur Akbarzadeh (NY.New.NY24.35.14)
 (March 24, 2009) fax from Farshid Fathibitaraf, Pinelake Group (NY.New.NY24.35.15)
 (March 11, 2009) fax from Anthony Zuccarini (NY.New.NY24.35.16)
 (March 25, 2009) e-mail from Andrew Cassel, Falconwin Group (NY.New.NY24.35.17)
 (March 25, 2009) fax from Andrew Cassel, 401704 Ontario Limited (NY.New.NY24.35.18)
 (March 26, 2009) submission from Adam J. Brown, Sherman Brown Dryer Karol, Barristers & Solicitors (NY.New.NY24.35.19)
 (March 26, 2009) submission from Irene Antunes and Luis Ganhao, forwarding a petition containing signatures of four (4) property owners on Glen Park Avenue (NY.New.NY24.35.20)

35a Sewers By-law Consistent with Zoning Prohibition of Reverse Slope Driveways

Origin

(March 24, 2009) Report from General Manager, Toronto Water

Summary

On January 13, 2009, The North York Community Council requested the General Manager Toronto Water, report back on whether there are any necessary amendments required to Municipal Code Chapter 681– Sewers (Sewers By-law) to ensure it is consistent with the Zoning By-law amendments restricting reverse slope driveways in the North York District. The Sewers By-law does not regulate how a property is to be developed but controls how it is to be drained by defining the specifications and criteria on how flows from private properties are to be accommodated. The By-law defines how service connections are to be made to the City's sewer system and regulates the quality and quantity flows discharged to the system, including specifying how storm runoff is to be addressed to minimize the impacts that could cause flooding.

Toronto Water staff has reviewed the By-law and advises that there are no amendments required to the Sewers By-law to ensure it is consistent with the banning of reverse slope driveways.

Background Information

Staff Report - Sewer By-law

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19891.pdf>)

NY24.36	ACTION	Adopted		Ward: 25
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Decision of the Agnes Macphail Award Selection Committee - Recipient of the 2009 Agnes Macphail Award

Committee Recommendations

North York Community Council recommends that:

1. City Council approve Patricia Moore as the recipient of the 2009 Agnes Macphail Award.

Origin

(March 19, 2009) Letter from Jay Thiessen, Administrative Support, Agnes Macphail Recognition Committee

Summary

Advising that the Agnes Macphail Award Selection Committee met, as established in the selection process, on February 9, 2009, to examine the nominations received and to select the recipient of the 2009 Agnes Macphail Award.

Background Information

Letter from the Agnes Macphail Award Selection Committee
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19926.pdf>)

NY24.37	ACTION	Amended	Delegated	Ward: 15
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Sign Variance Request for a Ground Identification Sign - 3200-3222 Dufferin Street

Committee Decision

North York Community Council:

1. Approved the sign variance request for 3200-3222 Dufferin Street, subject to:
 - a. the owner providing authorization for the Municipal Licensing and Standards Division to enter the property as may be required to remove signs that do not conform with the Sign By-law.

Origin

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

Building, North York District

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.

Background Information

Staff Report - 3200-3222 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19871.pdf>)

Attachments 1-4 - 3200-3222 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19872.pdf>)

Attachment 5 - 3200-3222 Dufferin Street

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19873.pdf>)

NY24.38	ACTION	Adopted	Delegated	Ward: 25
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Fence Exemption Request - 32 York Valley Crescent

Committee Decision

North York Community Council, reconsidered its previous decision taken on February 9, 2009 and replaced Recommendation 1. with the following:

1. North York Community Council approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 32 York Valley Crescent, subject to the applicant:
 - a. removing an existing chain link fence along the south property line;
 - b. altering the existing fence to a height of 2 metres (6.5 ft.) commencing 1.2 metres (4 ft.) from the corner of the garage and running along the south property line for a distance of 14.6 metres (48 ft.);
 - c. reducing the height of the remaining length of the Privacy Fence (specifically the length beyond the 48 feet described above, continuing to the rear property line, measuring 63 feet) to 8 feet (2.4m); and that the maximum height of the Privacy Fence overall to be 8 feet, which will include the height of the posts;
 - d. planting six emerald cedars measuring at least 1.8 metres (6 ft.) in height near the commencement of the fence, in consultation with the owner of the adjacent

property; and

- e. when replacing the fence, that it be constructed in compliance with Chapter 447 or its successor by-law.

Origin

(March 20, 2009) Member Motion from Councillor Jenkins

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 February 9, 2009, North York Community Council:

1. Approved the request for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences, for 32 York Valley Crescent, subject to the applicant:
 - a. removing an existing chain link fence along the south property line;
 - b. altering the existing fence to a height of 2 metres (6.5 ft.) commencing 1.2 metres (4 ft.) from the corner of the garage and running along the south property line for a distance of 14.6 metres (48 ft.);
 - c. planting six emerald cedars measuring at least 1.8 metres (6 ft.) in height near the commencement of the fence, in consultation with the owner of the adjacent property; and
 - d. when replacing the fence, construct it in compliance with Chapter 447 or its successor by-law.

An additional condition regarding the height of the fence was agreed to by the property owner of the subject site and the property owner of 34 York Valley Crescent but this condition was inadvertently missed during consideration of this matter by North York Community Council on February 9, 2009.

The Decision of the North York Community Council regarding Item NY23.4 should be re-opened and reconsidered for the purposes of adding the following additional condition:

“The applicant reducing the height of the remaining length of the Privacy Fence (specifically the length beyond the 48 feet described above, continuing to the rear

property line, measuring 63 feet) to 8 feet (2.4m); and that the maximum height of the Privacy Fence overall to be 8 feet, which will include the height of the posts.”

Background Information

Member Motion - Fence Exemption - 32 York Valley Cr.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19875.pdf>)

NY24.39	ACTION	Adopted	Delegated	Ward: 25
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Parking Prohibitions - Strathgowan Avenue

Committee Decision

North York Community Council:

1. Directed that the existing no parking at anytime prohibition on the north side of Strathgowan Avenue, between Yonge Street and the ravine, be deleted.
2. Directed that the existing no parking at anytime prohibition on the south side of Strathgowan Avenue, between Yonge Street and a point 36.6 metres east, be deleted.
3. Directed that parking on the north side of Strathgowan Avenue, from Yonge Street to a point 90 metres east of Yonge Street, be permitted for maximum periods of 30 minutes between the hours of 8:00 a.m. and 9:00 p.m.
4. Directed that parking on the north side of Strathgowan Avenue, be prohibited at anytime from a point 90 metres east of Yonge Street, to a point 100 metres east of St. Hilda's Avenue.
5. Directed that parking on the north side of Strathgowan Avenue, be prohibited at anytime from Yonge Street to a point 100 metres east of St. Hilda's Avenue between the hours of 9:00 p.m. and 8:00 a.m.
6. Directed that parking on the south side of Strathgowan Avenue, from Yonge Street to a point 90 metres east, be prohibited at anytime.

Origin

(March 26, 2009) Member Motion from Councillor Jenkins

Summary

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

The local business on Yonge Street has requested that the parking regulations be amended on the Strathgowan Avenue, east of Yonge Street, to facilitate short-term daily parking.

Currently, on the north side of Strathgowan Avenue, parking is prohibited at anytime from Yonge Street to the east limit of Strathgowan Avenue at the ravine. On the south side of Strathgowan Avenue, parking is prohibited at anytime from Yonge Street to a point 36.6 metres east. From a point 36.6 metres east of Yonge Street to St. Hilda's Avenue parking is prohibited on the south side of the road from 12:01 a.m. to 7:00 p.m., except by permit.

On the south side of Strathgowan Avenue, between Yonge Street and St. Hilda's Avenue, there

is sufficient space to accommodate reserved parking permits for 12 vehicles. Our records indicate that only 4 reserved parking permits have been issued on this section of road for residents of Strathgowan Avenue.

The Transportation Services Division, North York District, would have no objection to amend the current parking regulations on the north side of Strathgowan Avenue from no parking at any time to permitted parking for maximum periods of 30 minutes from Yonge Street to a point 90 metres easterly thereof, between the hours of 8:00 a.m. and 9:00 p.m., to accommodate short duration parking during the day for businesses and residents in the area. In order to facilitate the safe flow of two-way traffic on Strathgowan Avenue, between Yonge Street and St. Hilda's Avenue, the limits of the potential designated parking for permit holders will be reduced from 12 to 6 spaces. There are only 4 designated parking permits currently issued for this block.

Background Information

Member Motion - Parking Prohibitions - Strathgowan Ave

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19889.pdf>)

NY24.40	ACTION	Adopted	Delegated	Ward: 24
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Sign Variance Request - 650-672 Sheppard Avenue East

Committee Decision

North York Community Council:

1. Approved the request for a variance.
2. Directed that the applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Origin

(April 9, 2008) Report from Director of Building and Deputy Chief Building Official

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 review and make recommendations on a request by Adam Brown of Sherman, Brown, Dryer, Karol Barristers & solicitors on behalf of the St. Gabriel's Parish, for approval of a variances from the former City of North York Sign By-law No. 30788, as amended, to erect a ground sign on the existing property at the above noted address.

Background Information

Sign Variance Request - 650-672 Sheppard Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19896.pdf>)

Sign Variance Request - 650-672 Sheppard Avenue East Map 1

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19897.pdf>)

NY24.41	ACTION	Adopted		Ward: 26
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Report Request - Laird Drive Planning Study

Decision Advice and Other Information

North York Community Council:

1. Requested the Chief Planner and Executive Director, City Planning Division, to report to the North York Community Council on a possible planning study of the lands adjacent to Laird Drive, in the former Borough of East York, which study, it is anticipated, would:
 - a. develop guidelines for appropriate forms of development, streetscapes and relationships with adjacent residential and industrial uses;
 - b. review zoning permissions for uses in the Leaside Business Park to ensure these uses support the function of the Business Park; and
 - c. examine transportation issues associated with the development of these lands.

Origin

(March 26, 2009) Member Motion from Councillor Parker

Summary

To request staff to prepare a report on the need for and scope of a planning study for the lands adjacent to Laird Drive

Background Information

Member Motion - Laird Drive Planning Study

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19899.pdf>)

NY24.42	ACTION	Adopted	Delegated	Ward: 25
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Endorsement of Events for Liquor Licensing Purposes

Decision Advice and Other Information

North York Community Council, for liquor licensing purposes, declared the following to be an

event of Municipal Significance:

1. The Junior League of Toronto Showhouse event scheduled from May 5, 2009 to May 31, 2009, being held at the McLean House on the Estates of Sunnybrook, 2075 Bayview Avenue.

Summary

Seeking endorsement of events of municipal significance for Liquor Licensing Purposes.

Communications

(March 26, 2009) memo from Councillor Jenkins, forwarding a communication from Dawn Drayton, Co-Chair, Junior League of Toronto Showhouse, regarding the Junior League of Toronto Showhouse event to be held at the McLean House, the Estates of Sunnybrook, 2075 Bayview Avenue, from May 5, 2009 to May 31, 2009. (NY.New.NY24.42.1)

NY24.43	ACTION	Adopted	Delegated	
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Enactment of By-laws

Committee Decision

General Bills

North York Community Council enacted By-laws 306-2009 to 312-2009

Confirmatory Bill

North York Community Council passed a Confirmatory Bill as By-law 313-2009.

Summary

Introduction and consideration of Bills for enactment as By-laws.

Background Information

North York Community Council By-law Index for March 26, 2009
<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20019.pdf>

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2009-03-26	Morning	9:40 AM	12:30 PM	Public
2009-03-26	Afternoon	1:30 PM	2:15 PM	Public

2009-03-26	Afternoon	2:15 PM	4:10 PM	Public
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