TORONTO **Contents**

For City Council Consideration on
February 23 and 24, 2009

North York Community Council

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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

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TORONTO **Committee Report**

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NY23.15	ACTION			Ward: 10

Parking Regulations - Faywood Boulevard

Committee Recommendations

North York Community Council recommends that:

1. City Council amend Schedule X of By-law No. 31001, of the former City of North York, 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. City Council amend Schedule X of By-law No. 31001, of the former City of North York, 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. City Council amend Schedule IX of By-law No. 31001, of the former City of North York, 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. City Council amend Schedule VIII of By-law No. 31001, of the former City of North York, 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. City Council amend Schedule X of By-law No. 31001, of the former City of North York, 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.

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

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.

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)

NY23.25	ACTION			Ward: 26

Final Report - Rezoning - 30 Commercial Road

Statutory - Planning Act, RSO 1990

Committee Recommendations
North York Community Council 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 to the report (January 14, 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 draft Zoning By-law Amendment as may be required.

Decision Advice and Other Information
The North York Community Council held a statutory public meeting on February 9, 2009, and notice was given in accordance with the Planning Act.

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

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.

Background Information

Staff Report & Attachments 1-6 - 30 Commercial Road
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18467.pdf)

Speakers

Jim Dyment, Meridian Planning Consultants, on behalf of the applicant

NY23.26	ACTION			Ward: 25

Final Report - Rezoning, Site Plan Applications - 2512-2540 Bayview Avenue & 291-311 York Mills Road

Statutory - Planning Act, RSO 1990

Committee Recommendations

North York Community Council 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 5 to the report (January 12, 2009) from the Director, Community Planning, North York District, subject to adding the following Exception Regulation in the Zoning By-law:

   "(g) Parking Aisle Width

   (i) A parking aisle width of 10.84 m on the east side of the property is permitted."

2. City Council approve the following additional condition:

   "That the store washrooms, constructed in accordance with the provisions of the Building Code, be accessible to customers and that signage be provided in accordance with the recommendations of the Executive Director of Municipal Licensing and Standards."

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

4. City Council approve in principle the conditions set out in Attachment 6 to the report (January 12, 2009) from the Director, Community Planning, North York District, 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 to the report (January 12, 2009) from the Director, Community Planning, North York District.

5. City Council 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.

Decision Advice and Other Information

The North York Community Council held a statutory public meeting on February 9, 2009, and notice was given in accordance with the Planning Act.

Origin

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

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.

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)

Communications

(February 4, 2009) e-mail from Reza Akbari (NY.New.NY23.26.1)

Speakers

Rick Pennycooke, Planning Consultant, The Lakeshore Group, on behalf of the applicant

Declared Interests

The following member(s) declared an interest:

Councillor Cliff Jenkins - owns property adjacent to the subject site.

NY23.27	ACTION			Ward: 23

Status Report & Request for Direction Report - Rezoning Application - 2952-2958 Bayview Ave

Committee Recommendations

North York Community Council recommends that:

1. City Council refuse the proposed Zoning By-law Amendment application in its present form for the reasons outlined in the report (February 4, 2009) from the Director, Community Council, North York District.

2. City Council authorize City Staff to appear before the Ontario Municipal Board Hearing in support of the recommendation above and in accordance with the recommended revisions as outlined in the report (February 4, 2009) from the Director, Community Planning, North York District, and the City Solicitor and any other appropriate City Staff be authorized to take such actions as necessary to give effect to the recommendations of the report (February 4, 2009) from the Director, Community Planning, North York District.

3. City Council approve the following revisions in addition to those already outlined in the report (February 4, 2009) from the Director, Community Planning, North York District:

    a. that the proposed third floor balconies be setback approximately 15 metres from the rear property line, and that the size be reduced so that they are more in keeping with what is permitted in the adjacent R4 neighbourhood; and

    b. that all purchasers be advised that garbage must be stored in the unit.

4. Should the Site Plan Control application be appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and City Staff to appear before the Board in support of the position that the Site Plan Application not be approved in its present form.

Decision Advice and Other Information

North York Community Council:

1. Requested the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Technical Services, to report directly to City Council, for its meeting on February 23 and 24, 2009, on:

a. the provision to accommodate Toronto's three phase garbage/recycling system; and

b. the extent to which the driveway and garage entrances conform with the City's attempt to prevent basement flooding.

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.

Background Information

Staff Report - 2952-2958 Bayview Avenue
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18510.pdf)

Communications

(February 9, 2009) fax from Michael Bowman, Osler, Hoskin & Harcourt, LLP, with attachments, on behalf of Symmetry Developments Inc. (NY.New.NY23.27.1)

Speakers

Jordan Ross, Solicitor, Osler Hoskin & Harcourt, LLP, on behalf of the applicant
Joan Bennett

27a Request for Direction Report - Rezoning Application - 2952-2958 Bayview Avenue

Origin

(February 4, 2009) Report from Director, Community Planning, North York District

Summary

This application was made on June 25, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application proposes to amend the Zoning By-law No. 7625 to permit the construction of eleven 3-storey townhouses at 2952 to 2958 Bayview Avenue.

The applicant has appealed the proposed Zoning By-law Amendment application to the Ontario Municipal Board, citing Council's failure to render a decision within the allotted time frames.

The purpose of this report is to seek Council's direction for staff to attend the Ontario Municipal Board in opposition to the development as currently proposed. A hearing date has been scheduled for March 25, 2009.

Background Information

Staff Report & Attachments 1-4 - 2952-2958 Bayview Avenue
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18865.pdf)

NY23.29	ACTION			Ward: 24

Ontario Municipal Board Hearing Representation - Committee of Adjustment Application - 100 Cresthaven Drive

Committee Recommendations

North York Community Council recommends that:

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

Origin

(February 6, 2009) Member Motion from Councillor Shiner

Summary

Natle Maltese, in trust, the owner of 100 Cresthaven Drive, submitted an application to the North York District Committee of Adjustment to sever the existing 24.55m (80.5') lot into two parts in order to create two new residential building lots having frontages of 11.64m (38.2').The existing dwelling would be demolished and a new two storey dwelling would be constructed on each of the proposed lots.

Variances are requested with a respect to lot frontage, lot area, side yard setbacks, lot coverage, building length and number of parking spaces.

The Committee of Adjustment for the City of Toronto (North District) refused the consent application and the two associated minor variance applications the applications at the January 21, 2009 meeting.

The applicant has appealed the consent and minor variance decisions of the Committee of Adjustment to the Ontario Municipal Board.

The Ontario Municipal Board has not yet set a date for the hearing.

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

Background Information

Member Motion - 100 Cresthaven Drive
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18883.pdf)
Staff Report to the Committee of Adjustment - 100 Cresthaven Drive
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18884.pdf)
Minutes - Committee of Adjustment - 100 Cresthaven Drive
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18885.pdf)
Notice of Decision - Committee of Adjustment - B0087 - 100 Cresthaven Drive
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18886.pdf)
Notice of Decision - Committee of Adjustment - A0721 - 100 Cresthaven Drive
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18887.pdf)
Notice of Decision - Committee of Adjustment - A0722 - 100 Cresthaven Drive
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18888.pdf)

NY23.32	ACTION			

York Region - Bayview Avenue Class EA from John Street to Major Mackenzie Drive

Committee Recommendations

North York Community Council recommends that:

1. City Council not support the Regional Municipality of York's proposal to widen Bayview Avenue from John Street to Major Mackenzie Drive.

Origin

(February 9, 2009) Member Motion from Councillor Shiner

Summary

At the last Toronto City Council meeting of January 27 and 28, 2009 Council endorsed the extension of the Yonge subway line to Hwy. 407 with the intention of providing better access via public transit.

The Regional Municipality of York is currently conducting additional analyses and consultation work with respect to the Bayview Avenue Class EA from Major Mackenzie Drive to John Street. The EA is a proposal to widen Bayview Avenue to provide better access for the 905 region.

Bayview Avenue is an extremely busy four lane street in the City of Toronto south of Steeles Avenue East.

Currently a very high volume of transient traffic from the 905 by-passes the daily Bayview Avenue traffic chaos by travelling along John Street to Henderson Avenue and crossing Steeles Avenue at the Henderson Avenue/Maxome Avenue intersection. This has created a very unacceptable situation in the stable Willowdale residential community.

City staff from Infrastructure Planning, Transportation Services Division have advised that they have only requested information on the status of this study and have not provided any formal comments to York Region. As indicated in their October 2007 report to the North York Community Council, the limits of York Region's Bayview Avenue project are approximately John Street to Major Mackenzie Drive. Staff have considered this project to have no impact on cross boundary travel capacity. They have not focused discussions between the City of Toronto and York Regions staff on managing cross-boundary travel. At this point City staff do not know what York Region might bring forward.

Any widening of Bayview Avenue from Major Mackenzie Drive to John Street will further exacerbate the traffic problems in Willowdale and increase the volumes of transient traffic using the Henderson Avenue/Maxome Avenue intersection.

Background Information

Member Motion - Bayview Ave, from John St to Major Mackenzie Dr
(http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-18891.pdf)

Submitted Monday, February 9, 2009
Councillor Maria Augimeri, Chair, North York Community Council