
North York Community Council

Meeting No.	25	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, April 21, 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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NY25.1	ACTION			Ward: 23
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Draft By-law - To authorize the naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

Statutory - City of Toronto Act, 2006

Committee Recommendations

North York Community Council recommends that:

1. City Council enact the Draft By-law to authorize the naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly".

Decision Advice and Other Information

The North York Community Council held a public meeting in accordance with the City of Toronto Act, 2006, and notice of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City's website in accordance with the requirements of the City of Toronto Municipal Code Chapter 162. Thirteen (13) persons addressed the North York Community Council on April 21, 2009 and are listed under the heading entitled, "Speakers".

Origin

(April 1, 2009) Draft By-law from City Solicitor

Summary

To enact By-law to authorize the naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

Background Information

Draft By-law - Naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20103.pdf>)

Draft By-law - Attachment 1 - Naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20104.pdf>)

Public Notice - Naming of the proposed private lane at 2, 4, 6 Basswood Road and 61, 65, 69 and 71 Churchill Avenue as "OMB Folly"

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20105.pdf>)

Communications

(March 9, 2009) letter from Stephen Maizels, Hallstone Developments, submitting a letter from Charlene Shafer & Alan Fazeli and a petition with 14 signatures. (NY.Main.NY25.1.1)

(April 7, 2009) e-mail from Charlene Schafer and Alan Fazeli. (NY.Supp.NY25.1.2)

(April 13, 2009) e-mail from Carolyn Kim, Planner, Hallstone Developments, submitting two petitions, one containing 28 names and the other 11 names. (NY.Supp.NY25.1.3)

(April 17, 2009) e-mail from Carolyn Kim, Planner, Hallstone Developments, submitting a petition containing 10 names. (NY.New.NY25.1.4)

(April 17, 2009) petition from Steve Mullins containing 3 names. (NY.New.NY25.1.5)

(April 20, 2009) e-mail from Carolyn Kim, Planner, Hallstone Developments, submitting a letter from Michal Matyjewicz and a petition containing 5 names. (NY.New.NY25.1.6)

Speakers

Carolyn Kim, Planner, Hallstone Developments, on behalf of Churchill Yonge Developments
Charlene Schafer

Alan Fazeli

Dr. John Hsuen

Marion Lick, Willowdale Central Ratepayers Association

Soraya Mohamed

Jinli Ding

Kathy Okawara

Jane Garner, on behalf of the West Lansing Homeowners Association

Dick Cowan

Lynda Brklacich

Raechel Kula

Dr. M. Katzman, President, Yonge Corridor Condominium Association

NY25.16	ACTION			Ward: 16, 25
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Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

Committee Recommendations

North York Community Council recommends that:

1. City Council prohibit pedestrian crossings on Yonge Street, between the north curb line of Lytton Boulevard and a point 30.5 metres south of the south curb line of Lytton Boulevard.
2. City Council prohibit northbound right turns on a red signal at all times from Yonge Street to Blythwood Road.
3. City Council prohibit southbound right turns on a red signal at all times from Yonge Street to Lytton Boulevard.

Origin

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

Summary

To obtain approval to prohibit pedestrian crossings on the south side of the intersection at Yonge Street at Lytton Boulevard, as well as to prohibit northbound and southbound right-turns during the red traffic signal indication.

The implementation of the pedestrian crossing prohibition along with northbound and southbound right-turn on red prohibitions will improve both pedestrian and vehicular safety.

Background Information

Staff Report - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20081.pdf>)

Attachment 1 - Map - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20082.pdf>)

Attachment 2 - Intersection Plan - Yonge Street at Blythwood Road - Lytton Blvd.

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20083.pdf>)

Attachment 3 - Far-right and Near-right Offset Intersections - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20084.pdf>)

Attachment 4 - Conflicts Associated with Fully Signalized Far-right Offset intersections - Pedestrian Crossing Prohibition - Yonge Street and Blythwood Road - Lytton Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20085.pdf>)

NY25.22	ACTION			Ward: 24
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Standard Condominium Application - 3670 Victoria Park Avenue

Committee Recommendations

North York Community Council recommends that:

1. City Council request that the draft plan of condominium approval be subject to the applicant submitting an amended condominium plan with respect to the loading and parking facilities, to the satisfaction of the Director, Community Planning, North York District, and in consultation with the Ward Councillor.

Origin

(March 31, 2009) Report from Director, Community Planning, North York District

Summary

This report has been prepared in response to a request for a report on an application for a standard plan of condominium at 3670 Victoria Park Avenue. The draft plan of condominium provides for the creation of 10 separate industrial units in an existing warehouse. Proposed changes to the site, including minor exterior alterations and changes to parking and landscaping were reviewed through a site plan control application approved on November 17, 2008.

At its meeting on February 24, 2009 City Council directed that staff report to the April 21, 2009 meeting of North York Community Council (and prior to approving the condominium application) on the following matters:

- a. the history of the application;
- b. whether the previous approval takes into account the impacts of this building being converted to condominium ownership; and
- c. ways that North York Community Council may review similar condominium applications.

These issues are addressed below.

Background Information

Staff Report & Attachment 1 - Condo Application - 3670 Victoria Park Ave.
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20070.pdf>)

NY25.23	ACTION			Ward: 24
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Parking Facilities along Finch Avenue East - North York District - Request for Report

Committee Recommendations

North York Community Council recommends that:

1. City Council request the City of Toronto Parking Authority to undertake an area parking review along the Finch Avenue East corridor between Yonge Street and Bayview Avenue, with emphasis on reviewing the parking needs of the Carefree Lodge Long-Term Care Facility.

Origin

(March 24, 2009) Report from Director, Community Planning, North York District

Summary

North York Community Council requested the Director, Community Planning, North York District, in consultation with the Toronto Parking Authority, to report to the North York Community Council meeting on April 21, 2009, with recommendations on ways to provide Green P (city owned/operated) parking facilities along Finch Avenue East in Ward 24 to meet the growing need for additional parking in the area.

Background Information

Staff Report & Attachment 1 - Report Request - Parking Facilities along Finch Ave. E.
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20017.pdf>)

NY25.24	ACTION			
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Northwest Corner of Steeles Avenue West and Tandem Road, East of Keele Street, City of Vaughan

Committee Recommendations

North York Community Council recommends that:

1. City Council direct the appropriate City Officials to advise the City of Vaughan that the City of Toronto will not oppose the application at the northwest corner of Steeles Avenue West and Tandem Road, east of Keele Street, in the City of Vaughan.
2. City Council direct the Executive Director and Chief Planner, to make specific recommendations to City Council through the North York Community Council, on all future development applications in the City of Vaughan, the City of Markham and the Regional Municipality of York, involving Official Plan, Zoning or Secondary Plan Amendments, along the North District boundary abutting the City of Vaughan, the City of Markham and the Regional Municipality of York.
3. City Council direct the appropriate City Officials to advise the City of Vaughan, the City of Markham and the Regional Municipality of York, that the City of Toronto intends to officially comment on all development applications abutting its North District boundary and would prefer that an integrated planning regime could be developed in co-operation with the appropriate cities within York Region.

Decision Advice and Other Information

North York Community Council:

1. Requested the Executive Director and Chief Planner to report to the Planning and Growth Management Committee on:

- a. the exact nature of the planning authority provided by the 1974 agreement between York Region and the now City of Toronto;
- b. the nature of the limitations on that Planning Authority; and
- c. what measures the City of Toronto would need to take to maximize the planning authority that it has over development applications within 45m of Steeles Avenue.

Origin

(March 26, 2009) Report from Director, Community Planning, North York District

Summary

A 1974 Agreement with York Region grants the City of Toronto limited planning authority over lands within York Region that are located within 45 metres of Steeles Avenue. The agreement originated with Metro Toronto when it took over sole responsibility for Steeles Avenue and is intended to provide Metro Toronto (now the City) with the ability to control access and influence adjacent development in so far as it has transportation implications for Steeles Avenue. This authority can only be exercised in compliance with the relevant Official Plans and requires the City to notify and seek agreement from York Region Council before zoning lands north of Steeles Avenue or controlling access to Steeles Avenue. The Agreement also sets out a process for the City and York Region to circulate Official Plan amendments, zoning by-law amendments and subdivision approval applications on lands adjacent to Steeles Avenue for review and comment.

This report reviews a zoning amendment to permit a veterinary clinic in two units of an existing industrial condominium. The subject lands are currently occupied by a 24 unit industrial condominium building with a variety of uses including retail, used car sales and a regulated health professional. The lands are designated as Prestige Area by OPA #450 (Employment Area Plan) in the City of Vaughan's Official Plan and are zoned EM1 Prestige Employment Area Zone in Vaughan's Zoning By-law.

Background Information

Staff Report and Attachments 1 and 2 - Northwest Corner of Steeles Avenue West and Tandem Road, East of Keele Street, City of Vaughan

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20086.pdf>

NY25.26	ACTION			Ward: 25
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Final Report - Rezoning Application - 1075, 1077, 1083, 1087, 1091 & 1095 Leslie Street (formerly 1100 Eglinton Avenue East)

Committee Recommendations

North York Community Council recommends that:

1. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (March 27, 2009) from the Director, Community Planning, North York District, subject to the Zoning By-law being amended to not permit a body shop as one of the permitted uses.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, Notice of Site Plan Approval Conditions shall be issued by the Director, Community Planning, North York District.

Decision Advice and Other Information

North York Community Council held a statutory public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

Origin

(March 27, 2009) Report from Director, Community Planning, North York District

Summary

This application was submitted on January 12, 2006 and is therefore not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the conversion of an existing 23-storey hotel tower, located on former Inn on The Park site, into a 128-unit retirement residence.

The proposal is in conformity with the City's Official Plan and is consistent with the Provincial Policy Statement. The proposal is appropriate for the site and compatible with the nearby residential context.

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

Background Information

Staff Report & Attachments 1-7 - Rezoning - 1075-1077, 1083, 1091 & 1095 Leslie St
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20056.pdf>)

Communications

(April 2, 2009) e-mail from Hau Yee Tsang (NY.Supp.NY25.26.1)

(April 6, 2009) letter from Mr. & Mrs. B. Cleland (NY.Supp.NY25.26.2)

Speakers

Randal Dickie, Manager, PMG Planning, on behalf of the applicant

NY25.27	ACTION			Ward: 8
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Request for Extension of Existing Liquor Licence for Community Event - Rugby Match at York University

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:
 - a. the request for an extension of an existing liquor licence, from Gale Ghougassian, Food Service Director, Aramark Canada Ltd. – York University, for the Rugby Match at York University, to be held on Saturday, May 30, 2009 from 10:30 a.m. to 8:00 p.m., at York University Rugby Stadium (Keele Campus), 4700 Keele Street, 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:

1. The Rugby Match at York University, to be held on Saturday, May 30, 2009 from 10:30 a.m. to 8:00 p.m., at York University Rugby Stadium (Keele Campus), 4700 Keele Street.

Origin

(April 9, 2009) Fax from Gale Ghougassian, Food Service Director, Aramark Canada Ltd. - York University

Summary

Request by the Food Service Director, Aramark Canada Ltd. - York University for an extension of the existing Liquor Licence for the Rugby Match at York University – Rugby Stadium (Keele Campus) on Saturday, May 30, 2009 from 10:30 a.m. to 8:00 p.m.

NY25.29	ACTION			Ward: 24
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405 Gordon Baker Road - OMB Hearing

Committee Recommendations

North York Community Council recommends that:

1. City Council instruct the City Solicitor to attend the OMB hearing for the minor variance appeal for 405 Gordon Baker Road and advise the OMB that the City of

Toronto does not object to the granting of the requested minor variances, subject to the following conditions being imposed on the minor variances:

- a. that the maximum gross floor area for the entire place of worship use shall not exceed 4,710 square metres;
- b. that the maximum gross floor area for the sanctuary (worship area) portion of the place of worship shall not exceed 706 square metres;
- c. that the building be constructed and the landscaping be installed substantially in accordance with the Site Plan A1.0 dated April 2, 2009 and prepared by C.Y. Lee Architect Inc. and the Landscape Concept Plan L-1 dated April 2, 2009 and prepared by YWLA Landscape Architect; and
- d. that the building be constructed substantially in accordance with the Elevations Plan A2.1 dated April 2, 2009 and prepared by C.Y. Lee Architect Inc.

Origin

(April 21, 2009) Member Motion from Councillor Shiner

Summary

The subject property is located at the northeast corner of Gordon Baker Road and Sparks Avenue. The site is developed with a two storey building that has been vacant since 2007.

On February 4, 2009, the Committee of Adjustment refused a minor variance application to permit interior alterations for conversion to a place of worship. This decision has been appealed to the Ontario Municipal Board which has scheduled a hearing date of May 5, 2009.

The three minor variances requested of the Committee are as follows:

1. Proposed gross floor area for a place of worship of 5,218.2sm [56,170.08sf].
WHEREAS the maximum permitted gross floor area for a place of worship is 2,787sm [30,000sf].
2. More than one place of worship per Block.
WHEREAS no more than one place of worship per Block is permitted on lots that are closer than 500m [1,640ft] from a lot that is zoned R or RM and on a road that is not an arterial or minor arterial road.
3. The proposed place of worship is located within 500m [1,604ft] of another place of worship.
WHEREAS no place of worship on a lot that abuts a road that is not an arterial or minor arterial road may be located within 500m [1,604ft] of another place of worship on a lot that abuts a road that is not an arterial or minor arterial road.

The local Councillor has met with the owner to discuss a number of revisions to the proposal that would make it acceptable. The owner has agreed to make these revisions, including

limitations on the overall size of the place of worship and the size of the sanctuary/worship area, landscape improvements, and changes to the Sparks Avenue building façade to eliminate four overhead loading doors. Although the gross floor area of the proposal has been reduced by 10%, the number of parking spaces has remained the same at 253 spaces.

This Motion is brought forward on an urgent basis in order for Council to provide direction to the City Solicitor in advance of the OMB hearing. There is no opportunity for this matter to be considered at a future Community Council meeting.

Background Information

Motion Without Notice - 405 Gordon Baker Road - OMB Hearing
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20514.pdf>)

NY25.30	ACTION			Ward: 23
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Turn Restrictions along Sheppard Avenue West from Beecroft Road to Easton Road

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the removal of eastbound right turn afternoon (4:00 p.m. to 7:00 p.m.) restrictions along Sheppard Avenue West at Easton Road, Senlac Road and Fennel Street.
2. City Council authorize the addition of northbound left turn afternoon (4:00 p.m. to 7:00 p.m.) restrictions along Sheppard Avenue West at Pewter Road and Beaman Road.

Origin

(April 21, 2009) Member Motion from Councillor Filion

Summary

The West Lansing Homeowner's Association has requested a change to the existing turn restrictions on Sheppard Avenue West.

Background Information

Notice of Motion - Turn Restrictions along Sheppard Ave W from Beecroft Road to Easton Road
(<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20550.pdf>)

Submitted Tuesday, April 21, 2009

Councillor Maria Augimeri, Chair, North York Community Council