
North York Community Council

Meeting No. 20
Meeting Date Tuesday, November 18, 2008
Start Time 9:30 AM
Location Council Chamber, North York Civic Centre

Contact Francine Adamo, Committee Administrator
Phone 416-395-7348
E-mail nycc@toronto.ca

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

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

Confirmation of Minutes - October 7, 2008

Schedule of Timed Items

9:45 a.m.	NY20.1 - NY20.2
10:00 a.m.	NY20.3 - NY20.6
10:15 a.m.	NY20.7 - NY20.10
10:30 a.m.	NY20.11 - NY20.14
10:45 a.m.	NY20.15 - NY20.17
11:00 a.m.	NY20.18 - NY20.20
11:15 a.m.	NY20.21 - NY20.23
11:30 a.m.	NY20.24
1:30 p.m.	NY20.44
1:45 p.m.	NY20.45

NY20.1	ACTION	9:45 AM		Ward: 25
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Application to Remove a City-owned Tree - 74 Gordon Road

(October 24, 2008) Report from Director, Urban Forestry, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. Council deny the request for permission to remove one (1) City-owned tree fronting 74 Gordon Road .

Financial Impact

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

Summary

The report requests Council's authority to deny the request for permission to remove a healthy City-owned, 45-centimetre diameter Norway maple tree fronting 74 Gordon Road . The applicant would like to implement a new landscape on the property and has concerns with the structural condition of the tree.

The tree is a healthy and viable specimen and should provide benefits to the community for years to come. Urban Forestry cannot support the loss of existing trees or potential planting sites as their loss is contrary to the City's stated goal of doubling the tree canopy.

Background Information

Staff Report & Attachments 1-2 - Application to Remove a City-Owned Tree
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16587.pdf>)

NY20.2	ACTION	9:45 AM		Ward: 25
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Application to Remove a Private Tree - 72 Cheltenham Avenue

(October 24, 2008) Report from Richard Ubbens, Director, Urban Forestry, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. Council deny the request for permit to remove one (1) privately-owned tree at 72 Cheltenham Avenue.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for removal of one (1) privately-owned tree, located in the front yard of 72 Cheltenham Avenue. The homeowner is concerned that the roots of the tree may grow into and block the newly replaced sewer line.

Inspection of the tree by staff revealed that the tree is in good condition. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support the loss of existing trees as their loss is contrary to the City's stated goal of doubling the tree canopy.

Background Information

Staff Report & Attachments 1-3 - 72 Cheltenham Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16582.pdf>)

NY20.3	ACTION	10:00 AM		Ward: 25
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Application to Remove a City-owned Tree - 29 Vernham Court

(October 24, 2008) Report from Richard Ubbens, Director, Urban Forestry, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. Council deny the request for permission to remove one (1) City-owned tree fronting 29 Vernham Court.

Financial Impact

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

Summary

The report requests Council's authority to deny the request for permission to remove a healthy City-owned, 48-centimetre diameter Norway maple tree fronting 29 Vernham Court. The applicant would like to relocate their driveway to a location that would be in conflict with the tree.

The tree is a healthy and viable specimen. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support the loss of existing trees or potential planting sites as their loss is contrary to the City's stated goal of doubling the tree canopy.

Background Information

Staff Report & Attachments 1-2 - 29 Vernham Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16583.pdf>)

NY20.4	ACTION	10:00 AM	Delegated	Ward: 25
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Fence Exemption Request - 27 Vernham Court

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 - 27 Vernham Court

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16849.pdf>)

NY20.5	ACTION	10:00 AM	Delegated	Ward: 26
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Fence Exemption Request - 60 Bennington Heights Drive

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 - 60 Bennington Heights Drive

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16852.pdf>)

NY20.6	ACTION	10:00 AM	Delegated	Ward: 10
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Fence Exemption Request - 130 Alexis Boulevard

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 - 130 Alexis Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16835.pdf>)

NY20.7	ACTION	10:15 AM	Delegated	Ward: 8
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Fence Exemption Request - 44 Yellowstone Street

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 build a fence in the front yard in violation of the By-law.

Background Information

Staff Report - Fence Exemption Request - 44 Yellowstone Street

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16846.pdf>)

NY20.8	ACTION	10:15 AM	Delegated	Ward: 23
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Fence Exemption Request - 70 Florence Avenue

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 Request - 70 Florence Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16854.pdf>)

NY20.9	ACTION	10:15 AM	Delegated	Ward: 25
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Fence Exemption Request - 63 Rollscourt Drive

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 - 63 Rollscourt Drive
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16841.pdf>)

NY20.10	ACTION	10:15 AM	Delegated	Ward: 16
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Fence Exemption Request - 44 Delhi Avenue

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 - 44 Delhi Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16845.pdf>)

NY20.11	ACTION	10:30 AM	Delegated	Ward: 16
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Fence Exemption Request - 20 Westgrove Crescent

(October 27, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that:

1. The fence exemption not be granted.

Financial Impact

There is no financial impact anticipated in this report.

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 Request - 20 Westgrove Crescent
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16842.pdf>)

NY20.12	ACTION	10:30 AM	Delegated	Ward: 16
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Encroachment Agreement Request - 435 Brookdale Avenue

(October 23, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that the Encroachment application be approved, subject to the following conditions:

1. That the owner(s) remove the rock retaining wall abutting the city curb be removed and replaced with soil and sod, to the satisfaction of Transportation Services, North York District.
2. That the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
3. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
4. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
5. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
6. The indemnification to the City by the owner(s) 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.
7. 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.
8. The owner(s) pay all applicable fees.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

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 435 Brookdale Avenue, being a one-family detached dwelling fourth density zone (R4) for an encroachment agreement. The existing encroachment consists of a stone retaining wall, rock retaining wall, and garden with two pine trees on the City road allowance.

Background Information

Staff Report - Encroachment Agreement - 435 Brookdale Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16824.pdf>

NY20.13	ACTION	10:30 AM	Delegated	Ward: 10
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Encroachment Agreement Request - 92 Bidewell Avenue

(October 21, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that the Encroachment application be approved, subject to the following conditions:

1. That the owner(s) remove the remove the sprinklers back 2.13 metres behind the face of the city curb, to the satisfaction of Transportation Services, North York District.
2. That the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
3. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
4. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.
5. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
6. The indemnification to the City by the owner(s) 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.

7. 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.
8. The owner(s) pay all applicable fees.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

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 92 Bidewell Avenue, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of a stone retaining wall, wrought iron guard, decorative stones forming a circular garden and sprinklers on the City road allowance.

Background Information

Staff Report - Encroachment Agreement - 92 Bidewell Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16830.pdf>

NY20.14	ACTION	10:30 AM	Delegated	Ward: 10
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Encroachment Agreement Request - 70 Westgate Boulevard

(October 22, 2008) Report from District Manager, Municipal Licensing and Standards, North York District

Recommendations

Municipal Licensing and Standards recommends that the Encroachment application be approved, subject to the following conditions:

1. That the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards.
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto.
3. That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal.

4. That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant.
5. The indemnification to the City by the owner(s) 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.
6. 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.
7. The owner(s) pay all applicable fees.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

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 70 Westgate Boulevard, being a one-family detached dwelling sixth density zone (R6) for an encroachment agreement. The existing encroachment consists of two cedar hedges and wooden fence on the City road allowance.

Background Information

Staff Report - Encroachment Agreement - 70 Westgate Boulevard
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16836.pdf>

NY20.15	ACTION	10:45 AM	Delegated	Ward: 16
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Sign Variance - 1880 Avenue Road

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

Recommendations

The Toronto Building Division recommends that:

1. North York Community Council approve the request for variances to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southeast corner of the property with a newly designed two-sided illuminated ground sign at 1880 Avenue Road, on condition that energy efficient lights be used.

2. North York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

The recommendations in this report have no financial impact.

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 Sign By-law No. 30788 as amended, of the former City of North York to replace, for third party advertising purposes, an existing four-sided illuminated pedestal sign located at the southeast corner of the property with a newly designed two-sided illuminated third party ground sign at 1880 Avenue Road.

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

Background Information

Staff Report & Attachments 1-3 - 1880 Avenue Road

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16468.pdf>

NY20.16	ACTION	10:45 AM	Delegated	Ward: 23
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Sign Variance - 10 Kingsdale Ave

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

Recommendations

The Toronto Building Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

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 - 10 Kingsdale Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16469.pdf>)

NY20.17	ACTION	10:45 AM	Delegated	Ward: 25
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Sign Variance - 1090 Don Mills Road

(October 21, 2008) Report from Director and Deputy Chief Building Official, Toronto Building, North York District

Recommendations

Toronto Building North York Division recommends that:

1. The request for the variances listed in the third column of the table on page 4 of this report be approved; and
2. The applicant be advised of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

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

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 Tony Volpentesta on behalf of Bousfields Inc., the planning consultants for Cadillac Fairview Corporation Ltd. the owners of the above-captioned lands, for variances from the former City of North York Sign By-law No. 30788, as amended, to erect up to 121 projecting signs (blade signs) on 12 buildings at the retail complex “Shops at Don Mills” located at the above noted address.

Background Information

Staff Report & Attachments 1-10 - 1090 Don Mills Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16467.pdf>)

NY20.18	ACTION	11:00 AM	Delegated	Ward: 15
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 21 Hanson Road

(September 9, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 21 Hanson Road which does not meet the technical requirements of the Code as on-street parking is available. Also, it does not meet the physical requirements for soft landscaping on the private property portion of the front yard.

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

Background Information

Staff Report - Parking Pad - 21 Hanson Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16554.pdf>)

Attachment - Diagram of Parking Pad - 21 Hanson Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16555.pdf>)

NY20.19	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 133 Brookdale Avenue

(October 23, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit front yard parking at 133 Brookdale Avenue which does not meet the technical requirements of the Code as on-street parking is available.

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

Background Information

Staff Report - Parking Pad - 133 Brookdale Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16552.pdf>

Attachment - Diagram of Parking Pad - 133 Brookdale Ave

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16553.pdf>

NY20.20	ACTION	11:00 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a second front yard parking pad at 91 St. Germain Avenue

(October 29, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

To report on a request for an exemption from Chapter 918 of the City of Toronto Municipal Code, to permit a second front yard parking pad at 91 St. Germain Avenue which does not meet the requirements of the Code as only one front yard parking pad is permitted.

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

Background Information

Staff Report - Parking Pad - 91 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16864.pdf>)

Attachment - Diagram of Parking Pad - 91 St. Germain Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16865.pdf>)

NY20.21	ACTION	11:15 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 53 Old Orchard Grove

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

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report - Parking Pad - 53 Old Orchard Grove

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16556.pdf>

Attachment - Diagram of Parking Pad - 53 Old Orchard Grove

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16557.pdf>

NY20.22	ACTION	11:15 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 238 Fairlawn Avenue

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

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report - Parking Pad - 238 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16453.pdf>)

Attachment - Diagram of Parking Pad - 238 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16454.pdf>)

NY20.23	ACTION	11:15 AM	Delegated	Ward: 16
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Request for an exemption from Chapter 918 of the City of Toronto Municipal Code to permit a front yard parking pad at 240 Fairlawn Avenue

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

Recommendations

Transportation Services, North York District recommends that:

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

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report - Parking Pad - 240 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16457.pdf>)

Attachment - Diagram of Parking Pad - 240 Fairlawn Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16458.pdf>)

(Deferred from May 6, 2008 - Item NY15.34, and September 9, 2008 - Item NY18.17 for Public Presentation and Debate on November 18, 2008)

NY20.24	ACTION	11:30 AM		Ward: 25, 26, 34
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Identifying Land to Purchase for a new Multi-pad Ice Arena in Wards 25, 26, or 34

(April 18, 2008) Report from General Manager, Parks, Forestry and Recreation

Summary

This report provides a status update on the search for a suitable site to locate a new twin pad ice arena within Ward 25, 26 and 34. This report explains the process that this site selection study will take, and criteria that will be used to determine the priority of potential acquisition sites as well as a preliminary list of candidate sites.

Currently, there is a single-pad ice arena located at the Don Mills Centre at 1030 Don Mills Road, being the Don Mills Civitan Arena. The Arena was constructed approximately 47 years ago and was last renovated approximately 24 years ago. The Arena is well used but faces problems as a result of the age of the building, the related maintenance, and a severe parking shortage.

Due to the age, deteriorating condition and lack of parking of the Civitan Arena, it was recommended that staff prioritize the task of locating and securing a site in the vicinity of the Don Mills Civitan Arena for the purpose of developing a new multi-pad ice arena, to include at least two ice pads.

Parks, Forestry and Recreation (PFR) had previously initiated a preliminary site evaluation for a smaller project area that was subsequently expanded by Council direction. Parks, Forestry and Recreation (PFR) needs to continue the search for a location to accommodate a new twin pad ice arena to replace the Don Mills Civitan Arena.

Background Information

Staff Report - Multipad Ice Arena - Land to Purchase

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16481.pdf>

Attachment 1 - Study Area Map - Multipad Ice Arena - Land to Purchase

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16482.pdf>

Attachment 2 - Site Map - Multipad Ice Arena - Land to Purchase

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16483.pdf>

Attachment 3 - Memo from City Clerk - Multipad Ice Arena

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16480.pdf>

Communications

(June 9, 2008) e-mail from Terry West, President, Don Mills Residents Inc. (NY.Main.NY20.24.1)

(June 9, 2008) letter from David Crutch, Don Mills Civitan Community Service Club (NY.Main.NY20.24.2)

NY20.25	ACTION		Delegated	Ward: 9
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Installation of an On-Street Parking Space for Persons with Disabilities - Parent Avenue

(October 17, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. An on-street parking space for persons' with disabilities be established on the south side of Parent Avenue, between a point 35 metres west of the westerly limit of Roding Street and a point 5.5 metres further west thereof.
2. By-law No. 32759, of the former City of North York, be amended by deleting the School Bus Loading Zone, on the south side of Parent Avenue, from the westerly limit of Roding Street to a point 60 metres westerly thereof.
3. By-law No. 32759, of the former City of North York, be amended by adding a School Bus Loading Zone on the west side of Roding Street, from a point 15 metres south of Parent Avenue to a point 70 metres further south.

Financial Impact

All costs associated with the installation of the on-street disabled persons' parking space on Parent Avenue are included within the Transportation Services Division, North York District's 2008 Operating Budget.

Summary

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

To obtain approval to install an on-street disabled persons' parking space on the south side of Parent Avenue approximately 35 metres west of Roding Street and to designate the current school bus loading zone on Roding Street.

The introduction of the disabled persons' parking space will address the distinct needs of parents of students that attend St. Conrad Catholic School while only reducing the available on-street parking by one space and the designation of the school bus loading zone will address the needs of the school buses.

Background Information

Staff Report - On-Street Parking Space for Persons with Disabilities - Parent Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16463.pdf>)

Attachment - Map - On-Street Parking Space for Persons with Disabilities - Parent Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16464.pdf>)

NY20.26	ACTION		Delegated	Ward: 15
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Parking Prohibitions - Covington Road

(October 14, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Covington Road, from Brucewood Crescent to a point 35 metres east.

Financial Impact

All costs associated with the installation of the parking regulations are included within the Transportation Services Division's 2008 Operating Budget estimates.

Summary

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

To obtain approval to prohibit parking at anytime on the north side of Covington Road between Brucewood Crescent to a point 35 metres east thereof.

The implementation of the parking prohibitions will address a resident's concerns regarding vehicles continually parked on either side of his driveway at 36 Covington Road.

Background Information

Staff Report - Parking Prohibitions - Covington Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16451.pdf>)

Attachment - Map - Parking Prohibitions - Covington Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16452.pdf>)

NY20.27	ACTION		Delegated	Ward: 16
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Speed Reduction and All Way Stop Control - Cortleigh Boulevard

(October 17, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The installation of all-way stop control at the intersection of Cortleigh Boulevard and Cortleigh Crescent not be implemented.

- The reduction of speed limit from 50 km/h to 40 km/h on Cortleigh Boulevard between Avenue Road and Rosewell Avenue not be implemented.

Financial Impact

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

Summary

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

To deny the request to install an all way stop control at the intersection of Cortleigh Boulevard and Cortleigh Crescent and the reduction of speed limit on Cortleigh Boulevard between Avenue Road and Rosewell Avenue from 50 km/h to 40 km/h.

The existing traffic and roadway conditions do not warrant the introduction of all-way stop control or the reduction of speed limit at the above-noted locations.

Background Information

Staff Report - Speed Reduction & All Way Stop - Cortleigh Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16448.pdf>)

Attachment 1 - Warrant - Speed Reduction & All Way Stop - Cortleigh Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16449.pdf>)

Attachment 2 - Map - Speed Reduction & All Way Stop - Cortleigh Boulevard
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16450.pdf>)

NY20.28	ACTION		Delegated	Ward: 16
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Turn Prohibitions - Glengarry Avenue west of Avenue Road

(October 14, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

- Schedule XV of By-Law No. 31001, of the former City of North York, be amended by prohibiting northbound left turns from 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m., Monday to Friday from 1500 Avenue Road onto Glengarry Avenue.

Financial Impact

All costs associated with the manufacturing and installation of the required turn prohibitions are the responsibility of the applicant, Avlor Investments Limited.

Summary

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

To obtain approval to implement a No Left Turn from 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m., Monday to Friday prohibition onto Glengarry Avenue from the Shoppers Drug Mart located at 1500 Avenue Road.

The implementation of the turn prohibitions will be in keeping with the approved development application 07 111962NNY 16 SA, for Avlor Investments Limited (Shoppers Drug Mart) at 1500 Avenue Road.

Background Information

Staff Report - Turn Prohibitions - Glengarry Avenue west of Avenue Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16455.pdf>)

Attachment - Map - Turn Prohibitions - Glengarry Avenue west of Avenue Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16456.pdf>)

NY20.29	ACTION		Delegated	Ward: 16
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Extension of Overnight On-Street Permit Parking Hours - St. Clements Avenue and Castlefield Avenue

(October 28, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services recommends that North York Community Council:

1. Approve the extension of overnight on-street permit parking hours of operation on St. Clements Avenue, between Avenue Road and Castlewood Road and on Castlefield Avenue, between Avenue Road and Castlewood Road, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 9:30 a.m., 7 days a week.
2. Approve a no stopping, 9:30 a.m. to 4:00 p.m., Monday to Friday, prohibition on the north side of St. Clements Avenue, from a point 37 metres west of Avenue Road to a point 170 metres west of Avenue Road.
3. Approve a no stopping, 9:30 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of Castlefield Avenue, from a point 110 metres west of Avenue Road to a point 172 metres west of Avenue Road.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2008 operating budget	\$900

Summary

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

Transportation Services is requesting approval from North York Community Council to extend overnight on-street permit parking hours on St. Clements Avenue, between Avenue Road and Castlewood Road and on Castlefield Avenue, between Avenue Road and Castlewood Road, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 9:30 a.m., 7 days a week.

By extending overnight on-street permit parking hours, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term parking through their tagging and towing operations.

In addition approval is also being requested to install a no stopping prohibition to increase the level of safety for pedestrians and motorists during pick-up and drop-off activities in the vicinity of Allenby Public School.

Background Information

Staff Report - On-street Parking Permit - St. Clements & Castlefield

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16873.pdf>)

Attachment - Diagram of On-street Parking Location - St. Clements & Castlefield

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16874.pdf>)

NY20.30	ACTION			Ward: 23
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Turn Restrictions - West Lansing Community, Sheppard Avenue West

(October 22, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services Division, North York District recommends that:

1. The existing eastbound right turn prohibition at Easton Road and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, buses and bicycles excepted, be deleted.
2. The existing eastbound right turn prohibition at Senlac Road and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays, be deleted.
3. The existing eastbound right turn prohibition at Fennell Street and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Saturdays, Sundays and Public Holidays, be deleted.
4. The existing eastbound right turn prohibition at Beaman Road and Sheppard Avenue West, 7:00 a.m. to 9:00 a.m., except Saturdays, Sundays and Public Holidays, be deleted.
5. Eastbound right turns be prohibited at Easton Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, buses and bicycles excepted be implemented.

6. Eastbound right turns be prohibited at Senlac Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.
7. Eastbound right turns be prohibited at Fennell Street and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.
8. Eastbound right turns be prohibited at Pewter Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.
9. Westbound left turns be prohibited at Pewter Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted, be implemented.
10. Eastbound right turns be prohibited at Beaman Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. and 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.
11. Westbound left turns be prohibited at Beaman Road and Sheppard Avenue West, from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m., Monday to Friday, except Public Holidays, bicycles excepted be implemented.

Financial Impact

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

Summary

To obtain approval to amend and restrict certain traffic movements on Sheppard Avenue West intersecting at Easton Road, Senlac Road, Fennell Street, Pewter Road, and Beaman Road.

The amendments and additional turn restrictions will address the concerns of the West Lansing Community, with regards to transient traffic volumes through the community.

Background Information

Staff Report - Turn Restrictions - West Lansing Community, Sheppard Avenue West
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16472.pdf>)

Attachment - Map - Turn Restrictions - West Lansing Community, Sheppard Avenue West
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16473.pdf>)

NY20.31	ACTION		Delegated	Ward: 23
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Installation of an On-Street Parking Space for Persons with Disabilities - Greenfield Avenue

(October 20, 2008) Report from Director, Transportation Services, North York District

Recommendations

Transportation Services, North York District recommends that:

1. An on-street parking space for persons with disabilities be established on the south side of Greenfield Avenue, between a point 32 metres west of the westerly limit of Doris Avenue and a point 5.5 metres further west thereof.
2. The City Solicitor be directed to prepare the appropriate bills for the removal of 5.5 metres of pay-and-display parking on the south side of Greenfield Avenue between a point 32 metres west of Doris Avenue and a point 5.5 metres west thereof.
3. The appropriate City officials be authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Financial Impact

All costs associated with the installation of the on-street disabled person's parking space on Greenfield Avenue are included within the Transportation Services Division, North York District's 2008 Operating Budget estimates.

Summary

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

To obtain approval to install an on-street disabled persons parking space on the south side of Greenfield Avenue approximately 32 metres west of Doris Avenue.

The introduction of the disabled persons parking space will address the distinct needs of parents of students that attend Cardinal Carter Academy for the Arts while only reducing the available pay-and-display parking by one space.

Background Information

Staff Report - On-Street Parking Space for Persons with Disabilities - Greenfield Avenue (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16460.pdf>)

Attachment - Map - On-Street Parking Space for Persons with Disabilities - Greenfield Avenue (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16461.pdf>)

NY20.32	ACTION		Delegated	Ward: 24
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Stopping Restriction - Esther Shiner Boulevard

(October 20, 2008) Report from Director, Transportation Services Division, North York District

Recommendations

Transportation Services, North York District recommends that:

1. Schedule IX of By-law No. 31001, of the former City of North York, be amended to install a “No Stopping Anytime” prohibition on both sides of Esther Shiner Boulevard, from Leslie Street to Provost Drive.
2. Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete “No Stopping Anytime” prohibition on both sides of Old Leslie Street, from the westerly limit of Leslie Street to a point 220 metres westerly thereof.

Financial Impact

All costs associated with the installation of the stopping prohibitions are included within the Transportation Services Division’s 2008 Operating Budget.

Summary

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

To obtain approval to implement stopping prohibitions on both sides of Esther Shiner Boulevard from westerly limit of Leslie Street to the easterly limit of Provost Drive.

The implementation of stopping prohibitions will address concerns regarding potential vehicular parking and stopping of visitors and customers associated with both North York General Hospital and the IKEA Store located within close proximity.

Background Information

Staff Report - Stopping Restriction - Esther Shiner Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16470.pdf>

Attachment - Map - Stopping Restriction - Esther Shiner Boulevard

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16471.pdf>

NY20.33	ACTION		Delegated	Ward: 15, 16, 25
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

(October 22, 2008) Report from Director, Business Services

Recommendations

The Director, Business Services recommends that:

1. North York Community Council approve the deletion of a York-Eglinton BIA Board of Management member, and the deletion of one member and the addition of two new members to the Yonge Lawrence BIA Board of Management as set out in Attachment No.1.
2. That due to an error in the York-Eglinton BIA listing in Schedule A of the Municipal Code Chapter 19, Schedule A be amended to change the number of Councillors sitting on the Board of Management from two to one.
3. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the change to the BIA Boards of Management.

Financial Impact

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

Summary

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

Background Information

Staff Report & Attachment - BIA's Boards of Management Various Additions & Deletions (<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16340.pdf>)

NY20.34	ACTION		Delegated	Ward: 16
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North Toronto Memorial Arena Board of Management - Deletion and Addition

(September 4, 2008) Letter from Manager, North Toronto Memorial Arena Board of Management

Recommendations

That the North Toronto Memorial Arena Board of Directors be changed to reflect the deletion of one member and the addition of a new member as the representative of the North Toronto Skating Club on the North Toronto Memorial Arena Board of Directors, as set out in the communication from the Manager, North Toronto Memorial Arena Board of Management.

Summary

Communication (September 4, 2008) from the Manager, North Toronto Memorial Arena Board of Management

Background Information

Letter from North Toronto Memorial Arena Board of Management
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16352.pdf>

NY20.35	ACTION			Ward: 15
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Ontario Municipal Board Hearing - 397 Glen Park Avenue

(October 21, 2008) Member Motion from Councillor Moscoe

Recommendations

That:

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

Summary

Luis Filipe Matias, the owner of 397 Glen Park Avenue, submitted an application to the North York District Committee of Adjustment to sever the property into two parts in order to create a new building lot. A two-storey detached dwelling with an integral, below-grade garage would be constructed on each of the lots.

Variances are requested with a respect to lot frontage, side yard setbacks, lot coverage, dwelling length, deck projection and width, a garage below grade and finished first floor elevation.

The Committee of Adjustment for the City of Toronto (North District) refused the applications.

Planning staff did not comment on the applications.

The applicant has appealed the decision to the Ontario Municipal Board.

The Ontario Municipal Board has not set a hearing date.

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

Background Information

Member Motion - Representation at the Ontario Municipal Board - 397 Glen Park Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16362.pdf>)

Attachment 1 - Severance Decision - 397 Glen Park Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16363.pdf>)

Attachment 2 - Part 1 Decision - 397 Glen Park Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16364.pdf>)

Attachment 3 - Part 2 Decision - 397 Glen Park Avenue
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16365.pdf>)

NY20.36	ACTION			Ward: 25
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Appeal of Committee of Adjustment Decision and Request for City Legal Staff and outside planning consultant attendance at the OMB A0552/08NY – 241 Golfdale Road

(October 24, 2008) Member Motion from Councillor Jenkins

Recommendations

That:

1. Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

Summary

An application to the Committee of Adjustment, North York Panel, to permit the construction of a two-storey detached dwelling, was modified by the committee on September 24, 2008. The owner sought variances for an increase in Gross Floor Area to 0.609 times the area of the lot, whereas a GFA of 0.35 is permitted in the area; a front yard hard surface variance of 52.8%, whereas 40% is permitted; and a west side yard variance of 2.4m beyond the 17 m length, whereas 7.5 m is required.

The Committee modified the variance for GFA to allow a reduced gross floor area of 0.5 times the area of the lot - conditional on Forestry requirements, and refused the other two variances.

The City's new Official Plan speaks directly to this issue in Policy 4.1.5 which states:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood."

There was no Staff Report on this application.

The new owners have appealed this decision to the Ontario Municipal Board. The Board has not scheduled a hearing as yet.

As the Councillor representing this community I request Council authorize the City Solicitor to retain outside Planning Consultants and to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

Background Information

Member Motion & Attachment - 241 Golfdale Road

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16563.pdf>)

NY20.37	ACTION			Ward: 25
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Appeal of Committee of Adjustment Decision and Request for Planning and Legal Staff attendance at the OMB B0064/08NY; A0533/08NY and A0534/08NY – 55 Owen Boulevard

(October 24, 2008) Member Motion from Councillor Jenkins

Recommendations

That:

1. Council authorize City Planning and Legal staff to attend the Ontario Municipal Board Hearing to uphold the decision of the Committee of Adjustment.

Summary

An application to the Committee of Adjustment, North York Panel for the division of a parcel of residential lands into two parts for conveyance purposed for the creation of a new building lot were refused by the committee on September 10, 2008. The owner also sought variances for the existing and newly created lot which included variances for lot frontage; lot area; front and rear yard setbacks. All associated variances were also refused by the Committee of Adjustment.

The Committee agreed with the Planning staff report: “The proposed severance would result in development which does not meet the intent and purpose of the Official Plan and does not represent good planning. The associated Minor Variance applications are also not within the intent of the Zoning By-law and would not be appropriate in this instance. Staff are therefore of the opinion that the applications should be refused.”, and refused the application.

The City’s new Official Plan speaks directly to this issue in Policy 4.1.5 which states:

“Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood.”

The applicant has appealed this decision to the Ontario Municipal Board. The Board has not scheduled a hearing date for this application.

As the Councillor representing this community I request that Planning and Legal Staff attend the Ontario Municipal Board hearing to defend the Committee of Adjustment decision.

Background Information

Member Motion & Attachments 1-3 - 55 Owen Boulevard

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16562.pdf>)

NY20.38	ACTION			Ward: 10
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Preliminary Report - Zoning By-law Amendment Application - 545 & 555 Wilson Avenue

(October 22, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on June 5, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

An application has been submitted to amend the Zoning By-law to permit a mixed-use development at the southwest corner of the intersection of Tippet Road and Wilson Avenue. This application proposes a 6-storey podium base building with ground floor commercial uses and live-work units at 545 and 555 Wilson Avenue. A 12-storey condominium apartment tower is proposed at the west end of the podium building and a 15-storey condominium apartment tower is proposed at the east end.

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

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the local councillor and, upon the completion of the evaluation of the proposal that a Final Report be prepared with notice provided for a public meeting when appropriate.

Background Information

Staff Report & Attachments 1-4 - 545 & 555 Wilson Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16506.pdf>

NY20.39	ACTION			Ward: 23
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Preliminary Report - OPA & Rezoning Applications - 4726-4750 Yonge Street, 9-31 Bogert Avenue, 2-28 Poyntz Avenue & 49 Bogert Avenue

(October 21, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were made on July 7, 2008 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The Official Plan and Zoning By-law Amendment applications propose to amend the North York Centre Secondary Plan and Zoning By-law 7625, as amended, to permit the comprehensive development of the block bounded by Yonge Street, Poyntz Avenue, Beecroft Road and Bogert Avenue. The proposed mixed-use development (Emerald Park) would have a maximum gross floor area of 62,766 square metres and consist of two residential towers, 39 and 30-storeys in height, on a three-storey commercial podium (565 residential units and approximately 13,400 square metres of non-residential floor area).

The Lansing United Church site (49 Bogert Avenue) is included in the application in order to facilitate the transfer of the remaining residual density for those lands to the Emerald Park development. As well, the existing church building is to be renovated and expanded to provide additional social facility space and the density incentives from the provision of this new space is proposed to be assigned to the Emerald Park development.

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.

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

Background Information

Staff Report & Attachments 1-11 - 4726-4750 Yonge St, 9-31 & 49 Bogert Ave and 2-28 Poyntz Ave
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16855.pdf>

NY20.40	ACTION			Ward: 24
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Preliminary Report - Official Plan Amendment and Rezoning Applications - Part of 1181 Sheppard Avenue East (Part of Lots 14 & 15 Concession 2 EYS)

(October 29, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor by the end of January 2009.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

This application proposes a new head office building for Canadian Tire office uses, ancillary retail and a daycare facility in the southwest quadrant of Sheppard Avenue East and the CN rail line west of Leslie Street.

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.

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

Background Information

Staff Report & Attachments 1-6 - Preliminary Report - Part of 1181 Sheppard Ave East
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16858.pdf>

NY20.41	ACTION			Ward: 24
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Concord Park Place District Public Art Plan, Sheppard Avenue West and Provost Drive

(October 27, 2008) Report from Robert Freedman, Director, Urban Design

Recommendations

The City Planning Division recommends that:

1. City Council approve the attached Concord Park Place District Public Art Plan, for the lands at Sheppard Avenue East and Provost Drive (Plan 66M-2432).

Financial Impact

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

Summary

The purpose of this staff report is to seek City Council approval of the Concord Park Place District Public Art Plan. The plan has been prepared by the Public Art Consultant and Owner in compliance with conditions of draft plan approval for subdivision plan 66M-2432. The District Public Art Plan, which is included as Attachment 1 of this report, outlines the public art objectives and principles, as well as the methods by which the Owner will administer and implement a public art process to commission public art for a large mixed use site within the Bessarion and Leslie nodes of the Sheppard East Subway Corridor Secondary Plan Area.

The Concord Park Place District Public Art Plan provides a framework for the commissioning of artworks on prominent public areas within the 18.2 ha (45 acre) subdivision site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information

Staff Report - Public Art Plan - Sheppard Ave. and Provost Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16601.pdf>
 Attachment - Public Art Plan - Sheppard Ave. and Provost Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16602.pdf>

NY20.42	ACTION			Ward: 23
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Status Report - Site Plan Control Applications - 1-12 Oakburn Crescent and 14-40 Oakburn Place

(October 30, 2008) Report from Director, Community Planning, North York District

Financial Impact

There are no financial implications resulting from this report.

Summary

The Final Report will seek approval, subject to conditions, of the three Site Plan Control applications for the first phase of the Oakburn development, consisting of two proposed buildings along the south boundary of the site, one residential building on the west portion of the site, and the west block of proposed townhouses.

Background Information

Status Report - 1-12 Oakburn Crescent & 14-40 Oakburn Place
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16860.pdf>

NY20.43	ACTION			Ward: 23
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Final Report - Site Plan Control Application - 35 Hollywood Ave.

(October 29, 2008) Report from Director, Community Planning, North District

Recommendations

The City Planning Division recommends that:

1. City Council approve in principle the conditions set out in Attachment No. 12 to this report for a 24-storey, 352 unit residential building at 35 Hollywood Avenue.
2. City Council delegate back to the Chief Planner or his designate the authority to issue Site Plan Approval.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes a 24-storey, 352-unit residential building adjacent to the new Claude Watson School for the Arts. The permanent underground ramp/access for the school will be through the underground parking garage of the new residential building.

The application conforms to the policies of the North York Centre Secondary Plan and complies with the provisions of the site specific Zoning By-law 459-2005(OMB), as amended,

which was approved by the Ontario Municipal Board in 2005 to permit the comprehensive development of the lands bounded by Yonge Street, Hollywood Avenue, Doris Avenue and Spring Garden Avenue.

To date, two 36-storey residential buildings and the new Claude Watson School building have been constructed on the site. The subject residential building and a 34-storey mixed-use building fronting Yonge Street are the final two buildings to be built on the site. The Legion Hall is to remain on the site.

This report reviews and recommends approval in principle of the Site Plan Control Approval application.

Background Information

Staff Report & Attachments 1-12 - Final Report - 35 Hollywood Ave.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16857.pdf>

NY20.44	ACTION	1:30 PM		Ward: 15
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Final Report - Rezoning Application - 416-418 Oakwood Ave

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 1-83 for the former City of York for 416-418 Oakwood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to permit the conversion of an existing 3-storey industrial structure zoned residential, to a mixed-use building containing a retail unit and a live-work unit at grade with eight residential units on the two floors above. This application was submitted on February 20, 2004 and is not subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This report reviews and recommends approval of the application to amend Zoning By-law No. 1-83 for the former City of York. This proposal has regard for the Provincial Policy Statement and is in keeping with the policies of the Official Plan. The proposed Zoning By-law

Amendment also supports a proposed area specific Official Plan Amendment to develop an “Arts District” in this area, which is the subject of a concurrent report before Community Council today.

The proposed commercial and residential uses are compatible with the mix of commercial and residential uses along Oakwood Avenue and the surrounding low-density residential neighbourhoods to the east and west of the site. The proposal will provide a small-scale retail store that will service the needs of the local residents and the live-work unit could contribute to the emerging “Arts District” in this area. The existing building is suitable for conversion to a mixed-use building with commercial uses at grade directly fronting Oakwood Avenue with parking provided at the rear of the site.

Background Information

Staff Report & Attachments 1-5 - Final Report - Rezoning Application - 416-418 Oakwood Ave

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16508.pdf>)

NY20.45	ACTION	1:45 PM		Ward: 23
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Final Report - Rezoning - 5270 & 5290 Yonge Street

Statutory - Planning Act, RSO 1990

(October 28, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 1069-2007 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
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, the owner be required to amend the existing Section 37 Agreement with the City to the satisfaction of the City Solicitor, to provide the following facilities, services and/or monetary contributions:
 - a. a monetary contribution in the form of a certified cheque, and satisfactory to the City, to fund an additional 298.1 m² of proposed gross floor area, toward the provision of public recreation centres or social facilities serving the North York Centre Area, and/or toward the cost of the City acquiring lands necessary for the completion of planned service roads and associated road network and buffer areas in the North York Centre, to be made no later than the earlier of 6 months from the issuance of any occupancy permit for the non-residential portion of the development, and the issuance of the first building permit for the retirement

residence, and which shall be indexed to the Toronto Real Estate Board Market Watch Index from the date of the Section 37 Agreement and as further set out in that Agreement. The certified cheque shall be secured by a letter of credit, delivered to the City prior to the issuance of an occupancy permit for the non-residential portion of the development. The letter of credit shall be returned to the owner upon receipt of the certified cheque. The amount of the monetary contribution shall be equal to the market value, based on land value, of 298.1 m² of additional proposed gross floor area, as determined by the Director of Real Estate Services.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on September 30, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to enclose second floor terraces in order to permit an increase to common dining and kitchen areas totalling 298.1 square metres. The outdoor terrace area is proposed to be relocated to the third floor. The proposal is wholly for the Diversicare Retirement Residence portion of the lands known municipally as 5270 and 5290 Yonge Street.

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

Background Information

Staff Report & Attachments 1-9 - Rezoning - 5270 & 5290 Yonge Street
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16608.pdf>)

NY20.46	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Definition of Boarding or Lodging House - North York Zoning By-law 7625

(October 30, 2008) Letter from City Clerk

Summary

North York Community Council, at its meeting on July 7, 2008:

1. Requested the Chief Planner and Executive Director, City Planning Division, to submit a report to the North York Community Council meeting on November 18, 2008, regarding amendments to the North York Zoning By-law to the definition of Boarding or Lodging House that would be consistent with the approach taken in the former City of Toronto Zoning By-law as it applies to the area covered by the North York District.

2. Hold a statutory public meeting on November 18, 2008, on the definition of a rooming house in the North York by-law for the area covered by the North York District.

Background Information

Letter from the City Clerk - Definition of Boarding or Lodging House
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16936.pdf>

Attachment - Report from City Solicitor - Definition of Boarding or Lodging House
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16509.pdf>

NY20.47	ACTION			Ward: 8, 9, 10, 15, 16, 23, 24, 25, 26, 33, 34
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Local Measures to Reduce Basement Flooding in the North York Community Council Area

(October 30, 2008) Letter from City Clerk

Summary

City Council, at its meeting on September 24 and 25, 2008:

1. Directed the Chief Planner and Executive Director, City Planning Division, to report to the North York Community Council for its meeting on November 18, 2008, on possible amendments to the by-laws in the North District that will eliminate all, as-of-right, reverse sloped driveways in the North District.
2. Directed that this item be scheduled as a public hearing.

Background Information

Letter from the City Clerk - Local Measures to Reduce Basement Flooding
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16929.pdf>

Attachment - Member Motion - Local Measures to Reduce Basement Flooding
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-16511.pdf>

NY20.Bills	ACTION		Delegated	
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General Bills Confirmatory Bills