
North York Community Council

Meeting No.	17	Contact	Francine Adamo, Committee Administrator
Meeting Date	Monday, July 7, 2008	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre		

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North York Community Council

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Meeting Date	Monday, July 7, 2008	Phone	416-395-7348
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Location	Council Chamber, North York Civic Centre		

NY17.13	Adopted			Ward: 15
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Traffic Operations - William R. Allen Road / Hwy 401 Off-Ramp at Yorkdale Road / Yorkdale Mall Access

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council direct that the centre westbound traffic lane at the intersection of William R. Allen Road/Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for through movement vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
2. City Council direct that the southerly westbound traffic lane at the intersection of William R. Allen Road/Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access on the William R. Allen Road / Highway 401 Off-ramp at Yorkdale Road, be designated for left-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
3. City Council direct that the northerly westbound traffic lane at the intersection of William R. Allen Road/Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
4. City Council direct that the southerly eastbound traffic lane at the intersection of William R. Allen Road/Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the west curb line of Yorkdale Road to a point 30.5 metres west.
5. City Council direct that the northerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for left-turning vehicles only; from the west curb line of Yorkdale

Road to a point 30.5 metres west.

6. City Council direct that entry be prohibited at all times to the westbound off-ramp traffic lanes at the intersection of William R. Allen Road/Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access.
7. City Council direct that northbound right-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road/Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access be prohibited at all times.
8. City Council direct that southbound left-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road/Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access be prohibited at all times.
9. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the north curb line of William R. Allen Road/Highway 401 Off-ramp / Yorkdale Mall access and a point 30.5 metres north.
10. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the south curb line of William R. Allen Road/Highway 401 Off-ramp/Yorkdale Mall access and a point 30.5 metres south.
11. City Council direct the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

(December 10, 2007) Report from Director, Transportation Services, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the centre westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for through movement vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
2. City Council direct that the southerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access on the William R. Allen Road / Highway 401 Off-ramp at Yorkdale Road, be designated for left-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.
3. City Council direct that the northerly westbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the east curb line of Yorkdale Road to a point 90 metres east.

4. City Council direct that the southerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for right-turning vehicles only, from the west curb line of Yorkdale Road to a point 30.5 metres west.
5. City Council direct that the northerly eastbound traffic lane at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access, be designated for left-turning vehicles only; from the west curb line of Yorkdale Road to a point 30.5 metres west.
6. City Council direct that entry be prohibited at all times to the westbound off-ramp traffic lanes at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road / Yorkdale Mall access.
7. City Council direct that northbound right-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/ Yorkdale Mall access be prohibited at all times.
8. City Council direct that southbound left-turn traffic movements on Yorkdale Road at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/ Yorkdale Mall access be prohibited at all times.
9. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the north curb line of William R. Allen Road/ Highway 401 Off-ramp / Yorkdale Mall access and a point 30.5 metres north.
10. City Council direct that pedestrian crossings be prohibited on Yorkdale Road, between the south curb line of William R. Allen Road / Highway 401 Off-ramp/Yorkdale Mall access and a point 30.5 metres south.
11. City Council direct the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

Financial Impact

All costs associated with the implementation of the lane designations, prohibited entry, turn prohibitions and pedestrian crossing prohibitions are included within the Transportation Services, North York District's 2008 Operating Budget estimates.

Summary

To obtain approval to implement lane designations, entry prohibitions, turn prohibitions, and pedestrian crossing prohibitions at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access.

The lane designations and traffic restrictions would prevent conflicts at the intersection of William R. Allen Road / Highway 401 Off-ramp and Yorkdale Road/Yorkdale Mall access.

Background Information (Committee)

Staff Report - Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13801.pdf>

Attachment 1 - Area Map - Traffic Operations - William R. Allen Road & Hwy 401 Off-Ramp at Yorkdale Road & Yorkdale Mall Access

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13802.pdf>

NY17.14	Adopted			Ward: 24
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Installation of Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council direct that the existing pedestrian crossover at the intersection of Willowdale Avenue and Otonabee Avenue be replaced with traffic control signals.

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

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the existing pedestrian crossover at the intersection of Willowdale Avenue and Otonabee Avenue be replaced with traffic control signals.

Financial Impact

All costs associated with the installation of traffic control signals at the intersection of Otonabee Avenue and Willowdale Avenue and the enhancement of the existing PXO at the intersection of Abitibi Avenue and Willowdale Avenue are included in capital account CTP-708-26 – PXO Replacement & Visibility Enhancement program.

Summary

To obtain approval to modify recommendations adopted by Toronto City Council for a Works Committee report entitled “Pedestrian Crossover Review (Part II) – Minor Arterial Roadways (All Wards)” in order to install traffic control signals at the intersection of Otonabee Avenue and Willowdale Avenue and to provide enhancement of the existing Pedestrian Crossover (PXO) at the intersection of Abitibi Avenue and Willowdale Avenue.

The replacement of the existing PXO at the intersection of Willowdale Avenue and Otonabee Avenue with traffic control signals and the enhancement of the existing PXO at the intersection

of Willowdale Avenue and Abitibi Avenue is the appropriate form of traffic control on Willowdale Avenue, south of Steeles Avenue East.

Background Information (Committee)

Staff Report - Installation of Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14137.pdf>)

Attachment - Map - Traffic Control Signals - Otonabee Avenue and Willowdale Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14138.pdf>)

NY17.16	Adopted			Ward: 15
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Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council prohibit pedestrian crossings on Lawrence Avenue West, between the easterly curb line of Shermount Avenue and a point 30.5 metres west of the west curb line of Shermount Avenue.

(June 16, 2008) Report from Director, Transportation Services Division, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council prohibit pedestrian crossings on Lawrence Avenue West, between the easterly curb line of Shermount Avenue and a point 30.5 metres west of the west curb line of Shermount Avenue.

Financial Impact

All costs associated with the pedestrian crossing prohibition are included within the Transportation Services Division's 2008 Operating Budget.

Summary

To obtain approval to prohibit north/south pedestrian crossings on the west side of the signalized intersection at Lawrence Avenue West and Shermount Avenue.

The implementation of the pedestrian crossing prohibition will improve pedestrian safety at this intersection.

Background Information (Committee)

Staff Report - Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14122.pdf>

Attachment 1 - Map - Pedestrian Crossing Prohibition - Lawrence Avenue West at Shermount Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14123.pdf>

NY17.21	Adopted			Ward: 15
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Traffic Calming - Brucewood Crescent, Drexel Road to Prince Charles Drive

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council direct the City Clerk to undertake a poll of the residents of Brucewood Crescent, from Drexel Road to Prince Charles Drive, regarding the installation of traffic calming measures (speed humps) as per plan NY08072, to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
2. City Council authorize that, subject to a favourable poll:
 - a. a road alteration by-law be prepared for Brucewood Crescent, from Drexel Road to Prince Charles Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents; and
 - b. the speed limit be reduced from 50 km/h to 40 km/h on Brucewood Crescent, from Drexel Road to Prince Charles Drive, coincident with the implementation of the speed humps.
3. City Council authorize the appropriate City officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

(June 16, 2008) Report from Director, Transportation Services Division, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council direct the City Clerk to undertake a poll of the residents of Brucewood Crescent, from Drexel Road to Prince Charles Drive, regarding the installation of traffic calming measures (speed humps) as per plan NY08072 to determine resident support, in accordance with the City of Toronto Traffic Calming Policy.
2. City Council authorize that, subject to a favourable poll:

- a. a road alteration by-law be prepared for Brucewood Crescent, from Drexel Road to Prince Charles Drive for traffic calming purposes generally as shown on the speed hump plan circulated to the residents; and
 - b. the speed limit be reduced from 50 km/h to 40 km/h on Brucewood Crescent, from Drexel Road to Prince Charles Drive, coincident with the implementation of the speed humps.
3. City Council authorize the appropriate City Officials to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Committee Decision Advice and Other Information

A recorded vote on the Recommendation to City Council, moved by Councillor Moscoe, was as follows:

For: Councillors Carroll, Feldman, Filion, Jenkins, Moscoe, Parker

Against: Councillors Augimeri, Perruzza

Absent: Councillors Minnan-Wong, Shiner, Stintz

Carried

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 has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws.

The purpose of this staff report is to report on the feasibility of installing traffic calming measures (speed humps) on Brucewood Crescent, from Drexel Road to Prince Charles Drive.

The results of a Traffic Calming Assessment on Brucewood Crescent, from Drexel Road to Prince Charles Drive, indicate that the minimum requirements of the Traffic Calming Warrant have not been achieved.

Background Information (Committee)

Staff Report - Traffic Calming - Brucewood Cr. & Drexel Rd to Prince Charles Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14153.pdf>

Attachment 1 - Location Map - Brucewood Cr. & Drexel Rd to Prince Charles Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14154.pdf>

Attachment 2 - Traffic Calming Warrant - Brucewood Cr. & Drexel Rd to Prince Charles Dr.
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14155.pdf>

NY17.25	Adopted			Ward: 16
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Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council direct that the Offer to Purchase from Alison Joye Pavlin to purchase part of the Lane closed by Township of North York By-law 11138 south of Lots 994 to 997, inclusive, and part of the One-Foot Reserve south of Ledbury Street and south of the Lane south of Lots 994 to 997, inclusive, all on Plan 66M-109, designated as Parts 17 and 23 on Plan 66R-21999 (“the Property”), in the amount of \$11,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to the report (June 16, 2008) from the Chief Corporate Officer.
2. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer on behalf of the City.
3. City Council grant authority to direct a portion of the sale proceeds received on closing to fund the outstanding expenses related to the Property.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

(June 16, 2008) Report from Chief Corporate Officer

Committee Recommendations

North York Community Council recommends that:

1. City Council direct that the Offer to Purchase from Alison Joye Pavlin to purchase part of the Lane closed by Township of North York By-law 11138 south of Lots 994 to 997, inclusive, and part of the One-Foot Reserve south of Ledbury Street and south of the Lane south of Lots 994 to 997, inclusive, all on Plan 66M-109, designated as Parts 17 and 23 on Plan 66R-21999 (“the Property”), in the amount of \$11,000.00, be accepted substantially on the terms and conditions outlined in Appendix “A” to the report (June 16, 2008) from the Chief Corporate Officer.
2. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer on behalf of the City.
3. City Council grant authority to direct a portion of the sale proceeds received on closing

to fund the outstanding expenses related to the Property.

4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

Revenue in the amount of \$11,000.00, less closing costs and the usual adjustments, will be generated from the sale.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The purpose of this report is to obtain approval for the sale of a portion of the closed lane and the one-foot reserve at the rear of 456 Douglas Avenue. Negotiations with Alison Joye Pavlin, owner of 456 Douglas Avenue, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

The terms for completing the transaction as set out herein are considered to be fair, reasonable and reflective of market value.

Background Information (Committee)

Staff Report - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13932.pdf>

Appendix A - Terms and Conditions - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13933.pdf>

Appendix B - Site Map and PS Sketch - Sale of a Portion of the Closed Lane and the One-Foot Reserve at the Rear of 456 Douglas Avenue

<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13934.pdf>

NY17.30	Adopted			Ward: 23
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Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 9 & 11 Clairtrell Road

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council be advised that in accordance with the delegated approval under By-law 229-2000, the Chief Planner or designate intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1 to the report

(June 18, 2008) from the Director, Community Planning, North York District, subject to:

- a. the conditions as generally listed in Attachment 2 to the report (June 18, 2008) from the Director, Community Planning, North York District, which, except as otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner or designate may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire 2 years after it has been enacted.
 3. City Council authorize the City Solicitor to introduce the necessary Bill, provided that prior to the introduction of the Bill:
 - a. the owner shall provide to the Director, Community Planning, North York District, confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, City of Toronto (statement of account or Tax Clearance Certificate); and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or designate.
 4. City Council authorize and direct the appropriate City officials to register the Part Lot Control Exemption By-law on title.
 5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium Plan has been registered.

Statutory - Planning Act, RSO 1990

(June 18, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council be advised that in accordance with the delegated approval under By-law 229-2000, the Chief Planner or designate intends to approve the Draft Plan of Common

Elements Condominium, as generally illustrated on Attachment 1 to the report (June 18, 2008) from the Director, Community Planning, North York District, subject to:

- a. the conditions as generally listed in Attachment 2 to the report (June 18, 2008) from the Director, Community Planning, North York District, which, except as otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner or designate may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire 2 years after it has been enacted.
 3. City Council authorize the City Solicitor to introduce the necessary Bill, provided that prior to the introduction of the Bill:
 - a. the owner shall provide to the Director, Community Planning, North York District, confirmation of payment of outstanding taxes to the satisfaction of the Revenue Services Division, City of Toronto (statement of account or Tax Clearance Certificate); and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or designate.
 4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.
 5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium Plan has been registered.

Committee Decision Advice and Other Information

The North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

No one addressed the North York Community Council on July 7, 2008.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made on April 1, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The new provisions for Draft Plan of Common Elements Condominium now require that a Public Meeting be held.

The Draft Plan of Common Elements Condominium application proposes to create a common elements condominium consisting of a driveway, landscape areas and walkway access on lands known municipally as 9 and 11 Clairtrell Road. The common elements condominium is required to provide legal access to the individual garages of the units and to ensure shared ownership and maintenance of the driveway and landscaping by the condominium corporation.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of conveyable lots for 17, 3-storey townhouses.

This report advises that the Chief Planner or designate intends, under delegated authority, to approve the Draft Plan of Common Elements Condominium for a 17-unit townhouse development at 9 and 11 Clairtrell Road. This report also recommends approval of the application for Part Lot Control Exemption, and that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without prior consent of the Chief Planner or designate.

Background Information (Committee)

Staff Report and Attachments 1, 2 & 3 - Final Report - Common Elements Condominium Application and Part Lot Control Exemption Application - 9-11 Clairtrell Road
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13994.pdf>

Communications (Committee)

(July 7, 2008) fax from Kam Movassaghi (NY.New.NY17.30.1)

NY17.31	Adopted			Ward: 23
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Final Report - Rezoning and Site Plan Control Applications - 218, 220, 222 and 224 Finch Avenue West

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council approve, in principle, the site plan as illustrated in Attachment 1 to the report (June 17, 2008) from the Director, Community Planning, North York District, subject to the Conditions of Approval listed in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District, and the Ward Councillor be involved in the process for site plan approval.
4. City Council authorize the Chief Planner and Executive Director, City Planning, or his designate, to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District, have been fulfilled.
5. City Council direct that, before introducing the necessary Bills to City Council for enactment, the applicant be required to enter into a Site Plan Agreement under Section 41 of the Planning Act and Section 114 of the City of Toronto Act, 2006.
6. City Council require that all landscaping shall be supported by an in-ground irrigation system.
7. City Council require that all units, both residential and commercial, and the proposed building, be outfitted with facilities to operate and maintain a three stream recycling system.

Statutory - Planning Act, RSO 1990

(June 17, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve in principle the site plan as illustrated in Attachment 1 to the report (June 17, 2008) from the Director, Community Planning, North York District, subject to the Conditions of Approval listed in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District, and that the Ward Councillor be involved in the process for site plan approval.
4. City Council authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning,

North York District, have been fulfilled.

5. City Council direct that before introducing the necessary Bills to City Council for enactment, the applicant be required to enter into a Site Plan Agreement under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.
6. City Council require that all landscaping shall be supported by an in-ground irrigation system.
7. City Council require that all units, both residential and commercial, and the proposed building, be outfitted with facilities to operate and maintain a three stream recycling system.

Committee Decision Advice and Other Information

North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

North York Community Council:

1. Requested the General Manager, Parks, Forestry and Recreation, to report directly to City Council for its meeting on July 15 and 16, 2008, on parkland dedication, including the calculations, within the alternative parkland dedication rate by-law with respect to this application.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications were made on October 30, 2006 and are therefore not subject to the new provisions of the *Planning Act* or the *City of Toronto Act*, 2006.

These applications propose the redevelopment of a 4-storey mixed residential, commercial/office building at 218, 220, 222 and 224 Finch Avenue West with parking located at the rear at grade and in a one-level below grade garage.

This report reviews and recommends approval of the application to amend the Zoning By-law and approve in principle the Site Plan Control application.

Background Information (Committee)

Staff Report and Attachments 1-6 - Final Report - Rezoning and Site Plan Control Applications - 218-224 Finch Avenue West
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13923.pdf>)

Background Information (City Council)

(July 9, 2008) supplementary report from the General Manager, Parks, Forestry and Recreation (NY17.31a)

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-14681.pdf>

Speakers (Committee)

Patricia Burns

Joe Battaglia, Battaglia Architect Inc., on behalf of the applicant

Mohamad Mazaheri, applicant

Michael Tedesco, Tedesco Engineering, on behalf of the applicant

Robert Santo, Architectural Technologist, Battaglia Architect Inc., on behalf of the applicant

Donna Buck

NY17.32	Amended			Ward: 23
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Final Report and Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No. 7 to the report (March 10, 2008) from the Director, Community Planning, North York District.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8 to the report (March 10, 2008) from the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council direct that, before introducing the necessary Bills for enactment, the applicant be required to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application, and the Ward Councillor be involved in the process for site plan approval.
5. City Council determine that this application will not set a precedent for future developments fronting onto Sheppard Avenue to include properties within the "Neighbourhoods" designation of the Official Plan to the north or south of the Sheppard Avenue Commercial Area Secondary Plan.

(March 10, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment in Attachment No. 7 to the report (March 10, 2008) from the Director, Community Planning, North York District.
2. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 8 to the report (March 10, 2008) from the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council direct that before introducing the necessary Bills for enactment, the applicant be required to have submitted a Site Plan Control application and to have obtained from the City approval in principle of the Site Plan Control application, and that the Ward Councillor be involved in the process for site plan approval.
5. City Council determine that this application will not set a precedent for future developments fronting onto Sheppard Avenue to include properties within the "Neighbourhoods" designation of the Official Plan to the north or south of the Sheppard Avenue Commercial Area Secondary Plan.
6. City Council be requested to waive the Policy on Donations to the City for Community Benefits, as adopted by City Council on September 25 to 28, 2006 (Policy and Finance Committee Report No. 7), to allow for the consideration of a cash donation of \$150,000.00 to the City for the installation of artificial turf at the Willowdale Lawn Bowling Club on Beecroft Drive.

Committee Decision Advice and Other Information

North York Community Council held a statutory public meeting on April 8, 2008, and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes a five-storey, 50 unit retirement home at 258, 260 and 264 Sheppard Avenue West that would be an addition to the existing Lansing Residence located at 10 Senlac Avenue.

The proposed Official Plan and Zoning By-law Amendments are in keeping with the intent of the Official Plan. The development meets the Plan's objective to encourage a mix of transit-supportive land uses, to provide a transition in height and density to adjacent neighbourhoods, and to protect adjacent neighbourhoods from the adverse impacts of development.

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

Background Information (Committee)

Staff Report and Attachments 1-8 - Final Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Avenue West & 10 Senlac Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-13805.pdf>)

Communications (Committee)

(March 25, 2008) letter from Morris Norman and Henry Goldberg, Norman, Goldberg & Co. LLP (NY.Main.NY17.32.1)

(April 8, 2008) e-mail from Marilyn Liard (NY.New.NY17.32.2)

Speakers (Committee)

Kim Kovar, Aird & Berlis LLP, Barristers & Solicitors, on behalf of the applicant, who addressed the North York Community Council on April 8, 2008

Kal Kuronen, filed a written submission, and addressed the North York Community Council on April 8, 2008

Morris Norman, Norman Goldberg & Co., who addressed the North York Community Council on April 8, 2008

Henry Goldberg, Norman Goldberg & Co., who addressed the North York Community Council on April 8, 2008

N. Jane Pepino, Aird & Berlis LLP, Barristers & Solicitors, on behalf of the applicant, who addressed the North York Community Council on July 7, 2008

Kal Kuronen, who addressed the North York Community Council on July 7, 2008

Declared Interests (Committee)

The following member(s) declared an interest:

Councillor David Shiner - declared an interest in this matter at the statutory public meeting on April 8, 2008, because the Solicitor representing the applicant is representing his family on another planning matter.

32a Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Ave W & 10 Senlac Rd

(June 18, 2008) Report from Director, Community Planning, North York District

Financial Impact

There are no financial impacts arising from the adoption of this report.

Summary

This report responds to the April 8, 2008 North York Community Council direction for a further report on whether there may be other sites in this portion of Sheppard Avenue West

where development of a similar type could also be appropriate. This report concludes that any such development could only be achieved on a few contiguous sites that are to the immediate south and east of the subject lands, and that it is appropriate to process the submitted Site Plan Control application prior to introducing the Bills to Council.

Background Information (Committee)

Staff Report and Attachments 1-4 - Supplementary Report - Official Plan & Zoning By-law Amendment Applications - 258, 260, 264 Sheppard Ave W & 10 Senlac Rd
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14043.pdf>

NY17.33	Adopted			Ward: 26
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Refusal and Directions Report - Zoning By-law Amendment Application - 1185 Eglinton Ave East

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council defer the staff recommendation to refuse the zoning amendment application in its present form [Recommendation 1 in the report (June 17, 2008) from the Director, Community Planning, North York District], in order to allow staff to continue to work with the applicant in discussing the form of development that would be appropriate for the subject site and that would address the concerns outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council direct City staff to undertake a study of Site Specific Policy No. 76 to review built form and resulting densities and the distribution of density over the Study area, including the subject site and generally in accordance with the Terms of Reference contained in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District.

(June 17, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council defer the staff recommendation to refuse the zoning amendment application in its present form (Recommendation 1 in the report (June 17, 2008) from the Director, Community Planning, North York District), in order to allow staff to continue to work with the applicant in discussing the form of development that would be appropriate for the subject site and that would address the concerns outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council direct City Staff to undertake a study of Site Specific Policy No. 76 to

review built form and resulting densities and the distribution of density over the Study area, including the subject site and generally in accordance with the Terms of Reference contained in Attachment 6 to the report (June 17, 2008) from the Director, Community Planning, North York District.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was submitted on February 14, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The rezoning application proposes a 28 storey residential apartment building on a site containing an existing office building at 1185 Eglinton Avenue East. The existing building is proposed to be retained.

This report reviews and recommends refusal of the application in its present form because the proposed development does not conform to Official Plan policies which require an appropriate transition between *Mixed Use Areas* and *Neighbourhoods*. A review of Site Specific Official Plan Policy No. 76, which presently applies to the subject property, is proposed to determine the effect of the permitted density and to recommend guidelines for appropriate built form for all lands within this site specific policy area.

Background Information (Committee)

Staff Report and Attachments 1-6 - Refusal and Directions Report - 1185 Eglinton Ave East
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14067.pdf>

Communications (Committee)

(July 2, 2008) fax from Moez Moledina, forwarding a petition signed by 8 area residents (NY.New.NY17.33.1)

(July 7, 2008) letter from Peter Smith, Bousfields Inc., on behalf of the applicant (NY.New.NY17.33.2)

(July 7, 2008) letter from Peter F. Smith, Bousfields Inc., on behalf of the applicant (NY.New.NY17.33.3)

Speakers (Committee)

Peter Smith, Bousfields, on behalf of the applicant

NY17.34	Adopted			Ward: 23
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Final Report - Zoning By-law Amendment and Site Plan Control Applications - 515 Drewry Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council refuse the Rezoning Application and the Site Plan Control Application as the proposed development represents an over-development of the site, poor urban planning, and because of adverse traffic and environmental impacts.

Statutory - Planning Act, RSO 1990

(June 18, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council refuse the Rezoning Application and the Site Plan Control Application as the proposed development represents an over-development of the site, poor urban planning, and because of adverse traffic and environmental impacts.

Committee Decision Advice and Other Information

North York Community Council held a statutory public meeting on July 7, 2008, and notice was given in accordance with the *Planning Act*.

A recorded vote on the Recommendation to City Council, moved by Councillor Filion, was as follows:

For: Councillors Augimeri, Carroll, Filion, Jenkins, Moscoe, Parker, Perruzza, Shiner

Against: Councillors Feldman, Stintz

Absent: Councillor Minan-Wong

Carried

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on September 25, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the existing gas pump island and kiosk, convenience store and auto service building, and construct a new convenience store, gas pump island and stationary car wash at 515 Drewry Avenue.

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

and to approve in principle the Site Plan Control application.

Background Information (Committee)

Staff Report and Attachments 1-6 - Final Report - Zoning By-law Amendment and Site Plan Control Applications - 515 Drewry Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14140.pdf>

Communications (Committee)

(July 2, 2008) e-mail from Lynda Cohen (NY.New.NY17.34.1)

Speakers (Committee)

Michael Goldberg, Principal, Goldberg Group, on behalf of the applicant
 Sam Mohamed, Goulding Park Ratepayers

NY17.35	Adopted			Ward: 26
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Refusal Report - Official Plan Amendment and Zoning By-law Amendment Application - 1325, 1351 and 1365 Bayview Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council refuse the proposed Official Plan and Zoning By-law Amendment applications for the reasons outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor and City staff to attend the Ontario Municipal Board hearing, should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board.

(June 17, 2008) Report from Director, Community Planning, North York District

Committee Recommendations

North York Community Council recommends that:

1. City Council refuse the proposed Official Plan and Zoning By-law Amendment applications for the reasons outlined in the report (June 17, 2008) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was filed on March 13, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends refusal of an application to amend the Official Plan and former East York Zoning By-law to permit an 8-storey apartment building and 54 townhouses at 1325, 1351 and 1365 Bayview Avenue resulting in a total of 194 residential units. The applicant proposes to demolish the existing 2-storey apartment buildings and coach houses containing 116 rental units and replace those rental units in the 8-storey apartment building. At its meeting of October 22 and 23, 2007, Council passed its Intent to Designate these properties under the Ontario Heritage Act.

This application does not meet the intent of the Official Plan in respecting and reinforcing the physical character of a stable residential neighbourhood nor does it meet the intent of the Official Plan in protecting heritage resources. Within the local context and on a City-wide basis, there is no need to redesignate lands in Neighbourhoods to meet population goals as there are sufficient lands available in designated growth areas to accommodate the City's anticipated population increase.

Background Information (Committee)

Staff Report and Attachments - Refusal Report - 1325, 1351 & 1365 Bayview Avenue
<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14079.pdf>

Communications (Committee)

(July 4, 2008) letter from Ian Lord, Weirfoulds LLP, on behalf of the applicant (NY.New.NY17.35.1)

Communications (City Council)

(July 11, 2008) e-mail from Paul Chronis, Senior Planner, Weir Foulds (CC.Supp.NY17.35.2)

Speakers (Committee)

Lewis Poplak, Context Development, on behalf of the applicant
 Brian Athey, Leaside Property Owners Association
 Pat Stephenson, Kelvingrove Glenleven Tenants' Association

NY17.38	Adopted			Ward: 25
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Request for City Representation at the Ontario Municipal Board - Committee of Adjustment Application - A0264/08NY - 8 York Road

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council authorize the City Solicitor and Planning Staff to attend the Ontario Municipal Board hearing to uphold the City's Zoning By-law and Committee of Adjustment decision.

(July 7, 2008) Member Motion from Councillor Jenkins, Ward 25 - Don Valley West

Committee Recommendations

North York Community Council recommends that:

1. City Council authorize the City Solicitor and Planning Staff to attend the Ontario Municipal Board hearing to uphold the City's Zoning By-law and Committee of Adjustment decision.

Summary

On June 18, 2000, the Committee of Adjustment – North Panel – approved a request by the owner of 8 York Road to construct a new two-storey dwelling on an undersized lot. Relief sought dealt with existing lot width, frontage and area, and for a reduced south side yard setback to the proposed dwelling. The application was approved, subject to several conditions, one of which was that no accessory structure be erected in the rear yard.

The new owner of the subject property now proposes to construct a retractable pool enclosure in the rear yard, which would violate this condition. An increase in lot coverage, in addition to the original minor variances permitting the existing lot width, frontage and area, and south side yard setback to the existing dwelling are now required.

The Zoning By-law defines an Accessory Building as “a Subordinate detached building or structure that is devoted exclusively to an accessory use, and located on the same lot as the main building”. The Zoning By-law defines a Structure as “an assembly, other than a building, affixed to the ground or to a building, but does not include a fence”.

Planning staff is of the opinion that the proposed retractable pool enclosure is an accessory structure, as defined by the Zoning By-law. In addition to the existing dwelling, the proposed pool enclosure would result in a lot coverage of approximately 40.8% in an area where 35% is allowed. Planning staff recommended this application be refused.

The Committee of Adjustment, on June 18, 2008, refused this application. The owner has appealed this decision to the Ontario Municipal Board – no hearing date has been scheduled.

Background Information (Committee)

Request for OMB Representation - Committee of Adjustment Application - 8 York Road
(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-14593.pdf>)

Submitted Monday, July 7, 2008

Councillor Maria Augimeri, Chair, North York Community Council