

**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 7**

Date of Meeting:	May 23, 2000	Enquiry:	Francine Adamo
Time:	10:00 a.m.		Administrator
Location:	North York Civic Centre		395-7348
			fadam@city.toronto.on.ca

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES OF THE MEETING OF MAY 2, 2000.

DEPUTATIONS/PRESENTATIONS.

**1. 10:10 a.m. TREE REMOVAL REQUEST – 216 ALFRED AVENUE –
NORTH YORK CENTRE**

*(DEFERRED FROM COMMUNITY COUNCIL MEETING OF MAY
2, 2000)*

Commissioner of Economic Development, Culture and Tourism
(April 3, 2000)

Providing information regarding an appeal to the Community Council from the owner of the above address to permit the removal of a City owned 45 cm Black Walnut tree from the lawn in front of their house; and recommending that this request to remove the City tree be refused.

1(a). Councillor Norman Gardner
(May 12, 2000)

Indicating that in the event the property owner is prepared to accept the “S” driveway design as proposed by Mr. Fleischmann, that the North York Community Council endorse the recommendation.

2. 10:20 a.m. STREET VENDING PERMIT APPLICATION NO. 89141 – 5100 YONGE STREET – NORTH YORK CENTRE

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services
(May 3, 2000)

Reporting on an appeal of the Municipal Licensing and Standards Division's refusal of an application from Mr. John Xenos for a street vending permit to sell ice cream and soft drinks on the west side of Yonge Street between North York Boulevard and Park Home Avenue, and recommending that:

- (1) Council consider the appeal of the refusal to issue a curblane food vending permit to John Xenos; and
- (2) direct that the application be approved for issuance or confirmed as to refusal.

3. 10:40 a.m. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR GROUND SIGN – 5000 JANE STREET – BLACK CREEK

Director and Deputy Chief Building Official, Urban Development Services
(May 3, 2000)

Evaluating and making recommendations regarding a request for a variance from the sign by-law by Mr. Greg Tanzola, to permit the erection of a first party sign for the advertisement of vacancies in the associated rental building on the subject property; and recommending that the request for a minor variance from the sign by-law refused.

COMMUNICATIONS/REPORTS.

4. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR GROUND SIGN – 2799 WESTON ROAD – NORTH YORK HUMBER

Director and Deputy Chief Building Official, Urban Development Services
(May 4, 2000)

Evaluating and making recommendations regarding a request for a variance from the sign by-law by Mr. Gordon Kerr, to permit the erection of a first party identification ground sign with an area of 3.9 square meters (42 sq. ft.) where the sign by-law permits 2.4 square meters (25.8 sq. ft.) on a site with an existing place of worship, and recommending that the request for a minor variance from the sign by-law be approved subject to the removal of the two existing ground signs on the property.

5. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR GROUND SIGN – 600 FINCH AVENUE WEST – NORTH YORK SPADINA

Director and Deputy Chief Building Official, Urban Development Services
(May 4, 2000)

Evaluating and making recommendations regarding a request for a variance from the sign by-law by Mr. Sid Catalano, to permit the erection of a illuminated third party 10 foot by 20 foot V-shaped ground sign, and recommending that the request for a minor variance from the sign by-law be approved.

6. BOULEVARD LEASING APPLICATION FOR 1887 AVENUE ROAD – NORTH YORK CENTRE SOUTH

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services
(May 4, 2000)

Reporting on an application from T.S.P. Holdings Ltd. operating as “Baker’s Café” to lease a portion of the municipal boulevard for the purpose of an outdoor boulevard patio at 1887 Avenue Road, and recommending that this application to lease a portion of the boulevard located on the North side of Roe Avenue fronting onto 1887 Avenue Road be approved subject to the following conditions:

- (1) that the 2 parking meter poles be relocated closer to Roe Avenue and the costs associated with the relocation be paid for by the applicant;
- (2) that a distance of 1.5 metres be maintained between the railings and the parking poles;

- (3) all railings be removed by November 7;
- (4) that the maximum size of the patio is not to exceed 12.2 metres east from the front entrance, and not wider than 4.0 metres south from the south elevation of the building for a total area of 55.22 square metres or 594.4 square feet;
- (5) that proof of insurance for the period is provided and the leasing fee of \$1908.10 is paid in full prior to the issuance of the license. The formula for the fee calculation is 594.4 square feet X (\$7.48/square foot + 3%) X 5months/12months= \$1908.10; and
- (6) the lease period be approved for five months between June 1st and October 31st, 2000.

7. SPECIAL OCCASION LIQUOR LICENCE PERMIT – PERSIAN DANCE AND CULTURAL FESTIVAL – MEL LASTMAN SQUARE - NORTH YORK CENTRE

Commissioner of Economic Development, Culture and Tourism
(May 3, 2000)

Recommending that the North York Community Council endorse the Persian Dance and Cultural Festival that has registered with Toronto Special Events and has met the appropriate criteria to seek a Special Occasion Permit to sell alcohol on Mel Lastman Square during their event July 8, 2000.

8. PARK CONSTRUCTION BUDGET – WITTINGTON PROPERTIES LIMITED – RESIDENTIAL PLAN OF SUBDIVISION – 55T-95006 – NORTH-EAST QUADRANT OF YONGE STREET AND HIGHWAY 401

Commissioner of Economic Development, Culture and Tourism
(May 4, 2000)

Requesting Council approval of a construction budget of \$780,000.00 for the 2.0 acre park to be dedicated to the City and constructed by the developer through the plan of subdivision for the former MacLean Hunter property, in accordance with the Ontario Municipal Board's conditions of draft approval, and recommending that:

- (1) a construction budget of \$780,000.00 inclusive for the park works in Block 10 of Plan 55T-95006 to be carried out by the developer, Wittington Properties Limited, be approved;
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

9. PARKING PROHIBITIONS – KODIAK CRESCENT – NORTH YORK SPADINA

Director of Transportation Services, District 3, Works and Emergency Services
(May 5, 2000)

Recommending that Schedule VIII of the former City of North York By-law No. 31001, be amended to prohibit parking at any time on the east side of Kodiak Crescent, from a point 230 metres east of the easterly limit of Whitehorse Road to a point 30 metres southerly thereof.

10. PARKING PROHIBITIONS – YORK RIDGE ROAD – NORTH YORK CENTRE SOUTH

Director of Transportation Services, District 3, Works and Emergency Services
(May 3, 2000)

Recommending that Schedule VIII of By-law #31001, of the former City of North York, be amended to prohibit parking on the west side of York Ridge Road, from York Mills Road to a point 250 metres north, between 8:00 a.m. and 4:00 p.m., Monday to Friday.

11. TEMPORARY ROAD CLOSURE – PARK HOME AVENUE – NORTH YORK CENTRE

Director of Transportation Services, District 3, Works and Emergency Services
(May 2, 2000)

Recommending that:

- (1) By enactment of a confirmatory By-law adopting this report, Park Home Avenue, between Yonge Street and Beecroft Road, be closed temporary on Sunday, June 18, from 6:00 a.m. to 2:00 p.m., subject to the applicant's compliance with procedural By-law 27433 of the former City of North York; and
- (2) During the temporary closure, there shall be no use of the closed road for vehicular traffic except under the authority of a permit issued by the Commissioner of Works and Emergency Services, Toronto Police Services, Toronto Fire Services and Ambulance Services.

12. NAMING OF PRIVATE LANE AT 111 BARBER GREENE ROAD – DUNBURY WAY – DON PARKWAY

(DEFERRED FROM COMMUNITY COUNCIL MEETING OF MAY 2, 2000)

City Surveyor, Works and Emergency Services
(March 1, 2000)

Recommending that:

- (1) the proposed private lane at the residential development at 111 Barber Greene Road, illustrated on “Attachment No. 1”, be named “Dunbury Way”;
- (2) 1324937 Ontario limited, operating as Dunbury Homes, be required to pay the costs estimated to be in the amount of \$300,00 for the fabrication and installation of street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

13. PRELIMINARY REPORT – APPLICATION FOR ZONING BY-LAW AMENDMENT NO. UDZ-00-05 – GEORGIO LOLOS (ON BEHALF OF ROGER BATISTA) – 10 ELMWOOD AVENUE – NORTH YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(May 4, 2000)

Providing preliminary information on the above-noted application and to seek Community Council’s directions on further processing of the application and on the community consultation process and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s);
- (2) Staff be authorized to schedule a Public Meeting under the Planning Act to consider this application; and
- (3) Notices for the community consultation meeting, and for the Public Meeting under the Planning Act, be given according to the Regulations under the Planning Act.

14. DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR INFILL HOUSING

(DEFERRED FROM COMMUNITY COUNCIL MEETING OF MAY 2, 2000)

City Clerk, Planning and Transportation Committee
(March 10, 2000)

Requesting that the transmittal letter (February 23, 2000) from the City Clerk, Etobicoke Community Council, forwarding a joint report (January 31, 2000) from the Director, Community Planning, West District and the Director of Urban Design, City Planning, entitled “Design Guidelines and Development Standards for Infill Housing” be forwarded to all Community Councils for consideration and comment to the Planning and Transportation Committee.

14(a). Director, Community Planning, North District, Urban Development Services
(May 23, 2000)

Responding to Council’s request for additional information on the relationship between North York Zoning By-Law standards and the proposed Design Guidelines for Infill Townhouses and on the most practical methods for implementing the Infill Housing Guidelines and recommending that Council receive this report for information and endorse the recommendations of the January 31, 2000, report to Etobicoke Community Council, entitled “Design Guidelines and Development Standards for Infill Housing”.

**STATUTORY PUBLIC MEETINGS
UNDER THE PLANNING ACT:**

15. 2:00 p.m. FINAL REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW NOS. UDOP-99-45 AND UDZ-98-33 – MONARCH CONSTRUCTION LIMITED – 17 & 25 HILLCREST AVENUE AND 18, 20 & 22 ELMWOOD AVENUE – NORTH YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(May 3, 2000)

Reporting on applications to amend the Official Plan and Zoning By-law to permit a 33-storey residential building containing 216 units on a site occupying the middle portion of the block bounded by Yonge Street, Elmwood Avenue, Hillcrest Avenue and Doris Avenue; and submitting recommendations with respect thereto.

15(a). Mr. Ed Levin, President, MTCC 1006, addressed to Councillor Fillion
(undated)

Objecting to the modified two-way access to and from Elmwood Avenue.

15(b). Mr. Ed Levin, President, MTCC 1006, addressed to Councillor Gardner
(undated)

Objecting to the modified two-way access to and from Elmwood Avenue.

16. **2:30 p.m.** **FINAL REPORT – ZONING BY-LAW AMENDMENT APPLICATION NO. UDZ-99-10 – TERRAVENTURE GROUP – 76 SPRING GARDEN AVENUE – NORTH YORK CENTRE**

Director, Community Planning, North District, Urban Development Services
(May 2, 2000)

Reporting on an application to amend the Zoning By-law to permit four three-storey freehold townhouses at 76 Spring Garden Avenue; and submitting recommendations with respect thereto.

DEPUTATION ITEMS:

17. **2:45 p.m.** **FINAL REPORT – OFFICIAL PLAN AND ZONING AMENDMENT APPLICATIONS, SITE PLAN APPROVAL APPLICATION NOS. UDOZ-99-18 AND UDSP-99-083 – OPTIONS FOR HOMES – 650 LAWRENCE AVENUE WEST**

Director, Community Planning, North District, Urban Development Services
(March 3, 2000)

Reporting on applications to amend the Official Plan and Zoning By-law 7625 of the former City of North York and for site plan approval to permit a 393 unit apartment dwelling and 51 townhouse units, and submitting recommendations with respect thereto.

- 17(a).** Director, Community Planning, North District, Urban Development Services
(May 12, 2000)

Further report on recommendations respecting applications to amend the Official Plan and Zoning By-law 7625 of the former City of North York to permit a 393 unit apartment dwelling and 51 townhouse units and recommending that the report on the deferral of fees, charges and levies for 650 Lawrence Avenue West be deferred until the Urban Development Services report on the disposition of fees, charges and levies for non-profit housing is considered by the Planning and Transportation Committee in June, 2000.

- 18.** **3:00 p.m.** **THE ALLEN/SHEPPARD URBAN DESIGN AND DEVELOPMENT FRAMEWORK STUDY – UD03-ASU – NORTH YORK SPADINA**

Director, Urban Design and Director, Community Planning, North District, Urban Development Services
(May 9, 2000)

Reporting on the Consultant's findings and recommended further steps with respect to the Allen/Sheppard Urban Design and Development Framework Study, and recommending that:

- (1) The Allen/Sheppard Urban Design and Development Framework Study be used for the purpose of providing a context in the evaluation of current and future Official Plan and Zoning By-law amendments;
- (2) The Allen/Sheppard Urban Design and Development Framework Study be forwarded to appropriate City departments and outside agencies for their information with respect to matters such as transportation, sewer and water; and
- (3) The Director of Community Planning, North District be requested to report on any recommended changes to the Official Plan and Zoning By-law and other municipal approval processes resulting from consideration of the Development Framework outlined in this report.

**STATUTORY PUBLIC MEETINGS
UNDER THE PLANNING ACT:**

- 19. 7:00 p.m. FINAL REPORT – OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION NO. UDOZ-98-29 – GOODMAN, PHILLIPS AND VINEBERG FOR DANGREEN PROPERTIES INC. – NORTHEAST CORNER OF SHEPPARD AVENUE AND BAYVIEW AVENUE AND ZONING AMENDMENT APPLICATION NO. UDZ-98-31 – IBI GROUP FOR SELECT PROPERTIES LIMITED (ORLANDO CORPORATION) – 2901 BAYVIEW AVENUE (BAYVIEW VILLAGE SHOPPING CENTRE) – SENECA HEIGHTS**

Director, Community Planning, North District, Urban Development Services
(May 3, 2000)

Reporting on two applications; an application to amend the Official Plan and Zoning By-law (UDOZ-98-29) and an application to amend the Zoning By-law (UDZ-98-31) to permit two linked residential buildings with 280 units each, at the northeast corner of Sheppard Avenue East and Bayview Avenue, integrated with the future Bayview subway station; and submitting recommendations with respect thereto.

- 19(a).** Mr. Jason Wu, on behalf of the residents of Teagarden Court
(May 8, 2000)

Expressing their concerns with the application.

- 20. 7:30 p.m. FINAL REPORT – ZONING AMENDMENT AND SUBDIVISION APPLICATIONS NOS. UDOZ-99-29 AND UDSB-1243 – METRODOME PROPERTIES INC. – 5365 LESLIE STREET – SENECA HEIGHTS**

Director, Community Planning, North District, Urban Development Services
(May 23, 2000)

Reporting on applications to amend the Zoning By-law 7625 of the former City of North York and for Subdivision Approval to permit the development of 77 single detached residential units, a new road, and a park; and submitting recommendations with respect thereto.

20(a).

Director, Community Planning, North District, Urban Development Services

(May 23, 2000)

Providing further information with respect to the Final Report on UDZ-99-29 and UDSB-1243 and recommending that:

- (1) this report be received for information.
- (2) If Council adopts the recommendations of the Final Report concerning UDZ-99-29 and UDSB-1243, that the City Solicitor be instructed to object to the application for amendment to the Official Plan.

PUBLIC MEETINGS:

21. 8:00 p.m.

PROPOSED SOLID WASTE MANAGEMENT SERVICES REQUIREMENTS FOR DEVELOPMENTS AND REDEVELOPMENTS

(DEFERRED FROM COMMUNITY COUNCIL MEETING OF MARCH 23, 2000)

General Manager, Solid Waste Management Services, Works and Emergency Services

(March 9, 2000)

Providing each Community Council the opportunity to comment on the proposed Solid Waste Management Services Requirements for Developments and Redevelopments, prior to Council consideration, and recommending that:

- (1) this report be received for information;
- (2) consultation with the public be held at the next meeting of Community Council or, alternatively, at a separate open house;
- (3) Community Council notify the General Manager of Solid Waste Management Services of their preference with regards to Recommendation No. 2 to allow for appropriate planning; and

- (4) any comments be forwarded to the contact noted at the end of this report by May 12, 2000.

21(a). Clause No. 34 of the North York Community Council Report No. 5, titled "Other Items Considered by the North York Community Council - Proposed Solid Waste Management Services – Requirements for New Developments and Redevelopments, which was received for information by City Council, at its meeting held on April 11, 12 and 13, 2000.

21(b). General Manager, Solid Waste Management Services, Works and Emergency Services
(May 9, 2000)

Providing the North York Community Council with information requested pertaining to the proposed Requirements for City of Toronto Garbage and Recycling Collection at New Developments and Redevelopments, and recommending that this report be received for information.

22. 9:00 p.m. PROPOSED RESIDENTIAL SOLID WASTE COLLECTION BY-LAW

(DEFERRED FROM COMMUNITY COUNCIL MEETING OF MARCH 23, 2000)

General Manager, Solid Waste Management Services, Works and Emergency Services
(March 9, 2000)

Providing each Community Council an opportunity to review and comment on the proposed residential solid waste collection by-law, prior to Council consideration and recommending that:

- (1) this report be received for information;
- (2) consultation with stakeholders be held at the next meeting of Community Council or, alternatively, at a separate open house;
- (3) each Community Council notify the General Manager of Solid Waste Management Services of their preference with regards to Recommendation No. 2 to allow for appropriate planning; and

- (4) any comments be forwarded to the contact noted at the end of this report by May 12, 2000.

22(a).

Clause No. 34 of the North York Community Council Report No. 5, titled "Other Items Considered by the North York Community Council - Proposed Residential Solid Waste Collection By-law, which was received for information by City Council, at its meeting held on April 11, 12 and 13, 2000.

22(b).

General Manager, Solid Waste Management Services, Works and Emergency Services

(May 9, 2000)

Providing the North York Community Council with information requested as a result of the proposed Residential Solid Waste Collection By-law, and recommending that this report be received for information.