
**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 9**

Date of Meeting:	November 13, 2002	Enquiry:	Francine Adamo
Time:	10:00 a.m.		Administrator
Location:	North York Civic Centre		395-7348
	Council Chambers		fadam@city.toronto.on.ca
	5100 Yonge Street, Lower Level		

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

CONFIRMATION OF MINUTES OF MEETING OF OCTOBER 16, 2002
(An electronic version will be distributed to the Members).

COMMUNICATIONS/REPORTS

1. PARKING PROHIBITIONS - MARLINGTON CRESCENT – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(October 25, 2002)

Reporting on amending the existing parking prohibitions on Marlinton Crescent and **recommending** that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking Anytime” prohibitions on both sides of Marlinton Crescent, from the easterly limit of Chalkfarm Drive to a point 118 metres easterly thereof; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing “No Parking Anytime” prohibitions on both sides of Marlinton Crescent, from the easterly limit of Chalkfarm Drive to the northerly limit of Chalkfarm Drive.

2. 40 KM/H SPEED LIMIT - SAMBA DRIVE AND TALENT CRESCENT – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(October 24, 2002)

Reporting on reducing the speed limit on Samba Drive and Talent Crescent to 40 km/h and **recommending** that:

- (1) By-law No. 31878, of the former City of North York, be amended to install a 40 km/h speed limit on Samba Drive, from the northerly limit of Sheppard Avenue West to the southerly limit of Bradstock Road; and
- (2) By-law No. 31878, of the former City of North York, be amended to install a 40 km/h speed limit on Talent Crescent, from the easterly limit of Samba Drive (south leg) to the easterly limit of Samba Drive (north leg).

3. PARKING PROHIBITIONS - WESTON ROAD – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(October 25, 2002)

Reporting on amending the existing parking regulations on Weston Road, from Finch Avenue West to Sheppard Avenue West and **recommending** that:

- (1) Schedule VIII of By-law No. 32-92, of the former Municipality of Metropolitan Toronto, be amended by deleting the “No Parking Anytime” prohibitions on the west side of Weston Road, from Coronado Court to Verobeach Boulevard;
- (2) Schedule VIII of By-law No. 32-92, of the former Municipality of Metropolitan Toronto, be amended by adding “No Parking Anytime” prohibitions on both sides of Weston Road, from Finch Avenue West to Sheppard Avenue West; and
- (3) the appropriate by-law(s) be amended accordingly.

4. PARKING PROHIBITIONS - NORELCO DRIVE – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(October 25, 2002)

Reporting on amending the existing parking prohibitions on Norelco Drive, south of Garyray Drive and **recommending** that Schedule VIII of By-law No. 31001, of the

former City of North York, be amended to prohibit parking at anytime on both sides of Norelco Drive, from the northerly limit of Norelco Drive to a point 80 meters southerly thereof.

5. PARKING PROHIBITIONS - THE POND ROAD – WARD 8 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(October 24, 2002)

Reporting on amending the existing parking regulations on both sides of The Pond Road, east of Keele Street and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of The Pond Road, from the easterly limit of Keele Street to the westerly limit of Petrolia Road.

6. PEDESTRIAN CROSSING PROHIBITION AND NO RIGHT TURN ON RED PROHIBITION - KEELE STREET AND ST. REGIS CRESCENT – WARD 8 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(October 28, 2002)

Seeking authority to prohibit pedestrian crossing on the south side of the intersection and westbound right turns on red and **recommending** that:

- (1) Pedestrian crossings be prohibited on Keele Street, between the north curb lane of St. Regis Crescent and a point 30.5 metres south of the south curb lane of St. Regis Crescent;
- (2) Westbound right turns on red be prohibited at all times at the intersection of Keele Street and St. Regis Crescent; and
- (3) the appropriate by-law(s) be amended accordingly.

7. PEDESTRIAN CROSSING PROHIBITION AND NO RIGHT TURN ON RED PROHIBITION - BLACK HAWKWAY/NEW WESTMINSTER DRIVE AND STEELES AVENUE WEST – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(October 29, 2002)

Seeking approval to prohibit pedestrian crossings on the west side of the intersection and southbound right turns on red and **recommending** that:

- (1) Pedestrian crossings be prohibited between the east curb line on New Westminster Drive/Black Hawkway and a point 30.5 metres west of the west curb line of New Westminster Drive;
- (2) Southbound right turns on red be prohibited at all times at the intersection of New Westminster Drive/Black Hawkway and Steeles Avenue West; and
- (3) the appropriate by-law(s) be amended accordingly.

8. ENTRY PROHIBITIONS – TORONTO TRANSIT COMMISSION BUS LOOP AT BOMBAY AVENUE – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(October 28, 2002)

Reporting on prohibiting entry (buses excepted) to the transit loop on the southeast corner of the intersection of Avenue Road with Bombay Avenue/Bideford Avenue; and **recommending** that:

- (1) Entry be prohibited at any time, buses excepted, at the entrance of the Toronto Transit Commission bus loop on the east side of Avenue Road, 35 metres south of the southerly limit of Bombay Avenue;
- (2) Schedule XVII of By-law No. 31001, of the former City of North York, be amended to prohibit entry at any time at the egress to the Toronto Transit Commission bus loop on the south side of Bombay Avenue, 35 metres east of the easterly limit of Avenue Road; and
- (3) that all appropriate by-laws be amended, accordingly.

9. ALL WAY STOP CONTROL – HONITON STREET AND WATERLOO AVENUE – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(October 21, 2002)

Reporting on obtaining approval to install an all way stop control at the intersection of Honiton Street and Waterloo Avenue; and **recommending** that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Honiton Street and Waterloo Avenue.

10. REMOVAL OF STOPPING RESTRICTIONS – CONNAUGHT AVENUE – WARD 23 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(October 24, 2002)

Reporting on rescinding the current stopping restrictions on Connaught Avenue, between Lariviere Road and Fargo Avenue; and **recommending** that Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the “No Stopping, 8:00 a.m. and 9:00 p.m.”, prohibitions on both sides of Connaught Avenue, from the westerly limit of Lariviere Road to the easterly limit of Fargo Avenue.

11. PARKING PROHIBITIONS – FAIRCHILD AVENUE – WARD 23 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(October 29, 2002)

Reporting on obtaining approval to amend the existing parking regulations on Fairchild Avenue; and **recommending** that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday”, prohibitions on the west side of Fairchild Avenue, from a point opposite Inez Court to the southerly limit of Drewry Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday”, prohibitions on the east side of Fairchild Avenue, from the southerly limit of Inez Court to a point opposite the easterly limit of Burke Street;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking on the north and west sides of Fairchild Avenue, 9:00 a.m. and 4:00 p.m., Monday to Friday, from the easterly limit of Burke Street to the southerly limit of Drewry Avenue; and
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking on the south and east sides of Fairchild Avenue, 9:00 a.m. and 4:00 p.m., Monday to Friday, from a point opposite the easterly limit of Burke Street to the southerly limit of Inez Court.

12. PARKING/STOPPING PROHIBITIONS – CHEROKEE BOULEVARD – WARD 33 – DON VALLEY EAST

Director, Transportation Services, District 3, Works and Emergency Services
(October 17, 2002)

Reporting on amending the existing parking/stopping regulations on Cherokee Boulevard, in the vicinity of Cherokee Public School; and **recommending** that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibitions on the south side of Cherokee Boulevard, from the westerly limit of Block B, R.P. M-1474 to the easterly limit of Block B, R.P. M-1474;
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the north side of Cherokee Boulevard, from 8:00 a.m. to 4:00 p.m., Monday to Friday, from the easterly limit of Shawnee Circle to a point 245 metres easterly thereof;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m., prohibitions on the north side of Cherokee Boulevard, from the easterly limit of Shawnee Circle to the easterly limit of Lot 77, Plan M-1474 (House no. 357); and
- (4) Schedule X of By-law No. 31001, of the former City of North York, be amended to permit parking for periods of 10 minutes on the south side of Cherokee Boulevard, from 8:00 a.m. to 4:00 p.m., Monday to Friday, from the easterly limit of Shawnee Circle to a point 215 metres easterly thereof.

13. SPORTS FIELDS NEEDS REVIEW PROCESS – VARIOUS WARDS

(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETINGS OF SEPTEMBER 18, 2002 AND OCTOBER 16, 2002)

Commissioner of Economic Development, Culture and Tourism
(June 18, 2002)

Reporting as requested by North York Community Council, at its June 5, 2002 meeting, on the need for soccer fields and playing fields for other types of sports, based on current, anticipated and future demands within the North York Community Council boundary; and **recommending** that:

- (1) a more detailed review of the provision of sports fields across the City be undertaken with recommendations on field development in the future; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

13(a). Sports Fields Needs Review Process – Follow-up Report – All Wards

Commissioner of Economic Development, Culture and Tourism
(September 30, 2002)

Reporting as requested by North York Community Council on the recommendations made at its meeting held on September 18, 2002, with respect to various issues surrounding the Sports Fields Needs Review Process; and **recommending** that this report be received for information.

13(b). Sports Fields Needs Review Process – Further Report

Commissioner of Economic Development, Culture and Tourism
(October 22, 2002)

Reporting as requested by the North York Community Council on the recommendation made at its meeting held on October 16, 2002, with respect to various issues surrounding the Sports Fields Needs Review Process; and **recommending** that this report be received for information.

14. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2002 0010 – JEANICE KLERER & YOEL LICHTBLAM – 499 WILSON HEIGHTS BOULEVARD – WARD 10 – YORK CENTRE

Acting Director, Community Planning, North District, Urban Development Services
(October 24, 2002)

Providing preliminary information on the above-noted application and seeking 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;
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and

- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

15. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – TB ZBL 2002 0012 & TB SUB 2002 0002 – TRIBUTE COMMUNITIES (YORK) INC. AND YORK UNIVERSITY – NORTH OF MURRAY ROSS PARKWAY, EAST AND WEST OF SENTINEL ROAD – WARD 8 – YORK WEST

Acting Director, Community Planning, North District, Urban Development Services
(October 28, 2002)

Providing preliminary information on the above-noted applications and seeking Community Council’s directions on further processing of the applications and on the community consultation process; and **recommending** 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 in accordance with the community consultation requirements of the York University Secondary Plan; and
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and the policies of the York University Secondary Plan.

16. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2002 0011 – BERKLEY HOMES (FINCH) INC. – 134, 136 AND 138 FINCH AVENUE WEST – WARD 23 – WILLOWDALE

Acting Director, Community Planning, North District, Urban Development Services
(October 24, 2002)

Providing preliminary information on the above-noted application and seeking Community Council’s direction 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;
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and

- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

17. REPORT – APPLICATION TO PERMIT AN ADDITION TO A MAUSOLEUM WITHIN AN EXISTING CEMETERY UNDER THE CEMETERIES ACT – LG77 WES – WESTSIDE CEMETERIES LIMITED – 5830 BATHURST STREET – WARD 10 – YORK CENTRE

Acting Director, Community Planning, North District, Urban Development Services
(October 25, 2002)

Reporting on a request under the Cemeteries Act to construct a second floor addition to an existing mausoleum within an existing cemetery; and **recommending** that City Council permit the construction of a second floor addition to an existing mausoleum within an existing cemetery without a public hearing, subject to the following:

- (1) the City Clerk prepare a “Notice of Decision” under the requirements of the Cemeteries Act (Revised) indicating Council’s decision on this matter for publication in a local newspaper and that the applicant be requested to pay for this notice.

18. FINAL REPORT – APPLICATION FOR PART LOT CONTROL EXEMPTION – TB PLC 01 0011 – RAMP DEVELOPMENTS INC. – 15 DALLNER ROAD – PART OF BLOCK A, PLAN 3991 – WARD 7 – YORK WEST

Acting Director, Community Planning, North District, Urban Development Services
(October 20, 2002)

Reporting on an application to request the extension of the exemption from Part Lot Control By-law 104-2002 in order that 10 semi-detached dwelling units may continue to be conveyed into separate ownership; and **recommending** that:

- (1) the application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to Recommendation 1;
- (3) the by-law shall expire one year from the date of enactment; and
- (4) the appropriate City Officials be authorized and directed to register the By-law on title.

19. STATUS REPORT – WILSON AVENUE REVITALIZATION STUDY AND KEELE STREET STUDY – UD03-P-DNL – WARD 8 – YORK WEST, WARD 9 – YORK CENTRE AND WARD 10 – YORK CENTRE

Acting Director, Community Planning, North District, Urban Development Services
(October 30, 2002)

Reporting on the status of implementation of the recommendations of the Wilson Avenue Revitalization Study and the Keele Street Study; and **recommending** that:

- (1) City Council endorse the implementation approach outlined for public realm improvements for Wilson Avenue;
- (2) Streetscape improvements for the intersection of Keele Street and Wilson Avenue be coordinated with the recommendations of both the Wilson Avenue Revitalization Study and the Keele Street study to ensure the development of this intersection as a gateway for each of these streets; and,
- (3) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

20. REVIEW OF ZONING STANDARDS – UD03 KFI – 1280, 1290 AND 1300 FINCH AVENUE WEST & 3955 KEELE STREET – WARD 8 – YORK WEST

Acting Director, Community Planning, North District, Urban Development Services
(October 29, 2002)

Reporting, in accordance with Council's direction, to undertake an analysis of the zoning and parcel status of the lands and report on options to improve on-site parking; and **recommending** that this report be received for information.

**DEPUTATION ITEMS/PUBLIC MEETINGS UNDER THE MUNICIPAL ACT/
STATUTORY PUBLIC MEETINGS UNDER THE PLANNING ACT:**

21. DRAFT BY-LAW – REALIGNING THE ROADWAY FROM BAYVIEW MEWS LANE TO A POINT 175 METRES SOUTH TO ALLOW FOR THE DEVELOPMENT OF A 2.0 METRE MEDIAN – WARD 24 – WILLOWDALE

PUBLIC HEARING – SCHEDULED FOR 10:15 A.M.

City Solicitor

(DRAFT BY-LAW NOT YET AVAILABLE)

- 21(a).** For Information - Clause 17 of North York Community Council Report No. 10, titled “Roadway Modifications – Hawksbury Drive – Ward 24 – Willowdale”, which was adopted, without amendment, by the Council of the City of Toronto, at its meeting held on October 1, 2 and 3, 2002.

22. REQUEST FOR APPROVAL OF VARIANCES FROM THE FORMER CITY OF NORTH YORK SIGN BY-LAW NO. 30788, AS AMENDED, TO REPLACE AN EXISTING 68 FT² GROUND SIGN AND TO LEGALIZE AN EXISTING 27 FT² DIRECTIONAL GROUND SIGN – 1080 FINCH AVENUE EAST – WARD 24 – WILLOWDALE

DEPUTATION ITEM – SCHEDULED FOR 10:30 A.M.

Director and Deputy Chief Building Official, North District, Urban Development Services

(October 23, 2002)

Reporting on a request by Grant Coffey for Ravel Church Properties, for approval of two variances from the former City of North York Sign By-law No. 30788, as amended, to permit the replacement of an existing 68 ft² ground sign by a 90 ft² ground sign and to legalize a directional ground sign at the above noted location; and **recommending** that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permits.

23. FENCE ENCROACHMENT – 1 ROYCREST AVENUE – WARD 23 – WILLOWDALE

DEPUTATION ITEM – SCHEDULED FOR 10:45 A.M.

Acting North District Manager, Municipal Licensing & Standards and Court Services, Urban Development Services

(October 25, 2002)

Reporting on a request for an encroachment of a 6’ 5” (1.96m) pressure treated wood fence to be located along the north-west flankage of the City property bordering Roycrest Avenue; and **recommending** that:

- (1) the encroachment be approved by the City, subject to the condition that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Commissioner of Urban Development Services; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

24. ENCROACHMENT REPORT – TERRAVENTURE REALTY GROUP LTD. – 288 SHEPPARD AVENUE EAST – WARD 23 – WILLOWDALE

DEPUTATION ITEM – SCHEDULED FOR 11:00 A.M.

Acting North District Manager, Municipal Licensing & Standards and Court Services, Urban Development Services
(October 24, 2002)

Reporting on a request by Terraventure Realty Group Ltd., for an encroachment at 288 Sheppard Avenue East of a canopy projection which is approximately 1' 9.5" (0.546 metres) x 92' 8" (28.25 metres) over the City right-of-way; and **recommending** that:

- (1) the encroachment be approved by the City subject to the condition that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Commissioner of Urban Development Services;
- (2) that written responses be received from the utility companies prior to registration of the encroachment agreement; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

25. REFUSAL OF VENDING LICENSE TO SELL HOT DOGS, SAUSAGES AND COLD DRINKS AT THE SOUTH-EAST CORNER OF PRINCESS AVENUE AND GLADYS ALLISON GATE – WARD 23 – WILLOWDALE

DEPUTATION ITEM – SCHEDULED FOR 11:15 A.M.

Acting North District Manager, Municipal Licensing & Standards and Court Services, Urban Development Services
(October 28, 2002)

Reporting on a Notice of Appeal by the applicant to permit her to vend/sell hot dogs, sausages and cold drinks at the subject location; and **recommending** that the vending license not be approved.

26. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – TB CMB 2002 0006 – METCAP LIVING – 40 FOUNTAINHEAD ROAD AND 470 SENTINEL ROAD – WARD 8 – YORK WEST

DEPUTATION ITEM – SCHEDULED FOR 2:15 P.M.

Acting Director, Community Planning, North District, Urban Development Services
(October 30, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law to permit a long term care facility for the properties known as 40 Fountainhead Road and 470 Sentinel Road; and **recommending** that City Council:

- (1) Refuse the application on the basis of the reasons outlined in this report.
- (2) Authorize the City Solicitor to present this position at the Ontario Municipal Board in relation to this application; and,
- (3) Authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the above recommendation.

27. FINAL REPORT – OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - UDOZ-00-02 - AND DRAFT PLAN OF SUBDIVISION - UDSB-1247 – CANADIAN TIRE CORPORATION LTD. – 1015 – 1181 SHEPPARD AVENUE EAST – WARD 24 – WILLOWDALE

STATUTORY PUBLIC MEETING – SCHEDULED FOR 2:30 P.M.

Acting Director, North District, Urban Development Services
(October 31, 2002)

Reporting on applications to amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision to permit 411,000 m² of development for approximately 4,000 dwelling units, commercial and institutional uses and a new city park; and **recommending** that:

- (1) City Council amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5.

- (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 attached as Attachment No. 6.
- (3) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
- (4) Before introducing the necessary Bills to City Council for enactment, the following conditions shall be fulfilled:
 - (a) The owner shall undertake the following to the satisfaction of the Commissioner of Works and Emergency Services:
 - (i) The owner shall deposit a letter of credit with the City for the estimated cost of construction of the East-West Road (Provost Dr. to Leslie St.). The City's contribution to the East-West Road will be up to \$500,000.
 - (ii) The owner shall deposit a letter of credit with the City for the estimated cost of traffic signalization at Provost Drive and the East-West Road.
 - (iii) The owner shall convey to the City a widening of up to 2.5 metres on Sheppard Avenue in accordance with the requirements in the Sheppard Avenue Widening ESR.
 - (b) The owner shall enter into an agreement with the City pursuant to Section 37 of the Planning Act, in a form satisfactory to the City Solicitor to secure the following:
 - (i) Two on-site furnished, finished and equipped non-profit child care centres (a 52 child centre of 532 m² and a 72 child centre of 736 m²).
 - (ii) For each child care centre, the provision of contiguous outdoor play space (290 m² for a 52 child centre and 401 m² for a 72 child centre). These play spaces are to be appropriately surfaced and equipped and subject to City design criteria.
- (5) City Council recommend the subdivision application for draft plan approval, subject to the following conditions:

- (a) That this approval applies to the draft plan of subdivision prepared by Walker, Nott, Dragicevic Associates Limited, revision date October 15, 2002, as Attachment 3 to this report.
- (b) That Streets “A”, “B”, “C”, “D”, and “E” shall be dedicated as public highways on the final plan.
- (c) That Block 21 shall be dedicated to the City as a 0.3 m reserve on the final plan.
- (d) That Block 9 shall be dedicated to the City as a park on the final plan.
- (e) That the owner shall enter into an agreement with the City, financial and otherwise for the provision of roads and services.
- (f) The plan of subdivision may be registered in phases subject to the conditions of the respective City Departments.
- (g) Prior to first registration of any portion of the plan, the details of all remaining conditions for future registrations will be finalized, to the satisfaction of the respective City Departments.
- (h) Upon the earlier of one of the following occurring:
 - (A) any structural building permit being issued for residential development east of Provost Drive; or
 - (B) any building permit being issued for residential development west of Provost Drive; or
 - (C) by the end of the 2005 calendar year,

The owner shall submit to the Commissioner of Economic Development, Culture and Tourism a letter of credit for \$5.2 million, whose form is satisfactory to the Chief Financial Officer, for the construction of a community centre (of up to 6,503 m²) on Block 9. If by the end of the 2004 calendar year, the owner has not yet submitted the \$5.2 million letter of credit, the owner will be required to submit a separate letter of credit for \$500,000. This letter of credit may be used by the City towards the planning and/or project development of the community centre. If this separate letter of credit is submitted, the owner’s contribution to the community centre will be reduced to \$4.7 million.

- (i) The City has the option of having the owner arrange for the construction of the community centre. If the City exercises this option, an agreement specifying the terms of the construction of the

community centre will be entered into with the owner within 3 years of Council approval of this draft plan.

- (j) That prior to registration of any portion of the plan after Phase 1 (Canadian Tire Store), the owner shall undertake the following:
 - (i) The owner shall convey to the City all the lands required for the East-West Road Right-of-Way (Provost Dr. to Leslie St.), to the satisfaction of the Commissioner of Works and Emergency Services;
 - (ii) The owner shall deposit a letter of credit or certified cheque in the amount of \$25,000 to the satisfaction of the Director, Community Planning, North District, for traffic monitoring to be undertaken of this development.
- (k) That prior to final approval and registration of this plan, Council adoption of the Bills involving the Official Plan amendment and zoning by-law changes shall be obtained and finalized.
- (l) The applicant shall pay the applicable development charges subject to the following:
 - (i) The applicant shall receive a development charge credit of \$457 per unit for all bachelor and one bedroom units, and \$714 per unit for all units with two bedrooms or greater, for its payment of the East-West Road construction costs.
 - (ii) The applicant shall receive a development charge credit of \$271 per unit for all bachelor and one bedroom units, and \$423 per unit for all units with two bedrooms or greater, for its contribution to the community centre.
 - (iii) The applicant shall receive a development charge credit of \$122 per unit for all bachelor and one bedroom units, and \$192 per unit for all units with two bedrooms or greater, for its contribution to the library.
 - (iv) Development charges shall be payable prior to the issuance of individual building permits, except all of the water works and sanitary sewage development charges for the entire development shall be paid no later than the earlier of three years after execution of the subdivision agreement, or upon the issuance of the first building permit for construction after Phase 1 (Canadian Tire Store) of the development.

- (m) The appropriate standard conditions of approval for subdivisions (Attachment 10).
- (n) The conditions of Works and Emergency Services (Attachment 7A) subject to condition 4(a) and 5(j)(i) above.
- (o) The conditions of Economic Development, Culture and Tourism (Attachment 7B) subject to conditions 5(h) and 5(i) above. The owner and City shall determine the appropriate timing of the dedication of Block 9 in base park condition to the City prior to final approval and registration of any portion of the plan of subdivision.
- (p) The conditions of The Toronto and Region Conservation Authority (Attachment 7C).
- (q) The conditions of the Canadian National Railway (Attachment 7D).
- (r) The conditions of the Ministry of Transportation (Attachment 7F).

Notes to Draft Plan Approval

- A. Toronto Hydro is to confirm that the Owner has made satisfactory arrangements with Toronto Hydro for the installation of an underground electrical distribution system and street lighting system.
 - B. Bell Canada is to confirm that the Owner has made satisfactory arrangements, financial and otherwise for any Bell Canada facilities servicing this draft plan of subdivision which are required by the City to be installed underground.
 - C. Enbridge Consumers Gas standard minimum clearances of 0.3 metres vertically and 0.6 metres horizontally are to be maintained.
- (6) The Commissioner of Economic Development, Culture and Tourism, in consultation with the Commissioner of Urban Development Services, undertake a joint-use feasibility study to be jointly funded by the City, School Boards and Public Library, on how to achieve a joint-use park, community centre, schools, and library facility.
 - (7) The City will set aside a 2 acre school reserve on Block 9 for the intended use by the Toronto District School Board and the Toronto Catholic District School Board, for two elementary schools (1 acre each). The location and configuration of the school reserve will be determined through the joint-use feasibility study to be undertaken by the City and School Boards.

- (8) The Toronto District School Board and the Toronto Catholic District School Board will have 3 years from the date of Council's approval of the draft plan of subdivision, to enter into a joint development and shared use agreement with the City, satisfactory to the Commissioner of Economic Development, Culture and Tourism and the City Solicitor, to locate an elementary school on the school reserve, failing which the school reserve for the respective Board shall cease to exist. The school reserve will be offered to the School Boards at fair market value.

27(a). Geoff Strowger
(October 25, 2002)

Forwarding his comments respecting the proposed development

27(b). Mr. Walter H. Watt, Property Administrator, Trans-Northern Pipelines Inc.
(October 28, 2002)

Outlining their requirements respecting the proposed development.

27(c). Mr. Pierre Tourigny
(October 30, 2002)

Submitting his comments and concerns respecting the proposed development.

28. EMERY VILLAGE SECONDARY PLAN – WARD 7 – YORK WEST

STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:00 P.M.

Acting Director, Community Planning, North District, Urban Development Services
(October 31, 2002)

Recommending approval of the Emery Village Secondary Plan; and further **recommending** that:

- (1) City Council amend the Official Plan substantially in accordance with the draft Emery Village Secondary Plan attached as Attachment 1.
- (2) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required;
- (3) Staff be directed to prepare a zoning by-law to implement the policies of the Emery Village Secondary Plan and that Notice for the Public Meeting under

the Planning Act be given to every owner of land within the Secondary Plan Area and by publication in a daily newspaper with City-wide circulation;

- (4) The Emery Village Municipal Class Environmental Assessment Study be deferred and the Director of Community Planning, North District and the Director of Transportation Infrastructure Management, Works and Emergency Services, in consultation with the Ward Councillor, be requested to report to North York Community Council at the appropriate time, following the approval of the Emery Village Secondary Plan, on the recommended timing of the Class Environmental Assessment Study.

28(a). Mr. Adam J. Brown, Brown Dryer Karol
(October 24, 2002)

On behalf of Centrillium Inc., requesting that they be given the opportunity to address the North York Community Council sometime after 3:30 p.m. due to a scheduling conflict.