
**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 8**

Date of Meeting:	September 13, 2001	Enquiry:	Francine Adamo
Time:	10:00 a.m.		Administrator
Location:	North York Civic Centre		395-7348
	Council Chambers, Lower Level		fadam@city.toronto.on.ca
	5100 Yonge Street		

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

CONFIRMATION OF MINUTES OF THE MEETING OF JULY 11, 2001.

(An electronic copy will be distributed to the Members)

COMMUNICATIONS/REPORTS

1. REQUEST FOR RENEWAL OF AN EXEMPTION TO NOISE BY-LAW NO. 31317 – SHEPPARD SUBWAY – WARD 23 – WILLOWDALE, WARD 24 – WILLOWDALE AND WARD 33 – DON VALLEY EAST

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services
(August 10, 2001)

Reporting on an application by the Toronto Transit Commission for an extension to the most recent Exemption from the Noise By-law expiring on September 30, 2001, and seeking an exemption from October 1, 2001 to March 31, 2002 so that work can proceed on the Yonge, Bayview and Bessarion Subway Stations and systems installations at various locations; and **recommending** that in view of the responsible management of the construction activities to date, that the application be **approved**.

2. PARK SAFETY STRATEGIES FOR THE NORTH DISTRICT – VARIOUS WARDS

Commissioner of Economic Development, Culture and Tourism
(August 20, 2001)

Reporting to the North York Community Council on the process for improving park safety; and **recommending** that this report be received for information.

3. NAMING OF PRIVATE LANE AT 70 TO 102 ELLERSLIE AVENUE AS MCBRIDE LANE – WARD 23 – WILLOWDALE

City Surveyor, Works and Emergency Services
(August 21, 2001)

Reporting on the naming of the private lane at the residential development at 70 to 102 Ellerslie Avenue to McBride Lane; and **recommending** that:

- (1) the private lane to be located at the development at 70 to 102 Ellerslie Avenue, illustrated on the attached Map 1, be named “McBride Lane”;
- (2) Freed Homes, be required to pay the costs estimated to be in the amount of \$150, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

4. ALL WAY STOP CONTROL – CHALKFARM DRIVE AND NEAMES CRESCENT (NORTH LEG) – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(August 7, 2001)

Commenting on the feasibility of installing an all way stop control at the intersection of Chalkfarm Drive and Neames Crescent (north leg); and **recommending** that this report be received for information.

5. PARKING PROHIBITIONS – DUFFERIN STREET – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(August 17, 2001)

Reporting on amending the current parking prohibitions on Dufferin Street from Finch Avenue West to Martin Ross Avenue; and **recommending** that:

- (1) parking be prohibited at anytime on both sides of Dufferin Street from Finch Avenue West to Martin Ross Avenue; and

(2) the appropriate by-law(s) be amended accordingly.

6. ALL WAY STOP CONTROL – ALLINGHAM GARDENS AND COLLINSON BOULEVARD – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(July 27, 2001)

Reporting on the installation of an all way stop control at the intersection of Allingham Gardens and Collinson Boulevard; 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 at all approaches to the intersection.

7. PROHIBITED NORTHBOUND LEFT TURNS – YONGE STREET NORTH OF HENDON AVENUE/BISHOP AVENUE (ACCESS TO THE TORONTO TRANSIT COMMISSION PARKING LOT) – WARD 23 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(August 16, 2001)

Reporting on the prohibition of northbound left turns from Yonge Street to the driveway access of the Toronto Transit Commission's (TTC) commuter parking lot, north of Hendon Avenue/Bishop Avenue; and **recommending** that:

- (1) northbound left turns be prohibited at anytime on Yonge Street at the TTC parking lot entrance, approximately 115 metres north of Hendon Avenue/Bishop Avenue; and
- (2) the appropriate by-law(s) be amended accordingly.

8. NORTHBOUND RIGHT TURN LANE DESIGNATION – ARROW ROAD AT FINCH AVENUE WEST – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(August 22, 2001)

Reporting on the designation of the northbound curb lane on Arrow Road at Finch Avenue West for right turns only, buses excepted; and **recommending** that:

- (1) the easterly northbound curb lane on Arrow Road at Finch Avenue West be designated for right turning vehicles only, buses excepted, between Finch Avenue West and a point 70 metres southerly thereof; and

- (2) the appropriate by-law(s) be amended accordingly.

9. PARKING PROHIBITIONS – FLORIDA CRESCENT – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(August 27, 2001)

Reporting on amending the existing parking regulations on Florida 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, 9:00 a.m. to 4:00 p.m., Monday to Friday” prohibitions on both sides of Florida Crescent, from the southerly limit of Coral Gable Drive (east leg) to a point 162 metres southerly thereof; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing “No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday” prohibitions on the north side of Florida Crescent, from the southerly limit of Coral Gable Drive (east leg) to a point 162 metres southerly thereof.

10. EASTBOUND RIGHT TURN LANE DESIGNATION – AVONDALE AVENUE AT OAKBURN CRESCENT/TRADEWIND AVENUE – WARD 23 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(August 27, 2001)

Reporting on the designation of the eastbound curb lane on Avondale Avenue at Oakburn Crescent/Tradewind Avenue for right turns only; and **recommending** that Schedule XIII of By-law No. 31001, of the former City of North York, be amended to designate the eastbound curb lane on Avondale Avenue from a point 50 metres west of the westerly limit of Oakburn Crescent to the westerly limit of Oakburn Crescent, for eastbound right turning vehicles only.

11. PARKING PROHIBITIONS – BLACKSMITH CRESCENT – WARD 8 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(August 27, 2001)

Reporting on the installation of parking regulations on both sides of Blacksmith Crescent, west from Gosford Boulevard; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by adding “No Parking Anytime” prohibitions on both sides of Blacksmith Crescent (north leg), from the westerly limit of Gosford Boulevard to a point 35 metres westerly thereof.

12. STOPPING PROHIBITIONS – OLD LESLIE STREET – WARD 24 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services

(August 27, 2001)

Reporting on the installation of stopping restrictions on both sides of Old Leslie Street; and recommending that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibitions on both sides of Old Leslie Street, from the southerly limit of Sheppard Avenue East to the southerly limit of Old Leslie Street;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime from the southerly limit of Sheppard Avenue East to a point 220 metres west of Leslie Street; and
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on both sides of Old Leslie Street, from the westerly limit of Leslie Street to a point 220 metres westerly thereof.

13. PROPOSED ROAD ALTERATION – MEDIAN EXTENSION – BAYVIEW AVENUE, SOUTH OF SHEPPARD AVENUE EAST – WARDS 23 & 24 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services

Director, Engineering Services, Districts 3 & 4, Works and Emergency Services

(August 2, 2001)

Seeking City Council authority for the proposed alteration of part of Bayview Avenue south of Sheppard Avenue East; and **recommending** that:

- (1) Bayview Avenue be altered as set out in this report;
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of

any Bills that might be required and giving notice to the public of the proposed by-law to alter the portion of Bayview Avenue; and

- (3) authority be given to commence newspaper advertising immediately so that deputations can be heard at the North York Community Council meeting scheduled for October 24, 2001.

14. NO STOPPING PROHIBITIONS – CHURCH AVENUE, FROM YONGE STREET TO DORIS AVENUE – WARD 23 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(August 30, 2001)

Reporting on the installation of stopping restrictions on the north side of Church Avenue, east from Yonge Street; and **recommending** that Schedule IX of By-law No. 31001, of the former City of North York, be amended by adding “No Stopping Anytime, Monday to Friday,” prohibitions, on the north side of Church Avenue, from Yonge Street to a point 115 metres easterly thereof.

15. ASSUMPTION OF SERVICES – SUBDIVISION OWNED BY BOMIR GENERAL CONTRACTING CO. LTD., PIERINO FEDERICO, ANTONIETTA FEDERICO, LINDA WEIN, FREDERICK EDWARD ERDMAN AND KATHLEEN FRED A ERDMAN – PLAN 66M-2284, SUBDIVISION FILE UDSB-1200 – CATALDA COURT – WARD 23 – WILLOWDALE

Director, Engineering Services, Districts 3 & 4, Works and Emergency Services
(July 10, 2001)

Advising Council that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2284, dated April 11, 1994, between Bomir General Contracting Co. Ltd., Prierino Federico, Antonetta Federico, Linda Wein, Frederick Edward Erdman and Kathleen Freda Erdman (the developer) and the former City of North York are in the required condition to be assumed by the City; and **recommending** that:

- (1) Council pass an assumption by-law to assume the municipal services in Subdivision Plan 66M-2284; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

16. FEES FOR SIGN BY-LAW VARIANCE REQUESTS

Commissioner of Urban Development Services

(August 24, 2001)

Responding to the motion submitted by Councillor Sutherland, and endorsed by the North York Community Council at its meeting held on July 11, 2001; and **recommending** that the report be received for information.

16(a). Director and Deputy Chief Building Official, Urban Development Services

(August 23, 2001)

Recommending that:

(1) this report be received for information;

OR

(2)(a) North York Community Council authorize that a public meeting(s) be held to consider a proposed by-law amendment to include a variance fee as outlined in this report, and that notice of the public meeting(s) be given in accordance with the requirements of the Municipal Act;

(b) staff be directed to prepare a draft by-law for consideration at the public meeting;

(c) that the appropriate City Officials be authorized and directed to take the necessary action, including the introduction of a bill, in Council, in the form of a draft by-law to give effect thereto.

**17. ONTARIO MUNICIPAL BOARD HEARING HELD IN RELATIONSHIP TO:
OFFICIAL PLAN AMENDMENT NO. 392 – SHEPPARD EAST SUBWAY
CORRIDOR SECONDARY PLAN;
OFFICIAL PLAN AMENDMENT NO. 446;
ZONING BY-LAW 33161;
OFFICIAL PLAN, ZONING AND SITE PLAN APPEALS BY
1448433 ONTARIO INC.
WARD 23 - WILLOWDALE**

City Solicitor

(August 27, 2001)

Reporting on the Decision of the Ontario Municipal Board with respect to the various matters noted above; and recommending that this report be received as information.

18. REPORT – APPEAL OF THE APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – CMB 2001 0001 & SUB 2001 0001 – 125084 ONTARIO LIMITED – TORYORK & MILVAN DRIVE – WARD 7 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(August 27, 2001)

Reporting on appeals of applications to amend the Official Plan and Zoning By-law which have been filed by the Yorkwest Residents Association and by Bianchi Presta, Barristers and Solicitors, on behalf of Village Masonry Construction Inc. located at 270 Toryork Drive; and **recommending** that City Council receive this report for information.

18(a). Mr. Tony Picheca
(August 15, 2001)

Expressing his support for the proposed development and requesting staff and Council take whatever action is required to see this through and recognize the frivolousness of the appeal filed by the York West Residents Association.

19. APPEAL OF OFFICIAL PLAN AMENDMENT NO. 506 AND ZONING BY-LAW 601-2001 – MCDONALD AND HAYDEN, BARRISTERS AND SOLICITORS ON BEHALF OF METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 595 (“MANHATTAN PLACE”) 131 BEECROFT ROAD AND APPEAL OF OFFICIAL PLAN AMENDMENT NO. 506 AND ZONING BY-LAW 601-2001 – STIKEMAN ELLIOTT, BARRISTERS AND SOLICITORS ON BEHALF OF 2748355 CANADA INC. (BEUTEL GOODMAN REAL ESTATE GROUP), OWNERS OF THE MADISON CENTRE – 4950 YONGE STREET – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(August 28, 2001)

Providing information with respect to appeals of Official Plan Amendment 506 and Zoning By-law 601-2001; and **recommending** that this report be received for information.

20. FINAL REPORT – APPLICATION FOR PART LOT CONTROL EXEMPTION – TB PLC 01 08 – SPECTRUM RESIDENCES INC. – 28 & 30 HARRISON GARDEN BOULEVARD – BLOCK 6 ON PLAN 66M-2354 – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(August 21, 2001)

Reporting on an application to request exemption from part lot control in order to permit the division of Block 6 on the above-noted lands into two parts for mortgage purposes; and **recommending** that:

- (1) this 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 its enactment; and
- (4) the appropriate City Officials be authorized and directed to register the By-law on title.

21. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0013 - SHARON AND TAMARA LOHR (C/O JOHN I KIRK) – 647 SHEPPARD AVENUE WEST – WARD 10 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(August 23, 2001)

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;
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

22. PRELIMINARY REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2001 0014 – RAMP DEVELOPMENTS LTD. – 15 DALLNER ROAD – WARD 7 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(August 23, 2001)

Providing preliminary information on the above-noted applications and to seek 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 within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

23. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND OFFICIAL PLAN – TB CMB 2001 0011 – SHENGLIN HOLDING CORPORATION – 170 SHEPPARD AVENUE EAST – WARD 23 – WILLOWDALE

Director, Community Planning, North District, urban Development Services
(August 23, 2001)

Providing preliminary information on the above-noted application and to seek 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 within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

24. PRELIMINARY REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2001 0012 – STERLING SILVER DEVELOPMENT CORPORATION – GATES OF BAYVIEW – 4001, 4003 AND 4005 BAYVIEW AVENUE – WARD 24 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(August 23, 2001)

Providing preliminary information on the above-noted applications and to seek 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 within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

25. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB CBM 2001 0012 / TB SPC 2001 0087 – EMINENT CONSTRUCTION LIMITED (C/O DELTERA INC.) – NORTH OF NORTHTOWN WAY, EAST OF YONGE STREET AND SOUTH OF BYNG AVENUE – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(August 30, 2001)

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;
- (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.

26. KEELE EMPLOYMENT AREA STUDY – SUMMARY OF STUDY FINDINGS AND RECOMMENDATIONS – UD03 KEA – WARD 8 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(August 23, 2001)

Presenting a summary of the pertinent findings and conclusions of the Keele Employment Area Study; and **recommending** that:

- (1) the Keele Employment Area Study be received and that Planning staff use this study to inform future initiatives regarding employer – resident labour force linkages in the Keele Employment Area and other employment areas in the City, as well as any future land use and transportation planning for the area;
- (2) the Keele Employment Area Study be referred to Community and Neighbourhood Services and Economic Development Culture and Tourism Departments for their review and use in any work regarding employer – resident labour force linkages in the Keele Employment Area and other employment areas in the City; and,
- (3) the Keele Employment Area Study be forwarded to the Community Partners Action Group for their information.

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

27. DRAFT BY-LAW TO AUTHORIZE THE SALE OF A PART OF THE CLOSED PORTION OF THE HIGHWAY – WILSON HEIGHTS BOULEVARD LOCATED AT THE NORTHWEST CORNER OF WILSON HEIGHTS BOULEVARD AND WATERLOO AVENUE – WARD 10 – YORK CENTRE

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

City Solicitor
(undated)

Submitting Draft by-law to authorize the sale of a part of the closed portion of the highway – Wilson Heights Boulevard located at the northwest corner of Wilson Heights Boulevard and Waterloo Avenue.

- 27(a).** Clause No. 3 of the North York Community Council Report No. 6, titled Disposition of Surplus Vacant Land – Northwest Corner of Wilson Heights Boulevard and Waterloo Avenue – Ward 10 – York Centre”, which was amended and adopted by the Council of the City of Toronto at its meeting held on July 24, 25 and 26, 2001.

28. DRAFT BY-LAW TO AUTHORIZE THE ALTERATION OF GRACEDALE BOULEVARD BETWEEN CRIMSCOTT ROAD AND GOLDSBORO ROAD BY THE INSTALLATION OF SPEED HUMPS

PUBLIC HEARING – SCHEDULED FOR 10:20 A.M.

City Solicitor
(undated)

Submitting Draft By-law to authorize the alteration of Gracedale Boulevard between Crimscott Road and Goldsboro Road by the installation of speed humps.

- 28(a).** Clause No. 14 of the North York Community Council Report No. 6, titled “Traffic Calming Measures – Gracedale Boulevard between Crimscott Road and Goldsboro Road – Ward 7 – York West”, which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on July 24, 25 and 26, 2001.

29. SPEED LIMIT ON FINCH AVENUE, BETWEEN BAYVIEW AVENUE AND DON MILLS ROAD – WARD 24 – WILLOWDALE AND WARD 33 – DON VALLEY EAST

(DEFERRED FROM THE NORTH COMMUNITY COUNCIL MEETING OF MAY 16, 2001)

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

Councillor Disero, Chair, Works Committee
(April 30, 2001)

Forwarding a communication (April 3, 2001) from Mr. S. Cass, Chair, Metro Toronto Condominium Corporation No. 661, representing five condominium corporation boards in the Finch/Don Mills area with respect to the reduction in the speed limit on Finch Avenue between Bayview Avenue and Don Mills Road; and requesting the North Community Council to hear depositions on this matter and to forward its recommendations to the Works Committee for its meeting on June 6, 2001.

30. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB ZBL 2001 0009 – CARSON WOODS ARCHITECTS LTD. – 275 FINCH AVENUE WEST – WARD 23 – WILLOWDALE

STATUTORY PUBLIC MEETING – SCHEDULED FOR 2:00 P.M.

Director, Community Planning, North District, Urban Development Services
(August 22, 2001)

Reporting on an application to amend the Zoning By-law for a home office at 275 Finch Avenue on the south side of Finch Avenue West just east of Bathurst Street; and **recommending** that City Council:

- (1) Amend the 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. 8.
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) Before introducing the necessary Bills to City Council for enactment, the owner shall convey a 2.76 m widening along the Finch West frontage of the site to the City.

31. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB CMB 2000 0004 – CARMELLA FALLICO – 2710 VICTORIA PARK AVENUE – WARD 33 – DON VALLEY EAST

STATUTORY PUBLIC MEETING – SCHEDULED FOR 2:15 P.M.

Director, Community Planning, North District, Urban Development Services
(August 23, 2001)

Reporting on an application to amend the Zoning By-law 7625 for a personal service shop within a newly constructed dwelling at 2710 Victoria Park Avenue; and **recommending** that City Council:

- (1) Amend the Zoning By-law 7625 for the City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 in order to permit a hair salon having a maximum gross floor area of 69m² within a newly constructed dwelling;
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) Before introducing the necessary Bills to City Council for enactment, the applicant shall:
 - (a) submit a landscaping plan to the satisfaction of the Director of Community Planning, North District. The landscaping plan shall include a landscape buffer having a minimum width of 0.9m along the north and west property lines and a 1.8m board on board wooden fence along the north and west property lines;

- (b) submit a tree preservation plan for the existing mature trees on the property, to the satisfaction of the Director of Community Planning, North District. The Owner shall agree to carry out or cause to carry out the tree preservation plan and secure and implement the recommendations of the approved tree preservation plan at the time of any building permit issuance.