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

Date of Meeting: October 24, 2001 **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 SEPTEMBER 13, 2001
(An electronic copy will be distributed to the Members)

COMMUNICATIONS/REPORTS

**1. SOUTHBOUND RIGHT TURN LANE DESIGNATION – NORFINCH
DRIVE/OAKDALE ROAD AT FINCH AVENUE WEST – WARD 8 – YORK
WEST**

Director, Transportation Services, District 3, Works and Emergency Services
(October 5, 2001)

Reporting on dedicating the southbound curb lane on Norfinch Drive/Oakdale Road at Finch Avenue West, for right turns only, buses excepted; and **recommending** that:

- (1) the southbound curb lane on Norfinch Drive at Finch Avenue West be designated for right turning vehicles only, buses excepted, between Finch Avenue West and a point 70 metres northerly thereof; and
- (2) the appropriate by-law(s) be amended accordingly.

2. PARKING/STOPPING PROHIBITIONS – CLANTON PARK ROAD – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(October 4, 2001)

Reporting on amending the current parking prohibitions on Clanton Park Road; 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 Any Time” prohibition on the south side of Clanton Park Road, from 45.75 metres east of the easterly limit of Bonnacord Road to the easterly limit of Clanton Park Road;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a “No Parking Any Time” prohibition on the south side of Clanton Park Road, from 45.75 metres east of the easterly limit of Bonnacord Road to the southerly limit of Yeomans Road; and
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a “No Stopping Any Time” prohibition on both sides of Clanton Park Road, from the easterly limit of Yeomans Road to the easterly limit of Clanton Park Road.

3. SALE OF SURPLUS PROPERTY TO METROPOLITAN TORONTO HABITAT FOR HUMANITY INC. – VACANT LAND LOCATED AT THE NORTH EAST CORNER OF LOVILLA BOULEVARD AND WESTON ROAD – WARD 7 – YORK WEST

Commissioner of Corporate Services
(October 2, 2001)

Seeking authorization for disposal of the surplus vacant land at the northeast corner of Lovilla Boulevard and Weston Road to Metropolitan Toronto Habitat for Humanity Inc. at below market value for the development of affordable-ownership housing and to authorize the granting of an easement to Bell Canada over a portion of the property; and **recommending** that:

- (1) a permanent easement be granted to Bell Canada, for nominal consideration, over the City-owned land designated as Part 3 on Plan 64R-13313, for protection of its existing equipment, on terms and conditions satisfactory to the Commissioner of Corporate Services;

- (2) the Offer to Purchase from Metropolitan Toronto Habitat for Humanity Inc. (MTHFHI) to purchase the City-owned land located at the northeast corner of Lovilla Boulevard and Weston Road be accepted on the terms and conditions outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (3) the requirement with respect to the non-refundable monthly payments provided for in Clause No. 14 of Report No. 27 of the former Metropolitan Management Committee, adopted on September 28, 1994, be waived;
- (4) authority be granted to direct a portion of the proceeds on closing to fund the outstanding balance to Account No. CA6343;
- (5) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

4. HARMONIZATION OF THE NOISE BY-LAW

City Clerk, Planning and Transportation Committee
(September 19, 2001)

Advising that the Planning and Transportation Committee, at its meeting held on September 11, 2001, recommended that the report (August 16, 2001) from the Commissioner of Urban Development Services and the communication (July 19, 2001) from the Secretary, Board of Health respecting Harmonization of the Noise By-law be forwarded to the Community Councils and the Board of Health for their consideration and comment back to the Planning and Transportation Committee.

4(a). Commissioner of Works and Emergency Services (October 10, 2001)

Reporting on the implications on City operations of the restricted use of leaf blowers as recommended by the Board of Health at their meeting held on July 16, 2001; and **recommending** that:

- (1) City staff continue using leaf blowers but only during the hours of 7:00 a.m. to 5:00 p.m., Monday to Friday, and not at any time in quiet zones unless required for emergency operations; and

- (2) Staff be directed to develop an implementation plan to review work procedures, training requirements, and to research new types of equipment and leaf removal methods.

5. SIGN PERMIT AND VARIANCE APPLICATION FEE HARMONIZATION

City Clerk

(October 9, 2001)

Forwarding Clause No. 6 contained in Report No. 10 of the Planning and Transportation Committee, titled "Sign Permit and Variance Application Fee Harmonization, which was adopted, as amended, by the Council of the City of Toronto at its meeting held on October 2, 3 and 4, 2001.

6. ONTARIO MUNICIPAL BOARD HEARING – 7 LAILEY CRESCENT – WARD 23 – WILLOWDALE

City Solicitor

(October 9, 2001)

Reporting on the outcome of the Ontario Municipal Board Hearing concerning 7 Lailey Crescent; and **recommending** that this report be received for information.

7. APPEAL OF APPLICATION FOR CONDOMINIUM – TB CDC 01 002 (55CDM-01-503) - 1431266 ONTARIO INC. O/A YORK WOODS VILLAGE – 1723 FINCH AVENUE WEST – WARD 8 - YORK WEST

Director, Community Planning, North District, Urban Development Services

(October 2, 2001)

Reporting on the appeal of an application for a 24-unit townhouse condominium filed by 1421266 Ontario Inc. (York Woods Village); and **recommending** that the City Solicitor be directed to attend at the hearing to ensure that all the usual and appropriate conditions are included in any approval of the condominium application for 1723 Finch Avenue West

8. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – TB CMB 2001 0013 AND TB SUB 2001 0003 – DOWNSVIEW REHABILITATION CENTRE/WSIB – 115 TORBARRIE ROAD – WARD 7 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(October 3, 2001)

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 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.

9. PRELIMINARY REPORT – APPLICATION TO AMEND THE NORTH YORK OFFICIAL PLAN AND ZONING BY-LAW 7625 – TB CMB 2001 0015 – BERNCRAY HOLDINGS INC. AND FOUR WINDS FBM LTD. IN TRUST – 45-75 FOUR WINDS DRIVE – WARD 8 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(October 4, 2001)

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 to 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.

10. PRELIMINARY REPORT – APPLICATION TO AMEND ZONING BY-LAW 7625 AND NORTH YORK OFFICIAL PLAN – TB CMB 2001 016 – LEISUREWORLD INC. - 22 NORFINCH DRIVE – WARD 8 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(October 4, 2001)

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 to 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.

11. PRELIMINARY REPORT – APPLICATION TO AMEND ZONING BY-LAW – TB ZBL 2001 0016 – BLOOMING FOREST BHIKKUNI BUDDHIST ASSOCIATION OF CANADA – 960-962 WILSON AVENUE – WARD 9 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(October 4, 2001)

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 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.

12. PRELIMINARY REPORT – APPLICATION TO AMEND ZONING BY-LAW 7625 – TB ZBL 2001 0019/TB SPC 2001 0098 – TRUSTEES OF THE NEWTONBROOK CONGREGATION OF THE UNITED CHURCH OF CANADA – 53 CUMMER AVENUE – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(October 1, 2001)

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

13. PRELIMINARY REPORT – APPLICATIONS TO AMEND ZONING BY-LAW – TB ZBL 2001 0017 AND TB ZBL 2001 0006 (AMENDED) – BBT DEVGROUP INC. & SHANE BAGHAI HOME INC. – ADAM BROWN C/O BROWN DRYER KAROL – 34 AVONDALE AVENUE AND BLOCKS 4 AND 5, PLAN 66M-2354 AND PART OF TERLEAN ROAD ALLOWANCE – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(October 4, 2001)

Providing preliminary and further 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 joint community consultation meeting on both applications together with the Ward Councillor.
- (2) Notice for the joint community consultation meeting be given to landowners and residents within 120 metres of the sites (34 Avondale Avenue and Plan of Subdivision 66M-2354) and within the expanded notification area previously directed by Council Motion.

- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and to all those individuals within the expanded notification area referred to in Recommendation No. (2) above.

14. FURTHER REPORT – APPLICATION TO AMEND ZONING BY-LAW 7625 – TB ZBL 2001 0007 – GSI REAL ESTATE AND PLANNING ADVISORS ON BEHALF OF THE ROYAL CANADIAN LEGION – 6 SPRING GARDEN AVENUE – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services

(October 5, 2001)

Reporting on a request on behalf of the Royal Canadian Legion, Branch 66 for a reduction or waiving of the rezoning application fee; and **recommending** that City Council make a determination on this request.

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

15. DRAFT BY-LAW TO AUTHORIZE THE ALTERATION OF BAYVIEW AVENUE SOUTH OF SHEPPARD AVENUE EAST BY THE EXTENSION OF THE CENTRE MEDIAN – WARDS 23 & 24 – WILLOWDALE

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

City Solicitor

(undated)

Submitting Draft by-law to authorize the alteration of Bayview Avenue south of Sheppard Avenue East by the extension of the Centre Median.

- 15(a).** Clause No. 11 of the North York Community Council Report No. 7, titled “Proposed Road Alteration – Median Extension – Bayview Avenue, south of Sheppard Avenue East – Wards 23 & 24 – Willowdale”, which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on October 2, 3, and 4, 2001.

16. TREE REMOVAL REQUEST – 7 FINDLAY BOULEVARD – WARD 10 – YORK CENTRE

DEPUTATION ITEM – SCHEDULED FOR 10:20 A.M.

Commissioner of Economic Development, Culture and Tourism
(October 1, 2001)

Reporting on a written request from the homeowner of 7 Findlay Boulevard, to permit the removal of a 45-cm Schwedler Norway Maple tree from the boulevard fronting their home; and **recommending** that this request to remove the tree be **denied**.

17. TREE REMOVAL REQUEST – 48 PAULVALE AVENUE – WARD 8 – YORK WEST

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

Commissioner of Economic Development, Culture and Tourism
(April 19, 2001)

Reporting on an appeal to the North Community Council from the owner of 48 Paulvale Avenue, to permit the removal of a 28 cm White Ash tree from the boulevard fronting the house; and **recommending** that this request to remove the tree be **denied**.

17(a). Clause No. 23(g) of the North Community Council Report No. 4, titled “Tree Removal Request – 48 Paulvale Avenue – Ward 8 – York West”, which was received, for information by the Council of the City of Toronto at its meeting held on May 30, 31 and June 1, 2001.

17(b). Saverio Varano
(October 2, 2001)

Requesting that this matter be placed on the next North York Community Council agenda for consideration.

18. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED ROOF SIGN – 4828 YONGE STREET – WARD 23 – WILLOWDALE

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

Acting Director and Deputy Chief Building Official, Urban Development Services
(October 9, 2001)

Evaluating and making recommendations regarding a request for a variance from the sign by-law by Mrs. Jean Phillips and Miss Elizabeth Geleff, to permit the erection of a third party illuminated billboard sign on the roof of an existing building; and **recommending** that the request for a minor variance from the sign by-law be **refused**.

19. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED THIRD PARTY WALL SIGN – 25 SHEPPARD AVENUE WEST – WARD 23 – WILLOWDALE

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

Acting Director and Deputy Chief Building Official, Urban Development Services
(October 9, 2001)

Evaluating and making recommendations regarding a request for a variance from the sign by-law by Mr. Viktor Lang, Managing Director, Print N'promotions Ltd. to permit the erection of a third party illuminated wall sign on an existing building; and **recommending** that the request should not be considered as a minor variance and should be **refused**.

20. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB ZBL 2001 0004 – THE CADILLAC FAIRVIEW CORPORATION – 1800 SHEPPARD AVENUE EAST – FAIRVIEW MALL – WARD 33 – DON VALLEY EAST

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

Director, Community Planning, North District, Urban Development Services
(October 2, 2001)

Reporting on an application to amend the Zoning By-law to accommodate additional retail and office space at Fairview Mall shopping centre located at 1800 Sheppard Avenue East at Don Mills; 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. 10.
- (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 amend the Zoning By-law to Council for enactment, the Site Plan Agreement registered on title be amended

to include the conceptual site plan, the site plan goals and principles as indicated in Attachment 8, and the requirements of Transportation Services, Works & Emergency Services Department.

- (4) Before introducing the necessary Bills to amend the Zoning By-law to Council for enactment, the owner shall satisfy the requirements of Technical Services, Works & Emergency Services Department.

21. FINAL REPORT – APPLICATION FOR ZONING BY-LAW AMENDMENT UDZ-99-17 AND APPLICATION FOR SITE PLAN APPROVAL UDSP-99-162 – DUCA FINANCIAL SERVICES CREDIT UNION LTD – C/O HENDRIK OP’T ROOT ARCHITECT – 5270 AND 5290 YONGE STREET – WARD 23 – WILLOWDALE

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

Director, Community Planning, North District, Urban Development Services
(October 3, 2001)

Reporting on an application to amend the Zoning By-law to permit a 20 storey condominium apartment building at the north west corner of Yonge Street and Ellerslie Avenue; and **recommending** that the application for rezoning be approved, subject to the following:

- (1) Amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 12.
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required as a result of the site plan approval and the final plan of survey reference description.
- (3) Prior to the enactment of the zoning by-law, the applicant/owner shall enter into an Agreement with the City pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, in a form satisfactory to the City Solicitor and the Director, Community Planning, North District, to secure the facilities, services and matters noted below:
 - (i) identify and secure a Social Facility generally in accordance with the plans located in the office of the Director, Community Planning, North District prepared by Hendrik Op’t Root – Architect, dated July, 2000, and in accordance with the Term Sheet attached to this report (Attachment 13).
 - (ii) in lieu of providing an on-site social facility the applicant provide a cash payment to the satisfaction of the Chief Financial Officer and

Treasurer to construct a similar facility serving the North York Centre.

- (iii) have conveyed or cause to be conveyed to the City, for a nominal sum, free of all encumbrances the property and described as Part 1, Part 2 and Part 3, draft Reference Plan prepared by J Stel Ontario Land Surveyor (on file in the Planning Department offices) for road purposes.
 - (iv) have provided a signed and dated reference plan confirming the road dedications described in the attached draft by-law.
- (4) It is recommended that City Council approve the proposed 20 storey residential apartment building with a 3 storey podium containing office and grade-related retail uses as indicated on the drawings entitled:

Site Plan, A-1 dated stamped as received July 12, 2000, prepared by Hendrik Op't Root, Architect Ltd.

Ground Floor Plan A-5 dated March 19, 2001, stamped as received March 21, 2001, prepared by Hendrik Op't Root, Architect Ltd.

Typical Floor Plan A-9 dated August 15, 2001, stamped as received August 20, 2001 prepared by Hendrik Op't Root, Architect Ltd.

Elevations, A-12 dated August 15, 2001, stamped as received August 20, 2001, prepared by Hendrik Op't Root, Architect Ltd.

Elevations, A-13 dated September 18, 2001, stamped as received September 24, 2001, prepared by Hendrik Op't Root, Architect Ltd.

subject to the following conditions of site plan approval:

- 4(1) The lands shall be developed and maintained in accordance with the approved Site Plan drawings and conditions of approval. The Owner acknowledges that notwithstanding this approval, the lands shall be developed in accordance with the applicable zoning by-law(s) and that it is the responsibility of the Owner to ensure that the development is in conformity with the applicable zoning by-law(s) to the satisfaction of the Chief Building Official.
- 4(2) All of the work shown on the approved drawings and all of the work required by the conditions of this approval shall be completed by December 31, 2003, failing which, this approval shall require an extension by the Director of Community Planning, North District (the "Director"), or his successor, prior to the issuance of any building permit.
- 4(3) All refuse and recycling storage shall be contained within the building. Refuse and recycling materials shall be transported to the collection area on collection days only. The Owner acknowledges that garbage shall be collected in accordance with Garbage By-law 21732, as amended.

- 4(4) All driveways, loading and parking areas shall be paved with asphalt, turfstone, concrete or concrete unit pavers.
- 4(5) All designated parking spaces for persons with disabilities shall be identified with proper signage and logos to the satisfaction of the Director of Transportation Services - Works and Emergency Services Department, or his successor. All designated parking spaces, walkways and curb ramps shall conform with the City of Toronto (formerly North York), "Barrier-Free Accessibility, Design Guidelines and Policy Handbook (Exterior Guidelines)."
- 4(6) No signage, satellite dishes, cellular telephone antennae or associated equipment shall be provided on the roof of the building, without the prior approval of the Director.
- 4(7) All existing trees scheduled to be preserved shall be maintained in accordance with the City of Toronto (formerly North York) Standards For The Protection And Care Of Trees. Any tree that is removed in contravention of the Site Plan Approval, or that is severely damaged, shall be replaced with a tree or trees of similar value to the satisfaction of the Director.
- 4(8) All site illumination shall be designed to prevent the spread of light onto adjacent properties.
- 4(9) Above-grade electrical transformers, gas regulators, and other equipment are not permitted above grade in any yard abutting a public street unless screened from view with landscaping or fencing to the satisfaction of the Director, or his successor. All clearances from Toronto (formerly North York) Hydro-Electric Commission facilities must be maintained to the satisfaction of Toronto Hydro or such successor body. The owner shall make arrangements to the satisfaction of the affected Utility for the installation, relocation and protection of all utilities.
- 4(10) The municipal address of the project is to be well illuminated, provided in a prominent location and designed to be easily readable from adjacent streets.
- 4(11) The Owner agrees to provide the City with a complete and acknowledged Record of Site Condition, in accordance with the applicable Ministry of Environment and Energy Guideline for Use at Contaminated Sites in Ontario, within 3 months of the site plan approval, as amended.
- 4(12) The Owner shall agree, to at all times, indemnify and save the City harmless from and against any and all claims, demands, losses, costs, charges, expenses, actions and other proceedings made, brought against, suffered by or imposed on the City in respect of any failure by the Owner to fulfil any of its

obligations under this Agreement in respect of its responsibility for any potential soil contamination or remediation of the lands.

- 4(13) The Owner shall develop the lands in accordance with the requirements and conditions, as contained in the memorandum of (refer to attached):

AGENCY	DATE OF MEMORANDUM
Community and Neighbourhood Services (Healthy Environments)	February 23, 2001, June 5, 2001
Toronto Works and Emergency Services (Development Services Division)	February 17, 2000, November 23, 2000
Toronto Works and Emergency Services (Transportation Services Division)	April 4, 2001, June 7, 2001, and October 3, 2001
Economic Development, Culture and Tourism, Parks and Recreation Division	May 14, 2001, February 14, 2000
Economic Development, Culture and Tourism, Parks and Recreation Division	May 14, 2001
Economic Development, Culture and Tourism (Policy and Development Division, and Technical Services)	February 14, 2000
Toronto Hydro	August 2, 2000
City of Toronto Fire Services	
Public Health	February 23, 2001 and June 15, 2001

- 4(14) The owner shall submit the following to the satisfaction of the Medical Officer of Health and the Director before any excavation permit is issued:

- (a) The owner agrees to carry out a Phase II Environmental Site Assessment.
- (b) the owner agrees to provide the City with a complete and acknowledged Record of Site Condition in accordance with the applicable Ministry of Environment and Energy Guideline for Use at Contaminated Sites in Ontario, prior to the issuance of an excavation permit.

- 4(15) The owner shall submit the following to the satisfaction of the Director before any building permit is issued:

- (a) 3 copies of a revised site plan which incorporates:
 - (i) the technical requirements of all the departments.

- (ii) the necessary modifications to eliminate the grade difference along Yonge Street.
 - (iii) the revised parking garage layout.
- (b) 3 copies of detailed landscape plan, which should address the following:
- (i) Provision of street trees with a minimum 80 calliper and a spacing of eight metres for shade trees and 5 metres for ornamental tree (minimum 70 mm calliper). Trees and screening should be provided in accordance with the recommendations contained in the Pedestrian Wind Assessment Report prepared by RWDI and other required landscape matters including detailed planting and paving requirements.
- (c) confirmation that arrangements have been made to satisfy the requirements of:

AGENCY	AS NOTED IN THEIR MEMORANDUM DATED
Toronto Works and Emergency Services (Development Services Division)	February 17 2000
Toronto Works and Emergency Services (Transportation Services Division)	April 4, 2001, June 7, 2001 and October 3, 2001
Economic Development, Culture and Tourism, Parks and Recreation Division	May 14, 2001
Economic Development, Culture and Tourism (Policy and Development Division, and Tech. Services)	February 14, 2000
City of Toronto Fire Services	
Public Health	February 23, 2001 and June 15, 2001

- (d) confirmation that approval has been obtained from the Toronto Hydro-Electric Commission.
- (e) confirmation that the owner has entered into site plan prepared to the satisfaction of the City Solicitor and the Director, to register the approved drawings and conditions of approval on title.

- (f) the owner shall submit a cost estimate with a letter of credit or certified cheque equal to 120% of the value of the landscaping including plantings, decorative paving and fencing. The letter of credit shall be submitted in a form satisfactory to the Chief Financial Officer in accordance with its standard format for letters of credit as of the date of submission of the letter to the City, and which shall provide for automatic renewal rights at the end of the term, to complete all outstanding work required by the conditions of approval. The deposit shall be returned to the owner at such time as the Director, Community Planning, North District, is satisfied that the property has been developed in accordance with the approved drawings and conditions of approval.
 - (g) a lighting detail and concept plan for the driveway area.
 - (h) the owner shall agree, to at all times, indemnify and save the City harmless from and against any and all claims, demands, losses, costs, charges, expenses, actions and other proceedings made, brought against, suffered by or imposed on the City in respect of any failure by the Owner to fulfil any of its obligations under this Agreement in respect of its responsibility for any potential soil contamination or remediation of the lands;
- 4(16) The Owner shall submit confirmation from a qualified professional (i.e. qualified environmental control consultant) that all intake/exhaust vents and mechanical equipment will not create objectionable noise impacts to the adjacent sites.
- 4(17) The Owner shall submit confirmation from a qualified professional that certify that the Pedestrian Comfort policies in Section 5.6.5 of the North York Centre Secondary Plan have been met to the satisfaction of the Director of Community Planning, North District.

21(a). SUPPLEMENTARY REPORT – DUCA FINANCIAL SERVICES CREDIT UNION LTD. – C/O HENDRIK OP’T ROOT ARCHITECT – 5270 AND 5290 YONGE STREET

Director, Community Planning, North District, Urban Development Services
(October 10, 2001)

Reporting on modifications to the Final Report (October 3, 2001) in response to recommendations made by the Finance Department subsequent to the Final Report being released; and **recommending** that recommendation (3)(ii) be amended by deleting “Chief Financial Officer” and replacing it with Commissioner of Urban

Development Services or her designate and, that the following be added to the recommendation:

“The cash in lieu of a social facility and any other contributions made pursuant to the Section 37 agreement are over and above the development charge requirements and are not to be treated as a credit against the development charge otherwise due and payable” so that the recommendation now reads:

“(ii) in lieu of providing an on-site social facility the applicant provide a cash payment to the satisfaction of the Commissioner of Urban Development Services or her designate to construct a similar facility serving the North York Centre. The cash in lieu of a social facility and any other contributions made pursuant to the Section 37 agreement are in addition to the development charge requirements and are not treated as a credit against the development charge otherwise due and payable.”