
**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 5**

Date of Meeting:	June 5, 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 THE MEETING OF MAY 8, 2002
(An electronic version will be distributed to the Members).

COMMUNICATIONS/REPORTS

- 1. REQUEST FOR EXEMPTION TO NOISE BY-LAW NO. 31317 – CITY OF TORONTO, WORKS AND EMERGENCY SERVICES, ENGINEERING SERVICES, DISTRICT 3 – PAVEMENT RESURFACING OF FINCH AVENUE EAST AT VICTORIA PARK AVENUE – WARD 33 – DON VALLEY EAST AND WARD 24 – WILLOWDALE**

North District Manager, Municipal Licensing and Standards and Court Services
Urban Development Services
(May 22, 2002)

Reporting on a request for an exemption to the former City of North York's Noise By-law No. 31317 by City of Toronto, Works and Emergency Services, Engineering Services, District 3, so that the pavement resurfacing of Finch Avenue East at Victoria Park Avenue can be completed by November, 2002 by working one weekend from June 1, 2002 and November 30, 2002; and **recommending** that in view of the responsible management of the construction activities in the past, that the application be approved.

2. REQUEST FOR EXEMPTION TO NOISE BY-LAW NO. 31317 – CITY OF TORONTO, WORKS AND EMERGENCY SERVICES, ENGINEERING SERVICES, DISTRICT 3 – PAVEMENT RESURFACING OF FINCH AVENUE EAST AT DON MILLS ROAD – WARD 24 – WILLOWDALE

North District Manager, Municipal Licensing and Standards and Court Services,
Urban Development Services
(May 22, 2002)

Reporting on a request for an exemption to the former City of North York's Noise By-law No. 31317 by the City of Toronto, Works and Emergency Services, Engineering Services, District 3, so that the pavement resurfacing of Finch Avenue East at Don Mills Road can be completed by November, 2002, by working one weekend between June 1, 2002 and November 30, 2002; and **recommending** that in view of the responsible management of the construction activities in the past, that the application be approved.

3. REQUEST FOR CURB CUT – 2 WHEELWRIGHT CRESCENT - WARD 8 – YORK WEST

Councillor Li Preti, Ward 8 – York West
(May 21, 2002)

Requesting that this matter be considered at the North York Community Council meeting of June 5, 2002

4. RENAMING OF SHEPPARD SQUARE AS REAN DRIVE AND DEDICATION AND NAMING OF CITY OWNED LANDS TO FORM PART OF REAN DRIVE – WARD 24 – WILLOWDALE

City Surveyor, Works and Emergency Services
(May 16, 2002)

Recommending that the unclosed portions of Sheppard Square be renamed to Rean Drive, and the City owned lands illustrated on Attachment No. 1, be dedicated and named to form part of Rean Drive; and further **recommending** that:

- (1) subject to the statutory requirements for changing the name of a street under the Municipal Act, the unclosed portions of Sheppard Square be renamed as "Rean Drive";
- (2) the City owned lands illustrated on Attachment No. 1, be dedicated and named to form part of "Rean Drive"; and

- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

5. ASSUMPTION OF SERVICES – SUBDIVISION OWNED BY DREWRY AVENUE INC. – PLAN 66M-2343 - SUBDIVISION FILE UDSB-1237 - RODEO COURT – WARD 23 – WILLOWDALE

Director, Development Engineering, District 3, Works and Emergency Services
(May 23, 2002)

Advising the Community Council that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2343, dated October 27, 1999, between Drewry Avenue Inc. and the City of Toronto are in the required condition to be assumed by the City; and **recommending** that:

- (1) An assumption by-law be passed to assume the municipal services in Subdivision Plan 66M-2343; and
- (2) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

6. DISCOVERABILITY CHILDREN’S MURAL AS A CHRISTMAS HOLIDAY CARD

Commissioner of Corporate Services
(May 15, 2002)

Reporting on using the design of the DiscoverAbility Children’s Mural, “Celebrate Don’t Hibernate” as a Christmas Holiday Card and offering said Card for sale to City of Toronto Councillors, all Departments, Service Clubs and residents of Toronto; and **recommending** that:

- (1) the “Celebrate Don’t Hibernate” children’s mural design be offered as one of the designs for the 2002 Holiday Card for Members of Council; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

7. SPORTS FIELDS FACILITY NEEDS REVIEW PROCESS – ALL WARDS

Commissioner of Economic Development, Culture and Tourism
(May 15, 2002)

Reporting as requested by North York Community Council, at its meeting of May 8, 2002; providing information relating to the recommended review process that would be followed in identifying and assessing need with respect to the provision of sports fields across the City; and **recommending** that this report be received for information.

8. INTERSECTION REALIGNMENT – MILVAN DRIVE AT TORYORK DRIVE – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(May 13, 2002)

Reporting on obtaining approval for the reconstruction of the intersection of Milvan Drive and Toryork Drive to facilitate the unrestricted flow of traffic; and **recommending** that:

- (1) a Road Alteration By-law be prepared and public notice be given pursuant to the Municipal Act for the alterations of the alignment of the intersection of Milvan Drive and Toryork Drive, as follows:

The intersection be realigned as such to promote free flow of northbound traffic on Toryork Drive onto westbound Milvan Drive and eastbound traffic on Milvan Drive onto southbound Toryork Drive, as per Drawing No. NY-1404A dated April 23, 2002;

- (2) authority be given by the North York Community Council to immediately advertise the proposed alterations, so that deputation can be held at the July 3, 2002 North York Community Council meeting; and
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended to require southbound traffic on Toryork Drive to stop at Milvan Drive.

9. ALL WAY STOP CONTROL – MURRAY ROSS PARKWAY AT SHOREHAM DRIVE – WARD 8 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(May 8, 2002)

Reporting on the installation of an all way stop control at the intersection of Murray Ross Parkway with Shoreham Drive and to identify the appropriate intersection alignment modifications to improve pedestrian safety; and **recommending** that:

- (1) 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;
- (2) the eastbound curb lane on Shoreham Drive be designated for right turns only, from Murray Ross Parkway to a point 70 metres westerly thereof; and
- (3) modifications to the alignment of the Murray Ross Parkway/Shoreham Drive intersection be considered as part of the 2003 Safety and Operational Improvement Capital Program, subject to available funding and competing priorities.

10. PARKING PROHIBITIONS – FIRGROVE CRESCENT - NORTH LEG – WARD 7 – YORK WEST

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

Reporting on amending the existing parking regulations on the south side of Firgrove Crescent, in the vicinity of Firgrove Public School; and **recommending** that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibitions on the south, east and north sides of Firgrove Crescent, from the westerly limit of Jane Street to the westerly limit of Jane Street;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install No Parking Anytime prohibitions on the south side of Firgrove Crescent, from the westerly limit of Jane Street (north leg) to a point opposite the easterly limit of Picaro Drive;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install No Parking Anytime prohibitions on the south, east and

north sides of Firgrove Crescent from a point opposite the westerly limit of Petiole Road to a point opposite the westerly limit of Jane Street (south leg); and

- (4) Schedule X of By-law No. 31001, of the former City of North York, be amended to install 15 Minute Permitted Parking, 8:00 a. m. to 6:00 p.m., Monday to Friday, on the south side of Firgrove Crescent, from a point opposite the easterly limit of Picaro Drive to a point opposite the westerly limit of Petiole Road.

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

Director, Transportation Services, District 3, Works and Emergency Services
(April 18, 2002)

Reporting on amending 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 Anytime” prohibitions on the east side of Fairchild Avenue, from a point 55 metres south of Inez Court to a point 64 metres southerly thereof;
- (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 north and west side of Fairchild Avenue, from the easterly limit of Burke Street to a point opposite the southerly limit of Inez Court;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 9:00 a.m. and 4:00 p.m., Monday to Friday, on the west side of Fairchild Avenue, from the southerly limit of Inez Court to Drewry Avenue; and
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 9:00 a.m. and 4:00 p.m., Monday to Friday, on the east side of Fairchild Avenue, from the southerly limit of Inez Court to a point opposite easterly limit of Burke Street.

12. STOPPING REGULATION AMENDMENTS – JOHNSTON AVENUE, YONGE STREET AND BOTHAM ROAD – WARD 23 – WILLOWDALE

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

Reporting on amending the existing stopping by-law entry for the south side of Johnston Avenue, between Yonge Street and Botham Road, to reflect the current on street posted prohibitions; and **recommending** that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the no stopping anytime prohibition on the south side of Johnston Avenue, from the westerly limit of Yonge Street to the easterly limit of Botham Road; and
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the south side of Johnston Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, from the westerly limit of Yonge Street to the easterly limit of Botham Road.

13. INSTALLATION OF TWO WAY LEFT TURN LANE – WESTON ROAD, SHEPPARD AVENUE WEST TO HABITANT DRIVE – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(May 22, 2002)

Reporting on the designation and installation of a two way left turn lane on Weston Road, from Sheppard Avenue West to Habitant Drive; and **recommending** that:

- (1) the pavement markings on Weston Road, between Sheppard Avenue West and Habitant Drive, be modified to provide for two northbound traffic lanes, two southbound traffic lanes and a centre lane designated for northbound and southbound left turns only; and
- (2) the appropriate by-law(s) be amended accordingly.

14. ALL WAY STOP CONTROLS – Highbury Road at Aura Lee Boulevard and Gaydon Avenue – 40 km/h Speed Limit – Highbury Road – Ward 7 – York West

Director, Transportation Services, District 3, Works and Emergency Services
(May 22, 2002)

Reporting on the installation of all way stop controls at the intersections of Highbury Road with Aura Lee Boulevard and Gaydon Avenue, and to reduce the posted speed limit on Highbury Road to 40 km/h; and **recommending** that:

- (1) 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 Highbury Road and Aura Lee Boulevard;
- (2) 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 Highbury Road and Gaydon Avenue; and
- (3) By-law No. 31878, of the former City of North York, be amended by introducing a 40 km/h speed zone on Highbury Road, from the northerly limit of Starview Drive to the southerly limit of Wallasey Avenue.

15. RIGHT TURNS ON RED PROHIBITION – Poyntz Avenue at Yonge Street – Ward 23 – Willowdale

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

Reporting on the prohibition of eastbound right turns on a red signal at the intersection of Poyntz Avenue and Yonge Street; and **recommending** that:

- (1) eastbound right turns on a red signal be prohibited at all times from Poyntz Avenue to Yonge Street; and
- (2) the appropriate by-law(s) be amended, accordingly.

16. STOPPING/PARKING PROHIBITIONS – GADE DRIVE, IANHALL ROAD AND NASH DRIVE – DESIGNATED ON-STREET DISABLED LOADING ZONE – GADE DRIVE – WARD 9 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(May 23, 2002)

Reporting on amending the stopping and parking regulations on Gade Drive, Ianhall Road and Nash Drive and to install an on-street loading zone for disabled person parking permit holders on Gade Drive; 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 4:30 p.m., Monday to Friday”, prohibitions on the east side of Gade Drive, from the southerly limit of Nash Drive to a point 91.5 metres south of the southerly limit of Nash Drive;
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing “No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibitions on the east side of Gade Drive, from a point 45 metres south of the southerly limit of Nash Drive to a point 45 metres southerly thereof;
- (3) Schedule F of By-law No. 31770, of the former City of North York, be amended by installing a designated on-street loading zone for disabled person parking permit holders on the east and south sides of Gade Drive, from a point 90 metres south of the southerly limit of Nash Drive to a point 10 metres westerly thereof;
- (4) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a “15 Minute Permitted Parking, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibition on the east side of Gade Drive, from the southerly limit of Nash Drive to a point 45 metres southerly thereof;
- (5) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a “15 Minute Permitted Parking, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibition on the south side of Gade Drive, from a point 100 metres south of the southerly limit of Nash Drive to the easterly limit of Ianhall Drive;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing “No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibitions on the west and north sides of Gade Drive, from the southerly limit of Nash Drive to the easterly limit of Ianhall Road;

- (7) 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 4:30 p.m., Monday to Friday”, prohibitions on the south side of Nash Drive, from the easterly limit of Gade Drive to a point 91.5 metres easterly thereof;
- (8) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing “No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibitions on the north side of Nash Drive, from the westerly limit of Dorking Crescent (east leg) to the easterly limit of Dorking Crescent (west leg);
- (9) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing “No Parking, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibitions on the south side of Nash Drive, from the westerly limit of Dorking Crescent (east leg) to the easterly limit of Dorking Crescent (west leg);
- (10) 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 4:30 p.m. Monday to Friday on the east and north sides of Ianhall Drive, from the northerly limit of Victory Drive to a point 137.25 metres north and west of Victory Drive;
- (11) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing “No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibitions on the north side of Ianhall Drive, from a point 90 metres north of the northerly limit of Victory Drive to a point 47 metres westerly thereof; and
- (12) Schedule IX of By-law No. 31001, be amended by installing “No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday”, prohibitions on the west and south sides of Ianhall Road, from the southerly limit of Gade Drive to the northerly limit of Victory Drive.

17. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2002 0006 – MET CAP LIVING – 40 FOUNTAINHEAD ROAD AND 470 SENTINEL ROAD – WARD 8 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(May 21, 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.
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

18. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2002 0003 – TALISKER GP INC. – 2233 SHEPPARD AVENUE WEST – WARD 7 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(May 21, 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.
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

19. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2002 0002 – 1 LITCHOU, C/O F. ROMANO – 8 HOVE STREET – WARD 10 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(May 16, 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.

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

**20. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR
PROPOSED ROOF SIGN – 3042 KEELE STREET – WARD 9 – YORK
CENTRE**

DEPUTATION ITEM – SCHEDULED FOR 10:15 A.M.

*(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETINGS OF
FEBRUARY 26, 2002 AND JANUARY 26, 2002)*

Director and Deputy Chief Building Official, Urban Development Services
(January 7, 2002)

Reporting on a request for a variance from the Sign By-law by Ms. Lorraine Sherman, to permit the construction of a third party roof sign on the existing two storey building on the subject property; and **recommending** that the request for a minor variance from the Sign By-law be refused.

**21. TREE REMOVAL REQUEST – 44 JUBILEE CRESCENT – WARD 7 – YORK
WEST**

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

Commissioner of Economic Development, Culture and Tourism
(May 1, 2002)

Reporting on an application from the owner of 44 Jubilee Crescent to permit the removal of a 75-cm diameter Silver Maple tree; and **recommending** that:

- (1) North York Community Council deny the request for the removal of one city-owned tree located at 44 Jubilee Crescent; or
- (2) North York Community Council approve the request for the removal of one City-owned tree located at 44 Jubilee Crescent conditional on:

- (a) the applicant paying for the value of the Silver Maple tree and for all associated removal and replacement costs, that is \$8,431.00; and
- (b) the applicant plant one 75-mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
- (c) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$8,431.00 to cover the costs of removal, maintenance and replacement of the 75-mm tree planted on City property.

22. PRESENTATION TO STUDENTS WHO PARTICIPATED IN THE PROGRAM CALLED “DISCOVERABILITY”

PRESENTATION – SCHEDULED FOR 11:00 A.M.

23. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB ZBL 2001 0012 AND TB SPC 2001 0083 – EMINENT CONSTRUCTION LIMITED – 8 AND 10 NORTHTOWN WAY – WARD 23 – WILLOWDALE

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

Director, Community Planning, North District, Urban Development Services
(May 17, 2002)

Reporting on an application to amend the Zoning By-law for a 3-storey residential building with retail at grade and a 30-storey residential building with grade related retail at 8 and 10 Northtown Way; 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 City Council for enactment require the owner to: enter into the necessary Section 37 Agreement; execute a Tree Preservation Agreement; and address the conditions noted in the memorandum of Works and Emergency Services (Technical Services Division) dated May 8, 2002.

- (4) It is recommended that City Council approve under Section 41 of the Planning Act, a 3-storey residential building with retail at grade, and a 30-storey residential building with retail at grade as indicated on the drawings entitled:
- (a) Site Plan and Statistics, Plan No. A-101, date stamped as received May 13, 2002, prepared by Burka Varacelli Architects;
 - (b) Underground Parking Level D – P4, Plan No. A-201, date stamped as received May 3, 2002, prepared by Burka Varacelli Architects;
 - (c) Underground Parking Level C – P3, Plan No. A-202, date stamped as received May 3, 2002, prepared by Burka Varacelli Architects;
 - (d) Underground Parking Level B – P2, Plan No. A-203, date stamped as received May 3, 2002, prepared by Burka Varacelli Architects;
 - (e) Underground Parking Level A – P1, Plan No. A-204, date stamped as received May 3, 2002, prepared by Burka Varacelli Architects;
 - (f) East Elevation, Plan No. A-401, date stamped as received May 13, 2002, prepared by Burka Varacelli Architects;
 - (g) South Elevation, Plan No. A-402, date stamped as received May 13, 2002, prepared by Burka Varacelli Architects;
 - (h) West Elevation, Plan No. A-403, date stamped as received May 13, 2002, prepared by Burka Varacelli Architects;
 - (i) North Elevation, Plan No. A-404, date stamped as received May 13, 2002, prepared by Burka Varacelli Architects;
 - (j) East & West Courtyard Elevation, Plan No. A-405, date stamped as received May 13, 2002, prepared by Burka Varacelli Architects;
 - (k) Layout Plan, Plan No. L-1, date stamped as received May 13, 2002 prepared by The MBTW Group.

subject to the following conditions:

- 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 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 within two year from the date of this approval failing which, this approval shall require an extension by the Director, 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 buildings. Refuse and recycling materials shall be transported to collection areas 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) 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) All site illumination shall be designed to prevent the spread of light onto adjacent properties.
- 4(7) 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(8) Above-grade electrical transformers, gas regulators, and other equipment are not permitted above grade unless within the mass of the building to the satisfaction of the Director, or his successor. All clearances from Toronto Hydro-Electric System Limited 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(9) 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(10) Site grading shall be designed to ensure that there are no drainage problems created on adjacent lands.

- 4(11) The Owner shall develop the lands in accordance with the requirements and conditions, as contained in the memorandum of (refer to attached):
- (a) Works & Emergency Services (Technical Services Division) memorandum dated May 8, 2002.
 - (b) Works & Emergency Services (Fire Services) memorandum dated April 23, 2002.
 - (c) Toronto Transit Commission, letter dated May 1, 2002
 - (d) Toronto District School Board, letter dated May 13, 2002.
- 4(12) The applicant shall submit the following to the satisfaction of the Director, Community Planning, North District, before any building permit other than a foundation permit is issued for any building:
- (a) Confirmation that arrangements have been made to satisfy the requirements of the Technical Services Division of the Works and Emergency Services Department as noted in their memorandum dated May 8, 2002;
 - (b) Confirmation that arrangements have been made to satisfy the requirements of the Fire Services Division of the Works and Emergency Services Department as noted in their memorandum dated April 23, 2002;
 - (c) The owner shall submit an estimate of the costs and letter of credit to cover landscaping (i.e., fencing, planting, decorative paving, etc.) in a form satisfactory to the City Treasurer; and
 - (d) The Owner shall execute a site plan agreement, prepared to the satisfaction of the City Solicitor and the Director, to register the approved drawings and conditions of approval on title. The agreement shall stipulate the following:
 - (i) 3 copies of revised detailed landscape plans.
 - (ii) 3 copies of revised site plans addressing matters noted by Works and Emergency Services with respect to driveway radii, marking for driveway directions and revised parking lay-out.

- (iii) The Owner shall submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque for 120% of the value of the landscaping including plantings, decorative paving and fencing. The letter of credit shall be in a form satisfactory to the City Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of the term, to complete all outstanding work required by these conditions. 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 the conditions of approval.
- (iv) The Owner acknowledges that where it fails to promptly complete the work required by this Agreement, the City, in addition to and without prejudice to any other rights which it may have pursuant to this Agreement or otherwise at law, may enter onto the lands, perform such work and take any steps as are required, in the sole discretion of the City, to carry out and complete the work.
- (v) The Owner agrees that the City has the right to recover the total cost of all work and materials, plus a management fee equal to 20 percent of the total cost of such work and materials. In addition to any other remedies it may have, the City may collect the sums owing in like manner as municipal taxes, with all such amounts to be payable as directed by City Council pursuant to Section 326 of the Municipal Act.
- (vi) The Owner acknowledges that the City enters onto the lands solely as the agent of the Owner, and such entry shall not be deemed, for any purpose, to constitute acceptance or assumption of all or any portion of the work required by this Agreement.
- (vii) The Owner shall at all times, indemnify and save harmless the City from and against any and all claims, demands, losses, costs, charges, expenses, actions and other proceedings (including those in

connection with workplace safety and insurance compensation or any similar or successor arrangements) made, brought against, suffered by or imposed on the City or its property 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. and

- (viii) The Owner agrees:
- (a) that it shall save harmless, defend and fully indemnify the City, and each of the persons under the City's jurisdiction, from and against all actions, suits, claims, and demands which may be brought against or made upon the City, and any persons under the City's jurisdiction, and from and against all loss, costs, charges, damages and expenses which may be sustained, incurred or paid by the City, and each of any persons under the City's jurisdiction, by reason of, or on account of, or in consequence of this clause;
 - (b) it will pay to the City and to each of any persons under the City's jurisdiction, on demand, any loss, costs, or damages which may be sustained, incurred or paid by the City in consequence of any such action, suit, claim or demand; and
 - (c) on default of such payment all such loss, costs or damages and all such monies so paid or payable may be recovered in any court of competent jurisdiction.

24. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 --UDOZ-00-17 – PMG PLANNING CONSULTING – 569 SHEPPARD AVENUE WEST AND 4383 BATHURST STREET – WARD 10 – YORK CENTRE

<p>CONTINUATION OF STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:00 P.M.</p>
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(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETING OF MAY 8, 2002)

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

Reporting on an application to amend the Official Plan and the Zoning By-law to permit an additional 13 storey residential condominium building at the southeast corner of Bathurst Street and Sheppard Avenue East; and **recommending** that City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.
- (2) 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. 7.
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to City Council for enactment, require the owner to:
 - (a) enter into a Section 37 Agreement under the Planning Act securing:
 - (i) the existing rental apartment building remaining as rental for a minimum period of fifteen years and an agreement that no application for condominium conversion or application to demolish be made during that time period,
 - (ii) a cash contribution by the owner of \$83,500 for capital improvements to undertake one or more or portions of the following improvements to the existing rental buildings such that the cost of the improvements up to \$83,500

cannot be passed through to the tenants through rent increases:

- (A) replacement of all windows in both buildings
 - (B) balcony, concrete and railing improvements
 - (C) underground parking garage remedial work
 - (D) plumbing upgrades
 - (E) elevator refurbishing and upgrades
 - (F) security system
 - (G) noise reduction of rooftop mechanical equipment
- (b) obtain Site Plan Approval from the Director, Community Planning, North District, under Section 41 of the Planning Act.
- (c) fully comply with any outstanding Orders issued under the Building Code Act for 4383 Bathurst Street or 569 Sheppard Avenue West to the satisfaction of the Municipal Licensing and Standards Division.

24(a). Supplementary Report – Application to Amend the Official Plan and Zoning By-law 7625 – UDOZ-00-17 – PMG Planning Consultants (c/o Bathurst-Sheppard Apartments) 569 Sheppard Avenue West and 4383 Bathurst Street – Ward 10 – York Centre.

Director, Community Planning, North District, Urban Development Services
(May 22, 2002)

Reviewing the written and verbal submissions provided by the deputants at the May 8, 2002 public meeting held by North York Community Council as directed; and **recommending** that City Council, receive this report for information.

24(b). Further Report – 4383 Bathurst Street and 569 Sheppard Avenue West – Ward 10 – York Centre.

North District Manager, Municipal Licensing and Standards and Court Services,
Urban Development Services
(May 23, 2002)

Identifying Property Standards violations on the subject properties; and **recommending** that this report be received as information on the condition of the subject properties.

25. FINAL 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

STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:30 P.M.

Director, Community Planning, North District, Urban Development Services
(May 22, 2002)

Reporting on an application to amend the Official Plan and the Zoning By-law to add 188 residential units to an existing retail plaza and parking lot located at 45-75 Four Winds Drive; and **recommending** that City Council:

- (1) amend the Official Plan for the former North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8.
- (2) amend the Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) before introducing the necessary Bills to City Council for enactment, the applicant is required to obtain Site Plan Approval under Section 41 of the Planning Act.
- (5) before introducing the necessary Bills to City Council for enactment, the applicant is required to address the conditions outlined in Attachment 7.

25(a). Ms. Teresa Gogel, Royal Alliance
(May 16, 2002)

Expressing her concerns respecting the proposed development.

25(b). Ms. Lidia Loria
(May 17, 2002)

Expressing her concerns respecting the proposed development.

25(c). Otello Antonioli
(May 21, 2002)

Expressing his opposition to the proposed development.

- 25(d). Ms. Anne Dobney
(May 14, 2002)

Expressing her opposition to the proposed development.

- 25(e). Ms. Elizabeth Portolese
(May 22, 2002)

Expressing her opposition to the proposed development.

26. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0016 – BLOOMING FOREST BHIKKUNI BUDDHIST ASSOCIATION OF CANADA – 960-962 WILSON AVENUE AT MURRAY ROAD – WARD 9 – YORK CENTRE

CONTINUATION OF STATUTORY PUBLIC MEETING – SCHEDULED FOR 4:00 P.M.

(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETINGS OF JANUARY 30, FEBRUARY 26, AND APRIL 3, 2002)

Director, Community Planning, North District, Urban Development Services
(January 7, 2002)

Reporting on an application to amend the Zoning By-law for an existing place of worship located at 960-962 Wilson Avenue at Murray Road; and **recommending** that City Council:

- (1) refuse Zoning By-law Amendment Application No. TB ZBL 2001 0016; and
- (2) should this application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board to defend the refusal of this application.

- 26(a). Geoff Woods, Development Review Coordinator, CN Rail
(May 22, 2002)

Responding to the May 14, 2002 letter sent to CN from the City of Toronto, regarding the above-noted application and commenting that the Railway's previous comments dated March 28, 2002, are still valid.

- 26(b). Ms. Emile Dung Do, c/o Hue Lam Temple
(undated)

Expressing her support for the proposed development.