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

<b>Date of Meeting:</b>	<b>June 11, 2003</b>	<b>Enquiry:</b>	<b>Francine Adamo</b>
<b>Time:</b>	<b>10:00 a.m.</b>		<b>Administrator</b>
<b>Location:</b>	<b>North York Civic Centre Council Chambers 5100 Yonge Street, Lower Level</b>		<b>416-395-7348 fadamo@toronto.ca</b>

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

**CONFIRMATION OF MINUTES OF THE MEETING OF MAY 7, 2003**

**COMMUNICATIONS/REPORTS**

**1. Special Occasion Beer Garden Permit Request for Community Event (Ward 23 – Willowdale)**

Report (May 13, 2003) from the Commissioner of Economic Development, Culture and Tourism, seeking Council's approval to grant Special Occasion Beer Garden Permit to the Consulate General of Chile for the Celebration of National Day of Chile to be held at Mel Lastman Square on September 20, 2003; and recommending that:

- (1) permission be granted to the Consulate General of Chile, to hold a Special Occasion Beer Garden Permit event at Mel Lastman Square on September 20, 2003;
- (2) the group be required to obtain a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario;
- (3) the group be charged the approved \$50.00 facility permit fee and additional costs incurred by the Parks and Recreation Division for goods and services not readily available at the site;
- (4) the group provide proof of liability insurance coverage in the amount of \$2M, naming the City as additional insured;

- (5) all bartenders and servers be required to attend a Smart Serve Training Program at the group's expense;
- (6) the group comply with all regulations outlined in all City policies pertaining to alcohol consumption at the time of the event; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**2. Request for Exemption to City of Toronto Municipal Code, Chapter 591 – Noise – Earth Tech Canada Inc. – Highway 401 Westbound and Collector Rehabilitation from Allen Road to East of Leslie Street (Wards 9 & 10 – York Centre, Wards 23 & 24 – Willowdale and Ward 33 – Don Valley East)**

Report (May 15, 2003) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by Earth Tech Canada Inc. on behalf of the Ministry of Transportation of Ontario for an exemption to the By-law for the period commencing May 15, 2003 to November 15, 2003, so that the rehabilitation work will preserve the long-term integrity of the highway to improve/upgrade roadside safety, bring the facility into conformance with present MTO standards, minimize future user costs, provide relief of bottlenecks and improve overall traffic operations; and recommending that the exemption request be approved in view of the responsible management of the construction activities involving the Ministry of Transportation of Ontario to date.

**3. Parking Prohibitions – Rockford Road (Ward 10 – York Centre)**

*(Deferred from the North York Community Council Meeting of May 7, 2003)*

Report (April 16, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of parking prohibitions on Rockford Road, east of Stonedene Boulevard; and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime on the north side of Rockford Road, from the easterly limit of Stonedene Boulevard to a point 75 metres easterly thereof.

**4. All Way Stop Control – Rockford Road at Stonedene Boulevard (Ward 10 – York Centre)**

Report (May 16, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the introduction of an all way stop control at the intersection of Rockford Road with Stonedene Boulevard; and recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of Toronto of North

York, be amended to require traffic to stop on all approaches to the intersection of Rockford Road and Stonedene Boulevard.

**5. Parking Prohibitions – Stonedene Boulevard (Ward 10 – York Centre)**

Report (May 26, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of parking prohibitions on the north and east side of Stonedene Boulevard; and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime on the north and east side of Stonedene Boulevard from the easterly limit of Renoak Drive to the northerly limit of Rockford Road.

**6. Traffic Control Signal Installation – William R. Allen Road at Toronto Transit Commuter Parking Lot, south of Sheppard Avenue West (Ward 9 – York Centre and Ward 10 – York Centre)**

Report (May 26, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval for the installation of traffic control signals at the intersection of William R. Allen Road at the new Toronto Transit Commuter Parking Lot, approximately 510 metres south of Sheppard Avenue West; and recommending that:

- (1) traffic control signals be installed at the intersection of William R. Allen Road at the Toronto Transit Commission Parking Lot access, located approximately 510 metres south of Sheppard Avenue West;
- (2) coincidental with the installation of the signals referenced in Recommendation No. (1):
  - (a) William R. Allen Road be widened from the southerly limit of Sheppard Avenue West to a point approximately 600 metres southerly thereof to facilitate the installation of a southbound left turn lane and extension of the northbound left turn lane at Sheppard Avenue West;
  - (b) pedestrian crossings be prohibited on William R. Allen Road, between a point 30.5 metres south of the south curb line of the Toronto Transit Commission Parking Lot access and a point 30.5 metres north of the north curb line of the Toronto Transit Commission Parking Lot access;
  - (c) northbound right turns be prohibited at anytime at the new signalized intersection of the new Toronto Transit Commission Parking Lot access located approximately 510 metres south of Sheppard Avenue West and William R. Allen Road;

- (d) westbound left turns be prohibited at anytime at the signalized intersection of William R. Allen Road and the Toronto Transit Commission Parking Lot;
  - (e) the High Occupancy Vehicle Lane designation of the northbound and southbound curb lanes on the William R. Allen Road, between Transit Road and Sheppard Avenue West, be deleted;
  - (f) a by-law be prepared for the widening of William R. Allen Road, between Transit Road and Sheppard Avenue West and the installation of traffic control signals at the intersection of William R. Allen Road at the Toronto Transit Commission Parking Lot access, located approximately 510 metres south of Sheppard Avenue West, as shown in Drawing No. PM-641-32; and
- (3) all other appropriate by-law(s) be amended accordingly.

**7. All Way Stop Control – Bogert Avenue at Beaman Road and Fennell Street (Ward 23 – Willowdale)**

Report (May 26, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of an all way stop control at the intersections of Bogert Avenue with Brennan Road and Fennell Street; 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 Bogert Avenue and Beaman Road; and
- (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 Bogert Avenue and Fennell Street.

**8. All Way Stop Control – Gorman Park Road and Reiner Road (Ward 10 – York Centre)**

Report (May 26, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the feasibility of installing an all way stop control at the intersection of Gorman Park Road and Reiner Road; and recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Gorman Park Road and Reiner Road.

**9. Turning Restrictions – Poyntz Avenue and Botham Road (Ward 23 – Willowdale)**

Report (May 26, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on prohibiting westbound left turns from Poyntz Avenue to Botham Road; and recommending that Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit westbound left turns at the intersection of Poyntz Avenue and Botham Road, between the hours of 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m., Monday to Friday.

**10. Traffic Control Signal Installation – Rimrock Road and William R. Allen Road (Ward 8 – York West and Ward 10 – York Centre)**

Report (May 16, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of traffic control signals at the intersection of Rimrock Road and William R. Allen Road; and recommending that:

- (1) coincidental with the development of the northwest quadrant of Rimrock Road and Allen Road and the associated road improvements that form part of the overall site plan conditions:
  - (a) traffic control signals be installed at the intersection of Rimrock Road and William R. Allen Road, the cost of these signals to be borne by the developer;
  - (b) pedestrian crossings be prohibited on William R. Allen Road, between the north curb line of Rimrock Road and a point 30.5 metres south of the south curb line of Rimrock Road;
  - (c) pedestrian crossings be prohibited on William R. Allen Road, between the south curb line of Rimrock Road and a point 30.5 metres north of the north curb line of Rimrock Road;
  - (d) that the current by-law prohibiting pedestrians on the entire length of William R. Allen Road be amended to prohibit pedestrians on the west side of William R. Allen Road from the southerly limit of William R. Allen Road to the southerly limit of Rimrock Road and on the east side of William R. Allen Road from the southerly limit of the William R. Allen Road to the northerly limit of the William R. Allen Road;
  - (e) a by-law be prepared for the alteration of the intersection of William R. Allen Road and Rimrock Road; to accommodate the installation of Traffic Control Signals, as shown in Drawing No. PM-641-35; and
- (2) all other appropriate by-law(s) be amended accordingly.

**11. Parking Prohibitions – Godstone Road (Ward 24 – Willowdale)**

Report (May 28, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending By-law No. 31001, of the former City of North York, to match the existing parking restrictions posted on Godstone Road; 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 the north and east sides of Godstone Road, from the easterly limit of Don Mills Road to the southerly limit of Godstone Road;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibitions on the south and west sides of Godstone Road, from the easterly limit of Don Mills Road to a point 30.5 metres north of the northerly leg of Kempsell Crescent; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of Godstone Road, from the easterly limit of Don Mills Road to the northerly limit of Fairview Mall Drive.

**12. Parking Prohibitions – Gossamer Avenue (Ward 24 – Willowdale)**

Report (May 28, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending By-law No. 31001, of the former City of North York, to match the existing parking restrictions posted on Gossamer Avenue; 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 Gossamer Avenue, from the easterly limit of Nevada Avenue to the westerly limit of Gossamer Avenue, between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on both sides of Gossamer Avenue, from the westerly limit of Gossamer Avenue to the easterly limit of Gossamer Avenue, between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday.

**13. Request for Driveway Entrance Widening – 78 Westgate Boulevard (Ward 10 – York Centre)**

Report (May 26, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on a request for a driveway entrance widening from 3.8 metres to 6.0 metres at 78 Westgate Boulevard; and recommending that the request for a variance from the residential driveway entrance policy be approved.

**14. Preliminary Report – Application to Amend the Zoning By-law – TB ZBL 2003 0003 – Amica Rean Drive Corporation (Arsenault Architect Inc.) – 12, 14, 16 Rean Drive (Ward 24 – Willowdale)**

Report (May 13, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, 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.

**15. Preliminary Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2002 0017 – BBT Devgroup Inc. (Rafael + Bigauskas Architects) – 650 & 672 Sheppard Avenue East (Ward 24 – Willowdale)**

Report (May 27, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process; and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**15(a).** Communication (November 8, 2002) from Adam J. Brown, Brown Dryer Karol, on behalf of BBT Devgroup Inc.

**16. Preliminary Report – Application to Amend North York Zoning By-law 7625 – TB ZBL 2003 0006 – Young Doo Kim (c/o Henry Chiu Architect) – 183 Finch Avenue West (Ward 23 – Willowdale)**

Report (May 27, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's direction on further processing 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.

**17. Preliminary Report – Application to Amend the North York Zoning By-law No. 7625 – TB ZBL 2003 0007 – Noel Frias (c/o Ambrosio Frias, Jr.) – 117 – 119 Finch Avenue West (Ward 23 – Willowdale)**

Report (May 27, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's direction on future processing 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 2003 0008 & TB SPC 2003 0033 – Chestnut Hill Homes, Av Shwartz Architect Inc., Architect – 8, 10, 12 Clairtrell Road (Ward 23 – Willowdale)**

Report (May 22, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, 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.

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

**19. Request for Fence Exemption – City of Toronto Municipal Code Chapter 447 – Fences – 291 Dunforest Avenue (Ward 23 – Willowdale)**

*Deputation Item – Scheduled for 10:15 a.m.*

Report (May 12, 2003) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for an exemption from the City of Toronto Municipal Code, Chapter 447 Fences, in order to erect a fence 2.5 metres (approximately 8 feet) in height in the rear yard adjoining 293 Dunforest Avenue; and recommending that this application be approved.

**20. Sale of Part of Terlean Road (Ward 23 – Willowdale)**

*Deputation Item – Scheduled for 10:30 a.m.*

Report (May 28, 2003) from the Commissioner of Corporate Services, seeking authorization for the disposal of the portion of Terlean Road declared surplus; and recommending that:

- (1) the Offer to Purchase from BBT Devgroup Inc. to purchase the City-owned portion of Terlean Road extending south of Avondale Road east of Yonge Street, shown as Parts 1 and 2 on the attached Sketch No. PS-2001-084 (the

“Highway”), in the amount of \$807.86 per square metre, be accepted on the terms 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;

- (2) an easement be granted by the City to Bell Canada Inc. or its designate for nominal consideration, to be registered on closing, in connection with an existing works and service plant located on the property;
- (3) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (4) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **21. Discoverability Poster Competition**

***Presentation – Scheduled for 12:20 p.m.***

Presentation to the winners of the 2003 Discoverability Poster Competition.

## **22. Draft By-laws to Amend the Official Plan and Zoning By-law 7625 – TB CMB 2002 0013 – 974443 Ontario Ltd. (Core Architects Inc.) – 230 Milvan Drive (Ward 7 – York West)**

***Statutory Public Meeting – Scheduled for 2:00 p.m.***

Report (May 27, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, bringing forward the Draft By-laws to Amend the Official Plan and Zoning By-law as directed by City Council, at its meeting held on May 21, 22 and 23, 2003; and recommending that City Council:

- (1) receive this report for information.
- (2) if Council decides to approve the Official Plan and Zoning By-law Amendment applications:
  - (a) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3A.

- (b) amend the Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3B.
- (c) 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. 4.
- (d) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required.

**23. Final Report – Application to Amend the Zoning By-law – TB ZBL 2002 0006 – 2015174 Ontario Inc., c/o Patrick Berne – 5566 Yonge Street (Ward 23 – Willowdale)**

*Statutory Public Meeting – Scheduled for 2:15 p.m.*

Report (May 26, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a mixed use building with retail uses at grade and two apartment buildings (26 and 27 storeys) containing a total of 510 units; and recommending that City Council:

- (1) amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 12.
- (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 convey or cause to be conveyed to the City for a nominal sum, free of all encumbrances, the following lands for dedication as public roadway, and deposit deeds for these lands, in a satisfactory form, to be registered by the City prior to any amending by-law coming into effect:
  - (a) the necessary lands for the public right-of-way as generally shown as Parts 1, 2, 3 and 4 on draft Reference Plan filed in the North District Planning Division offices date-stamped received on May 8, 2003.
  - (b) have provided a signed and dated reference plan confirming the road dedications described above and in the attached draft by-law.

- (4) In the event the owner wishes to increase the height, density and unit count beyond the amounts prescribed in the attached draft zoning by-law (Attachment 12), before introducing the necessary Bills to City Council for enactment, the owner shall be required to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
- (a) to obtain additional density as specified under the Section 37 provisions of the attached draft zoning by-law, the owner shall provide funds for the construction of a community centre serving the North York Centre to the satisfaction of the Chief Financial Officer and Treasurer.
- (5) It is recommended that City Council approve the 26 and 27 storey residential apartment buildings with one-storey podium containing grade-related retail uses as indicated on the following drawings and subject to the site plan conditions found in Attachment 13.

Drawing Number	Date	Date Received in North District Planning Division	Plan Title
A101	April, 16, 2003	April 17, 2003	Site Plan and Statistics
A102	April, 16, 2003	April 17, 2003	Context Plan
A103	April, 16, 2003	April 17, 2003	Existing Grading
A201	April, 16, 2003	April 17, 2003	Garage Floor Plan
A202	April, 16, 2003	April 17, 2003	Garage Floor Plan Level P2
A203	April, 16, 2003	April 17, 2003	Garage Floor Plan Level P3
A301	April, 16, 2003	April 17, 2003	Ground Floor Plan
A302	April, 16, 2003	April 17, 2003	2 <sup>nd</sup> Floor Plan
A303	April, 16, 2003	April 17, 2003	Typical Floor Plan
A306	April, 16, 2003	April 17, 2003	Upper Roof Plan
A307	April, 16, 2003	April 17, 2003	Typical Floor Plan
A401	April, 16, 2003	April 17, 2003	Building Elevations – East & North
A402	April, 16, 2003	April 17, 2003	Building Elevations – West and South
A403	April, 16, 2003	April 17, 2003	Yonge Street – Elevation Detail
A403	April, 16, 2003	April 17, 2003	Yonge Street – Elevation Detail
L1	April, 16, 2003	April 17, 2003	Landscape Masterplan
LD1	April, 16, 2003	April 17, 2003	Details
LD2	April, 16, 2003	April 17, 2003	Details

**23(a).** Communication (May 22, 2003) from Mr. & Mrs. Jones

**23(b).** Communication (undated) from M. Porter

**24. Final Report – Application to Amend the Zoning By-law 7625 – TB ZBL 2002 0016 – Frank Fisico (BXB Design) – 51 Fairchild Avenue and 4 Inez Court (Ward 23 – Willowdale)**

*Statutory Public Meeting – Scheduled for 2:30 p.m.*

Report (May 26, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit 5 single detached dwellings at 51 Fairchild Avenue and 4 Inez Court; 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 No.6;
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**25. Final Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2002 0014 – BBT Development Group Inc. – Rafael & Bigauskas Architects - Southeast corner of Yonge Street and Avondale Avenue – Part of Block 4, Plan 66M-2354 (Ward 23 – Willowdale)**

*Statutory Public Meeting – Scheduled for 2:45 p.m.*

Report (May 26, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application for an Official Plan and Zoning By-law amendment to permit density incentives for proposed private indoor recreational space and the provision of covered, at-grade retail uses which are directly accessible from a public street or public pedestrian walkway; and, to permit an increase in the total number of dwelling units permitted in the Wittington subdivision; and recommending that City Council:

- (1) Amend the Official Plan for the former City of North York and the new Toronto Official Plan substantially in accordance with the draft Official Plan Amendments attached as Attachment 6 and 7.
- (2) Amend Zoning By-law No. 7625 for the former City of North York generally in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.

- (4) Before introducing the necessary Bills to City Council for enactment, the owner is required to enter into a Section 37 Agreement to implement the matters as noted in the draft by-law included as Attachment 8.

**25(a).** Communication (May 27, 2003) from Mr. Hugh Fyffe, Central Region, Corridor Management Office, Ministry of Transportation, outlining their requirements.

**26. Final Report – Application to Amend the Zoning By-law and Draft Plan of Subdivision – TB ZBL 2002 0012 and TB SUB 2002 0002 – Tribute Communities (York) Inc. & York University – North of Murray Ross Parkway, east and west of Sentinel Road (Ward 8 – York West)**

<i>Statutory Public Meeting – Scheduled for 3:00 p.m.</i>
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Report (May 27, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law and a Draft Plan of Subdivision to permit the development of single detached, semi-detached and townhouse residential uses on lands north of Murray Ross Parkway, east and west of Sentinel Road; and recommending that City Council:

- (1) amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendments attached as Attachment No. 4.
- (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 bills to City Council for enactment, York University shall withdraw their appeal to the new Official Plan to the satisfaction of the City Solicitor.
- (4) Council be advised that the Chief Planner, who has been delegated authority to approve conditions of draft plan subdivision approval, proposes to approve the application on the following conditions:
  - (a) This approval applies to the draft plan of subdivision prepared by Walker, Nott, Dragicevic Associates Limited, revision date May 2, 2003 included as Attachment 1 to this report.
  - (b) Prior to final approval and registration of this plan, Council adoption of the Bills involving the zoning by-law amendments shall be obtained and finalized.

- (c) Streets A to G (inclusive), Street Y, Street Z, and that portion of Sentinel Road within the plan shall be dedicated to the City of Toronto as public highway on the final plan.
- (d) Block C shall be dedicated to the City as a park on the final plan.
- (e) Urban Design Guidelines shall be prepared at the Owner's expense by an Urban Design Consultant acceptable to the Commissioner of Urban Development Services Department and shall form part of the Subdivision Agreement.
- (f) The Owner shall covenant and agree in the Subdivision Agreement to retain a Control Architect, at the owner's expense and acceptable to the Commissioner of Urban Development Services, to implement and administer the Urban Design Guidelines.
- (g) The standard conditions of approval for subdivisions (Attachment 6).
- (h) The conditions of Works and Emergency Services (Attachment 5(a), subject to condition (c) above and any addendums thereafter.
- (i) The conditions of Economic Development, Culture and Tourism (Attachment 5(b)) subject to condition (d) above and any addendums thereafter. The owner and City shall determine the appropriate timing of the dedication of Block C in base park condition to the City prior to final approval and registration of any portion of the plan of subdivision.
- (j) The conditions of Community and Neighbourhood Services, Public Health Division (Attachment 5(c)).
- (k) The conditions of the Toronto and Region Conservation Authority (Attachment 5(d)) and any addendums thereafter.
- (l) The conditions of the Toronto District School Board (Attachment 5(e)).
- (m) The conditions of the Toronto Catholic District School Board (Attachment 5(f)).
- (n) Prior to final approval and registration of this plan, modifications to the plan resulting from Council's amendment at its meeting of May 21-23, 2003 to Clause No. 21 of Report No. 4 of North York Community Council ("Surplus Lane Declaration and Proposed Closing of a Portion of Murray Ross Parkway Road Allowance") may be required to achieve a minimum park block of 3 acres (1.2 hectares) of tableland contiguous to the Black Creek at the north end of Murray Ross Parkway.

## Notes to Draft Plan Approval

- A. Toronto Hydro is to confirm that the Owner has made satisfactory arrangements, financial and otherwise with Toronto Hydro for the installation of an underground electrical distribution system and street lighting system.
- B. Bell Canada is to confirm that the Owner has made satisfactory arrangements, financial and otherwise, for any Bell Canada facilities servicing this draft plan of subdivision which are required by the City to be installed underground.
- C. The Owner shall make satisfactory arrangements, financial and otherwise, with a gas provider such as Enbridge Consumers Gas satisfactory to the City Solicitor, for the delivery of gas services to the plan of subdivision.
- D. Enbridge Consumers Gas standard minimum clearances of 0.3 metres vertically and 0.6 metres horizontally are to be maintained.
- E. The Owner shall enter into an agreement with an electricity provider.

**27. Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB ZBL 2002 0005 – Equilateral Investments Inc. (Haim Riback Architect) – 85 & 87 Finch Avenue East (Ward 23 – Willowdale)**

<p><i>Deputation Item – Scheduled for 3:15 p.m. (Deferred from North York Community Council Meeting of May 7, 2003)</i></p>
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Report (April 23, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a 3-storey townhouse building with eight residential units at 85 & 87 Finch 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 as 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 as attached as Attachment No. 7;
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.



- (4) Before introducing the necessary Bills to Council for enactment, require the applicant to:
- (i) obtain site plan approval for this application from the Acting Director, Community Planning, North District; and
  - (ii) convey a 4.9 metre road widening along the entire Finch Avenue East frontage of this site to the City of Toronto, and
  - (iii) enter into an agreement with Works and Emergency Services to allow for any encroachment of the stairs of the northernmost unit, which may partially encroach on the Finch Avenue East road allowance.
- (5) Council request the appropriate civic officials to take the necessary actions to modify the new City of Toronto Official Plan adopted by Council on November 26, 27 and 28 2002, to reflect any changes resulting from the adoption of the Official Plan Amendment attached to this report.

**27(a).** Clause 23(g) of Report No. 4 of the North York Community Council, titled “Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB ZBL 2002 0005 – Equilateral Investments Inc. (Haim Riback Architect) – 85 & 87 Finch Avenue East (Ward 23 – Willowdale)”, which was received for information by City Council, at its meeting held on May 21, 22 and 23, 2003.

**27(b).** Communication (May 21, 2003) from Adam J. Brown, Sherman Brown Dryer Karol Gold Lebow, on behalf of the applicant.

#### IN CAMERA ITEM

In accordance with the Municipal Act, a motion is required for the Committee to meet privately, and the reason must be stated.

#### **28. Appointment to the North York Community Preservation Panel to replace a vacancy**

Communication (May 29, 2003) from the Chair, North York Community Preservation Panel, respecting an Appointment of a Citizen Member to the North York Community Preservation Panel to replace a vacancy, and requesting that the North York Community Council recommend that the Community Council appoint the individual identified in the attached confidential communication for the remainder of the term of office, ending November 30, 2003; and the relevant provisions of Council’s Policy for Citizen Appointments through the Nominating Committee be waived to allow this.

- 28(a).** Confidential communication (May 29, 2003) from the Chair, North York Community Preservation Panel respecting an individual interested in being a member of the North York Community Preservation Panel, having regard that the subject matter may contain personal matters about an identifiable individual, including municipal or local board employees.