

---

**NORTH YORK COMMUNITY COUNCIL  
AGENDA  
MEETING No. 4**

<b>Date of Meeting:</b>	<b>May 7, 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</b>		<b>395-7348</b>
	<b>Council Chambers</b>		<b>fadam@toronto.ca</b>
	<b>5100 Yonge Street, Lower Level</b>		

---

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

**CONFIRMATION OF MINUTES OF THE MEETING OF APRIL 2, 2003.**

**COMMUNICATIONS/REPORTS**

**1. Encroachment Report – 1 Roycrest Avenue (Ward 23 – Willowdale)**

Report (March 14, 2003) from the North District Manager, Municipal Licensing and Standards, reporting on a request by the applicant for an existing hedge running parallel beside a wooden fence which was approved with a previous application located along the north-west flankage of the City property bordering Roycrest Avenue; and recommending that:

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

**2. Naming of Proposed Private Street – Maurice Coulter Mews (Ward 9 – York Centre)**

Report (April 22, 2003) from the City Surveyor, Works and Emergency Services, recommending that the proposed private street at 25 Highview Avenue and the rear of 188 to 208 Downsview Avenue, be named “Maurice Coulter Mews”; and further recommending that:

- (1) the proposed private street at 25 Highview Avenue and the rear of 188 to 208 Downsview Avenue, illustrated on Attachment No. 1, be named "Maurice Coulter Mews";
- (2) the developer, Northstar Homes, be required to pay the estimated cost of \$200, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**3. Parking Prohibitions – Seneca Hill Drive (Ward 33 – Don Valley East)**

Report (April 16, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval to prohibit parking on the north side of Seneca Hill Drive; and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Seneca Hill Drive, from the westerly limit of Don Mills Road to a point 175 metres westerly thereof.

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

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.

**5. Installation of Two Way Centre Left Turn Lane and Right Turn Lane Designations – Keele Street, Wilson Avenue to Finch Avenue West (Ward 8 – York West)**

Report (April 10, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the designation and installation of a two way centre turn lane on Keele Street, Paxtonia Boulevard to Whitburn Crescent and Dovehouse Avenue to Finch Avenue West; and recommending that:

- (1) the pavement markings on Keele Street, from a point 75 metres south of Paxtonia Boulevard to Whitburn Crescent, 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;
- (2) the pavement markings on Keele Street, from a point 25 metres north of Dovehouse Avenue to Finch Avenue West, 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;
- (3) the westbound curb lane on Sheppard Avenue West at Keele Street, be designated for right turns only, buses excepted, between Keele Street and a point 65 metres easterly thereof;
- (4) the southbound curb lane on Keele Street at Sheppard Avenue West, be designated for right turns only, buses excepted, between Sheppard Avenue West and a point 65 metres northerly thereof;
- (5) the northbound curb lane on Keele Street at Toro Road, be designated for right turns only, buses excepted, between Toro Road and a point 40 metres southerly thereof;
- (6) the westbound curb lane on Finch Avenue West at Keele Street, be designated for right turns only, buses excepted, between Keele Street and a point 50 metres easterly thereof;
- (7) the northbound curb lane on Keele Street at Finch Avenue West, be designated for right turns only, buses excepted, between Finch Avenue West and a point 50 metres southerly thereof;
- (8) the southbound curb lane on Keele Street at Finch Avenue West, be designated for right turns only, buses excepted, between Finch Avenue West and a point 50 metres northerly thereof; and
- (9) the appropriate by-law(s) be amended accordingly.

#### **6. Stopping Regulations – Patricia Avenue (Ward 10 – York Centre)**

Report (March 24, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing stopping regulations on Patricia Avenue, adjacent to Fisherville Junior High School; and recommending that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping Anytime prohibitions on the south side of

Patricia Avenue, from a point 149 metres east of the easterly limit of Bathurst Street to a point opposite the westerly limit of Homewood Avenue;

- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibitions on the north side of Patricia Avenue, from a point 30 metres east of the easterly limit of Bathurst Street to the westerly limit of Laconia Drive; and
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the north side of Patricia Avenue, between the hours of 8:00 a.m. and 6:00 p.m., Monday to Friday, from a point 30 metres east of the easterly limit of Bathurst Street to the westerly limit of Homewood Avenue.

**7. Request for All Way Stop Control – Patricia Avenue at Homewood Avenue (Ward 10 – York Centre)**

Report (April 17, 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 Patricia Avenue and Homewood Avenue; and recommending that this report be received for information purposes only.

**8. 40 km/h Speed Limit – Bradmore Avenue, Jasmine Road, Flaxman Road, Acacia Avenue, Flindon Road, Griffith Street, Lilac Avenue, Omagh Avenue and Reuben Avenue (Ward 7 – York West)**

Report (April 15, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval to reduce the speed limit on all of the above noted roadways; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Bradmore Avenue, from the westerly limit of Weston Road to the westerly limit of Bradmore Avenue;
- (2) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Jasmine Road, from the southerly limit of Bradmore Avenue to the northerly limit of Flindon Road;
- (3) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Flindon Road, from the westerly limit of Weston Road to the westerly limit of Flindon Road;

- (4) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Flaxman Road, from the northerly limit of Flindon Road to the northerly limit of Flaxman Road;
- (5) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Acacia Avenue, from the southerly limit of Flindon Road to the westerly limit of Acacia Avenue;
- (6) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Griffith Street, from the southerly limit of Acacia Avenue to the westerly limit of Reuben Avenue;
- (7) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Lilac Avenue, from the westerly limit of Weston Road to the westerly limit of Lilac Avenue;
- (8) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Omagh Avenue, from the westerly limit of Weston Road to the westerly limit of Omagh Avenue; and
- (9) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Reuben Avenue, from the westerly limit of Weston Road to the easterly limit of Griffith Street.

**9. All Way Stop Control – Pleasant Avenue and Fargo Avenue (Ward 23 – Willowdale)**

Report (April 17, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, commenting on the feasibility of installing an all way stop control at the intersection of Pleasant Avenue and Fargo Avenue; and recommending that:

- (1) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete the designation of Fargo Avenue as a through street, from the northerly limit of Patricia Avenue to the southerly limit of Moore Park Avenue;
- (2) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Fargo Avenue as a through street, from the northerly limit of Patricia Avenue to the southerly limit of Pleasant Avenue;
- (3) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Fargo Avenue as a through street, from the northerly limit of Pleasant Avenue to the southerly limit of Moore Park Avenue;

- (4) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic on Pleasant Avenue to stop east and west of Fargo Avenue; and
- (5) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic on Fargo Avenue to stop north and south of Pleasant Avenue.

**10. Preliminary Report – Application to Amend the North York Zoning By-law 7625 – TB ZBL 2003 0005 – Yu-Min Zhang (c/o Action Planning Consultants) – 230 Finch Avenue East (Ward 24 – Willowdale)**

Report (April 9, 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 site; and
- (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 the Zoning By-law TB ZBL 2002 0020 – Daniels Kenaston North Corporation (Kirkor Architects & Planners) – 12 – 24 Kenaston Gardens, 23 Kenaston Gardens (Ward 24 – Willowdale)**

Report (April 16, 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.

**12. Preliminary Report – Application to Amend the North York Zoning By-law 7625 – TB ZBL 2003 0001 – Jacek & Joanna Gorka – 261 Willowdale Avenue (Ward 23 – Willowdale)**

*(Deferred from the North York Community Council Meeting of April 2, 2003)*

Report (March 6, 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.

**13. Poster Art Competition**

*Presentation – Scheduled for 12:05 p.m.*

Presentation to the winners of the Poster Art Competition.

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

**14. Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended for the erection of a full-colour programmable display at 1800 Sheppard Avenue East – Fairview Mall (Ward 33 – Don Valley East)**

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

Report (April 15, 2003) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Kramer Design Associates Limited on behalf of Cadillac Fairview Corporation Ltd. for approval of the variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a full-colour programmable display at the above noted location; and recommending that:

- (1) the request for the variance be refused for the reasons outlined in this report; and
- (2) the applicant be advised, if he wishes to proceed further, to make an application for a site-specific amendment to the former North York Sign By-law No. 30788, as amended.

**15. Tree Removal Request – 9 Findlay Boulevard (Ward 10 – York Centre)**

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

Report (April 15, 2003) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request for permission to remove one City-owned tree, situated on the City road allowance adjacent to 9 Findlay Boulevard; and recommending that:

- (1) North York Community Council deny the request for the removal of one City owned tree located at 9 Findlay Boulevard; or
- (2) North York Community Council approve the request for the removal of one City owned tree located at 9 Findlay Boulevard conditional on:
  - (i) the applicant paying for the value of the Silver Maple tree and for all associated removal and replacement costs, that is \$9,960.00; and
  - (ii) the subject tree not being removed until permitted excavation related activities in accordance with approved plans commence and warrant the destruction of the tree; and
  - (iii) the applicant planting one 70 mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (iv) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00 to cover the costs of planting and maintenance of the 70-mm tree on City property.

**16. Tree Removal Request – 75 Madawaska Avenue (Ward 24 – Willowdale)**

*Deputation Item – Scheduled for 10:45 a.m.*

Report (April 10, 2003) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request for permission to remove one City-owned tree, situated on the City road allowance adjacent to 75 Madawaska Avenue; and recommending that:



- (1) North York Community Council deny the request for the removal of one City owned tree located at 75 Madawaska Avenue; or
- (2) North York Community Council approve the request for the removal of one City owned tree located at 75 Madawaska Avenue conditional on:
  - (i) The applicant paying for the value of the Bradford Pear tree and for all associated removal and replacement costs, that is \$1,057.00; and
  - (ii) the subject tree not being removed until permitted construction and/or demolition related activities in accordance with plans commence and warrant the destruction of the tree; and
  - (iii) the applicant planting one 70 mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (iv) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00 to cover the costs of removal, maintenance and replacement of the 70-mm tree planted on City property.
  - (v) The applicant be directed to remove the privately owned 35-cm diameter Silver Maple tree, prior to any development related excavation activity.

**17. Tree Removal Requests – 54 Westdale Avenue (Ward 9 – York Centre)**

<i>Deputation Item – Scheduled for 11:00 a.m.</i>
---

Report (April 4, 2003) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request for permission to remove two City-owned trees, situated on the City road allowance adjacent to 54 Westdale Avenue; and recommending that:

- (1) North York Community Council deny the request for the removal of two City owned trees located at 54 Westdale Avenue; or
- (2) North York Community Council approve the request for the removal of one or both City owned trees located at 54 Westdale Avenue conditional on:
  - (i) The applicant paying for the values of the Colorado Blue Spruce and/or Norway Maple tree and for all associated removal and replacement costs, that is \$6,039.00; and
  - (ii) the subject tree(s) not being removed until permitted excavation related activities in accordance with approved plans commence and warrant the destruction of the tree; and

- (iii) the applicant planting one-for-one 70 mm replacement tree(s) to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
- (iv) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00, per replacement tree, to cover the costs of planting and maintenance of the 70-mm tree(s) on City property.

**18. Final Report – Application to Amend the Zoning By-law 7625 – TB ZBL 2002 0013 – Nikolai Shtepa (M-Arch Design Group Inc.) - 631 Sheppard Avenue West (Ward 10 – York Centre)**

<i>Statutory Public Meeting – Scheduled for 2:00 p.m.</i>
---

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 the construction of a second floor on the existing dwelling at 631 Sheppard Avenue West and convert the building into a medical office; 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.5.
- (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 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 2.76 metre road widening along the entire Sheppard Avenue West frontage of this site to the City of Toronto.
  - (iii) if necessary, enter into an agreement with Works and Emergency Services to allow for any encroachment of the existing stairs, which may partially encroach on the Sheppard Avenue West road allowance.

**19. 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)**

<i>Statutory Public Meeting – Scheduled for 2:15 p.m.</i>
---

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.

**20. Final Report – Application to Amend the Zoning By-law – TB ZBL 2002 0010 – Jeanice Klerer & Yoel Lichtblau – 499 Wilson Heights Boulevard (Ward 10 – York Centre)**

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

Report (April 22, 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 law office as a home occupation use; and recommending that City Council:

- (1) amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9
- (2) Before introducing the necessary Bills to City Council, the applicant shall obtain site plan approval for this project from the Director, Community Planning, North District, with particular attention given to the comments of civic officials set out in Attachments 5 through 8 of this report.

**21. Final Report – Partial Removal of Holding (H) Symbol & Draft Plan of Subdivision – TB ZBL 2002 0007 & TB SUB 2002 0001 – Trinity Development Group (McNaughton Hermsen Britton Clarkson Planning Limited) – Southwest Corner of Dufferin Road and Steeles Avenue West (Ward 8 – York West)**

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

Report (April 22, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to partially remove a holding (H) symbol to permit a retail development and set out the conditions for a Draft Plan of Subdivision that creates a new public road; 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. 5.
- (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:
  - (a) obtain Site Plan Approval under Section 41 of the *Planning Act* from the Acting Director, Community Planning, North District.

- (b) obtain draft plan approval of Draft Plan of Subdivision Application TB SUB 2002 0001 to the satisfaction of the Chief Planner, City Planning Division, Urban Development Services.
  - (c) obtain a final and binding decision for Minor Variance Application #A309/02NY, pursuant to Section 45 of the *Planning Act*.
- (4) City Council be advised that the Chief Planner, who has been delegated authority to approve conditions of draft plan of subdivision approval, proposes to approve Draft Plan of Subdivision Application TB SUB 2002 0001 on the following conditions:
- (a) This approval applies to the draft plan of subdivision prepared by McNaughton Hermsen Britton Clarkson Planning Limited, revision date March 6, 2003, as Attachment 2 to this report.
  - (b) Street "A" shall be dedicated to the City of Toronto as public highway on the final plan.
  - (c) That Blocks 7 and 8 shall be dedicated to the City of Toronto and shown as a municipal 0.3 metre reserve on the final plan.
  - (d) The conveyance of all lands to the City of Toronto shall be free and clear, above and below grade, of all easements, encumbrances, except those already on the land that are for the benefit of the City.
  - (e) Prior to final approval and registration of this plan, the Owner shall provide a street tree planting plan and boulevard tree planting, to the satisfaction of the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism.
  - (f) Prior to final approval and registration of this plan, the Owner shall provide an analysis of the soil conditions and soil improvements on the west side of public boulevard of Street "A" to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.
  - (g) Prior to final approval and registration of this plan, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Commissioner of Urban Development Services and the City Solicitor, to carry out or cause to be carried out the Recommendations of the Report prepared by Rothbury International Inc., titled "Report on the Proposed Sienastone ® Segmental Retaining Walls Trinity Development Group Steeles and Dufferin, Toronto", dated March 2003 and any addendums to these reports as may be required by the City.
  - (h) Registration of easements between Blocks 2 and 3 for parking access to the satisfaction of the Commissioner of Works and Emergency Services.

- (i) The appropriate conditions of approval for subdivisions (Attachment 7)
- (j) The conditions of Works and Emergency Services (Attachment 6A)
- (k) The conditions of Economic Development, Culture and Tourism, Policy Development Division (Attachment 6B)
- (l) The conditions of Bell (Attachment 6D)
- (m) The conditions of Community & Neighbourhood Services – Public Health Division (Attachment 6F)
- (n) The Owner shall provide a copy of the subdivision agreement to outside agencies including but not limited to: Toronto Hydro, Bell Canada, Enbridge Consumers Gas and Canada Post Corporation.

#### Notes to Draft 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.
  - F. The Owner shall make satisfactory arrangements, financial and otherwise with Canada Post Corporation.
- 21(a).** Communication (March 28, 2003) from Mr. Jeffrey B. Goldenberg, Fogler Rubinoff, on behalf of the applicant;

- 21(b).** Communication (April 11, 2003) from Mr. Jeffrey B. Goldenberg, Fogler Rubinoff, on behalf of the applicant;
- 21(c).** Communication (April 15, 2003) from Mr. Jeffrey B. Goldenberg, Fogler Rubinoff, on behalf of the applicant;
- 22.** **Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB CMB 2002 0013 – 974443 Ontario Limited – 230 Milvan Drive (Ward 7 – York West)**

<i>Deputation Item – Scheduled for 3:00 p.m.</i>
--

*(Report Not Yet Available)*

- 23.** **Final Report - UD03-FW – Emery Village Zoning - Finch Avenue and Weston Road (Ward 7 – York West)**

<i>Statutory Public Meeting – Scheduled for 3:15 p.m.</i>
---

Report (April 22, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reviewing and recommending approval of an implementing Zoning By-law for lands designated Arterial Corridor Area in the Emery Village Secondary Plan, as well as a technical amendment to the Emery Village Secondary Plan to clarify matters related to density and height incentives; and recommending that City Council:

- (1) amend the Official Plan for the former City of North York and the new Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendments attached as Attachments No. 1 and 2.
- (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. 3.
- (3) 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.

**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.**

**24. Woolworth Canada Inc. – 2277-2295 Sheppard Avenue West and 100 Mainshep Road – Use of Lands as a Flea Market (Ward 7 – York West)**

Confidential report (April 17, 2003) from the Director and Deputy Chief Building Official, Urban Development Services, responding to a request from the North York Community Council at the April 2, 2003 meeting respecting Woolworth Canada Inc. – 2277-2295 Sheppard Avenue West and 100 Mainshep Road – Use of Lands as a Flea Market; such report to be considered in camera, having regard that the subject matter relates to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**24(a).** Confidential Report (April 17, 2003) from the District Manager, Municipal Licensing and Standards, Urban Development Services.

**24(b).** Confidential Report from the Acting Director, Community Planning, North District, Urban Development Services (*Report Not Yet Available*)