

Other Items Considered by the Community Council

(City Council on November 23, 24 and 25, 1999, received this Clause, as information, subject to striking out and referring Item (s), entitled “Queen Street East, South Side, from Coxwell Avenue to Nursewood Road - Extension of the Operational Period of the Afternoon Rush Hour Stopping Prohibition (East Toronto)”, embodied therein, back to the Toronto Community Council for further consideration.)

- (a) Discharge of Historical Designation and Heritage Easement Agreement – 333 Bloor Street East (Downtown).**

The Toronto Community Council reports having deferred consideration of the following matter until its meeting to be held on January 18, 2000:

Clause 55 of Report No. 12 of the Toronto Community Council, titled, “Discharge of Historical Designation and Heritage Easement Agreement – 333 Bloor Street East (Downtown)” which was referred back to the Toronto Community Council by City Council on September 28 and 29, 1999, for further consideration.

- (b) Draft By-Law - Signs - Automobile Service Stations And Gas Bars (High Park, Trinity-Niagara, Davenport, North Toronto, Midtown, Downtown, Don River, East Toronto).**

The Toronto Community Council reports having adjourned the Public Meeting held pursuant to the provisions of the Municipal Act, to be reconvened on January 18, 2000, and having requested the Acting Commissioner of Urban Planning and Development Services to consult with the Canadian Petroleum Products Association and those interested community groups on the following amendments proposed by Councillor Miller:

“(1) That Recommendation Nos. (2) and (3) of the report (September 30, 1999) of the City Solicitor be approved subject to:

- (a) the maximum height of ground signs at automobile service stations being reduced to 4.5 metres;**
- (b) the maximum face area of pedestal and ground signs at automobile service stations being restricted to 10.3 square metres;**
- (c) the maximum width of ground signs at automobile service stations being restricted to 3.0 metres; and**
- (d) the City Solicitor preparing bill to implement this recommendation for introduction in City Council; and**

(2) That no further notice be given of the proposed amendments to the by-law.”

- (i) (September 30, 1999) from the City Solicitor submitting Draft By-law respecting Proposed By-law Amendment - Signs - Automobile Service Stations and Gas Bars (High Park, Trinity-Niagara, Davenport, North Toronto, Midtown, Downtown, Don River, East Toronto)
- (ii) (September 27, 1999) Acting Commissioner of Urban Planning and Development Services reporting as requested on:
 - height limits and sizes of pedestal signs and ground signs at *automobile service stations* and *gas bars*;
 - merchandise signage at *automobile service stations* and *gas bars*; and
 - signage for drive through operations as separate uses and in association with *automobile service stations* and *gas bars*
- (iii) Clause 9 of Toronto Community Council Report No. 6, entitled, “Draft Zoning By-law Amendment and Draft Sign By-law - Automobile Service Stations and Gas Bars (All Wards in the former City of Toronto), which was amended and adopted by City Council at its meeting held on April 13, 14 and 15, 1999
- (iv) (November 8, 1999) from the Acting Commissioner of Urban Planning and Development Services – Supplementary Report

Notice of the public meeting was given in accordance with the Municipal Act. The public meeting was held on October 12, and November 9, 1999. No one addressed the Toronto Community Council on October 12, 1999, and Mr. Paul K. Smith, Shell Canada Ltd./C.P.P.I. addressed the Toronto Community Council on November 9, 1999.

(c) Yorkville Triangle – Official Plan Amendment No. 143 and Zoning By-law No. 138-99 (Midtown).

The Toronto Community Council reports having deferred consideration of the following matter sine die:

- (i) Clause No. 93(h) contained in Report No. 12 of the Toronto Community Council, which Council referred back to the Toronto Community Council for further consideration and the hearing of depositions;
- (ii) (July 12, 1999) from the Commissioner of Urban Planning and Development Services recommending that this report be received for information; and

- (iii) (September 14, 1999) from Mr. William W. Stevenson, ABC Residents' Association.

(d) Final Report - Downtown Chinatown Initiatives (Downtown).

The Toronto Community Council reports having adopted the following final report:

- (i) (October 19, 1999) from the Acting Commissioner Of Urban Planning And Development Services on Application No. 797001 respecting the Downtown Chinatown Initiatives and the Official Plan and Zoning By-Law Amendments for Spadina Avenue between Dundas Street West and Queen Street West (Ward 24 - Downtown). This report offers a framework to assist the development of a strategy for the Chinatown area in downtown Toronto. It focuses on six matters that the City of Toronto, property owners, businesses and area residents in the Chinatown area have been working on during the last two years. These are: physical appearance; promotion of the area; street marketing; parking and loading; garbage and recyclable material collection services; and, the appropriate zoning of Spadina Avenue between Queen Street West and College Street. This report discusses the progress of these initiatives. It also recommends that the Official Plan and Zoning designations for Spadina Avenue between Dundas Street West and Queen Street West be changed from "General Use Area" to include residential uses and that the zoning designation be changed from industrial/commercial to commercial/residential uses.
- (ii) (November 9, 1999) from Mr. Steve Ellis, Barrister & Solicitor and Mr. Tonny Louie, Vice-President, Toronto Chinatown Community Development Association

Mr. Paul Mang, Mang Investments Ltd. appeared before the Toronto Community Council in connection with the foregoing matter.

(e) Pedestrian Issues.

The Toronto Community Council reports having:

- (1) forwarded the following material to the Works Committee and the Strategic Plan Working Group;**
- (2) advised the Commissioner of Works and Emergency Services of the Toronto Community Council's concern with respect to pedestrian fatalities; and
- (3) forwarded the material to the Commissioner of Community and Neighbourhood Services for her consideration in the implementation of the recommendations of the Seniors Task Force with respect to pedestrian safety:**
 - (i) (September 23, 1999) from Ms. Joan Doiron and Ms. Rhona Swarbrick, Co-Chairs, Toronto Pedestrian Committee;

- (ii) (October 22, 1999) from the City Clerk, Toronto Pedestrian Committee;
- (iii) (November 7, 1999) from Ms. Rhona Swarbrick, Co-Chair, Toronto Pedestrian Committee; and
- (iv) (November 9, 1999) from Ms. Rhona Swarbrick, Co-Chair, Toronto Pedestrian Committee.

Ms. Rhona Swarbrick appeared before the Toronto Community Council in connection with the foregoing matter.

(f) Parkdale Conflict Resolution Process (High Park).

The Toronto Community Council reports having:

- (1) deferred consideration of Recommendation Nos. (1) and (2) of the following report until its meeting to be held on January 18, 2000;**
- (2) authorized staff to convene a Public Meeting to present the recommended approach set out in the report;**
- (3) directed staff to report further on the detailed staffing and financial implications of implementing this approach;**

- (4) referred the report to the Commissioners of Urban Planning and Development Services, Community and Neighbourhood Services, and the Chief Financial Officer for consideration during the 2000 Operating Budget process; and**
- (5) directed that all communications received by the City Clerk with respect to this matter be forwarded to staff for distribution at the community meeting:**
 - (i) (October 22, 1999) from the Executive Director/Chief Building Official, South District; Executive Director/Chief Planner; Executive Director, Municipal Licensing and Standards and the General Manager, Shelter, Housing and Support Division respecting Parkdale Conflict Resolution Process (High Park), and recommending that Council:
 - (1) approve, in principle, recommendations 1 to 18 in Section 4 of this report;
 - (2) defer recommendation 19 in Section 4 of this report to the Toronto Community Council meeting of December 2, 1999, pending the conclusion of on-going discussions with stakeholders;
 - (3) authorize staff to convene a Public Meeting to present the recommended approach;
 - (4) direct staff to report further on the detailed staffing and financial implications of implementing this approach; and,
 - (5) refer this report to the Commissioners of Urban Planning and Development Services, Community and Neighbourhood Services, and the Chief Financial Officer for consideration during the 2000 Operating Budget process; and
 - (ii) Clause 32 of Toronto Community Council Report No. 12, titled, "Parkdale Planning Initiatives (High Park)", which was amended and adopted by City Council at its meeting held on October 28, 29 and 30, 1998
 - (iii) (November 8, 1999) from the Community Services Agencies Group**
 - (iv) (November 5, 1999) from Mr. Ray Van Eenoo, Co-Chair and Mr. Murray Lowe, Treasurer, Bachelorette Owners Association**
 - (v) (November 9, 1999) from Mr. Philippe Campaie for Robert Keel, Chairman, Rupert Community Residential Services Inc.**
 - (vi) (January 15, 1999) from Mr. Robert B. Levitt, Secretary, Parkdale Tenants' Association**

The following persons appeared before the Toronto Community Council in connection with the foregoing matter:

- Mr. Oudit Raghubir, Toronto, Ontario;
- Mr. Robert B. Levitt, Rupert Community Inc.;
- Mr. Walter Jarsky, Toronto, Ontario; and
- Mr. Mike Coward, O.C.A.P.

(g) Preliminary Report - 45 Dunfield Avenue (North Toronto).

The Toronto Community Council reports having:

- (1) adopted the following preliminary report; and**
- (2) requested the Commissioner of Community and Neighbourhood Services, in consultation with the Commissioner of Urban Planning and Development Services, to formulate a rent abatement strategy prior to the submission of the final report:**

(October 25, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting Official Plan, Rezoning And Site Plan Approval Application No. 299011 to Permit an Addition to an Existing Apartment Building located At 45 Dunfield Avenue (North Toronto), and recommending that I be requested to hold a public meeting in the community to discuss the application and to notify owners and tenants within 300 metres of the site and the Ward Councillors.

(h) Preliminary Report - 164 Cheritan Avenue (North Toronto).

The Toronto Community Council reports having adopted the following preliminary report:

- (i) (October 26, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting Official Plan And Rezoning Application No. 199012 respecting 164 Cheritan Avenue (North Toronto), and recommending that that I be requested to hold a public meeting in the area to discuss the application and to notify owners and tenants within 300 metres of the site, area residents associations and the Ward Councillors.
 - (ii) (November 5, 1999) from Mr. Bob Michener, President, Lytton Park Residents' Organization
 - (iii) (November 7, 1999) from Ms. Jo-Ann Foster and Mr. John McMahon
 - (iv) (November 8, 1999) from Ms. Kim Sullivan
- (i) Preliminary Report - 48 Abell Street (Trinity-Niagara).**

The Toronto Community Council reports having adopted the following preliminary report:

(October 21, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting Application 299006 on Official Plan Amendment, Rezoning and Site Plan Approval to permit the conversion of the Existing Industrial Building at No. 48 Abell Street into 156 Live/Work Units and Commercial Self Storage Lockers in the Basement (Trinity-Niagara), and recommending that that I be requested to hold a public meeting in the community to discuss the application and to notify owners and residents within 300 metres of the site, and the Ward Councillors.

(j) Preliminary Report - 46 Lakeview Avenue (Trinity-Niagara).

The Toronto Community Council reports having adopted the following preliminary report:

(October 21, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting Rezoning Application No. 199016 to Permit an Existing Rear Yard Garage at 46 Lakeview Avenue to be Used for Residential Purposes (Trinity-Niagara), and recommending that that I be requested to hold a public meeting in the community to discuss the application and to notify owners and tenants within 120 metres of the site, area resident and business associations, and the Ward Councillors.

(k) Preliminary Report - 201 Carlaw Avenue (Don River).

The Toronto Community Council reports having adopted the following preliminary report:

(October 19, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting 201 Carlaw Avenue - Rezoning Application No. 199024 to Permit the Conversion of an Existing 2 Storey Industrial Building to Residential (Don River), and recommending that:

- (1) I be requested to hold a public meeting in the community to discuss the application and to notify owners and tenants within 120 metres of the site and the Ward Councillors; and
- (2) the owner be advised that, prior to final City Council approval of this project, the owner may be required to submit a Noise Impact Statement in accordance with City Council requirements. The owner will be further advised of these requirements, as they relate to this project, by the Commissioner of Works and Emergency Services.

(l) Preliminary Report - 70 and Part of 50 St. Joseph Street as Part of St. Michael's College (Downtown)

The Toronto Community Council reports having adopted the following preliminary report:

(October 20, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting Application No. 199022 for an Amendment to the Zoning By-Law to Permit the Construction of a 170 Room Undergraduate Student Residence at 70 and Part of 50 St. Joseph Street as Part of St. Michael's College (Downtown), and recommending that I be requested to hold a public meeting in the community to discuss the application and to notify owners and residents within 300 metres of the site and the Ward Councillors.

(m) Preliminary Report - 600 Melita Crescent (Davenport).

The Toronto Community Council reports having:

- (1) adopted the following preliminary report;**
- (2) requested the Acting Commissioner of Urban Planning and Development Services to report to Council on a schedule for the development process for the project.**

(October 20, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting Application No. 199018 for an Amendment to the Official Plan and Zoning By-Law to Permit an Addition to Christie Gardens for 40 Additional Residential Care Rooms, 2 Additional Rental Apartments, 77 Senior's Residential Life Lease Suites and Additional Ancillary Areas at 600 Melita Crescent (Davenport), and recommending that I be requested to hold a public meeting in the community to discuss the application and to notify owners and residents within 300 metres of the site and the Ward Councillors.

(City Council on November 23, 24 and 25, 1999, had before it, for information, in conjunction with the foregoing Item, the following report (November 18, 1999) from the Acting Commissioner of Urban Planning and Development Services:

Purpose:

To provide a timetable for the development approval process for the Official Plan and Rezoning application for 600 Melita Crescent (Christie Gardens).

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that this report be received for information.

Background:

The applicant has requested amendments to the Official Plan and Zoning By-law to permit an addition to Christie Gardens (600 Melita Crescent) for 40 additional residential care rooms, 2 additional rental apartments, 77 senior's residential life lease suites and additional ancillary areas. The Preliminary Report for this application was adopted by Toronto Community Council on November 9, 1999 (Clause 61 of Report 14 of Toronto Community Council). During consideration of the report, the Ward Councillor requested staff to provide a timetable for processing of the application.

Comments:

The application has been circulated to the appropriate departments for technical review and comments. A community meeting will be held in January 2000. Subsequent to the meeting, and upon receipt of comments from the circulated agencies, staff will prepare a Final Report and draft by-laws. The report and by-laws will form the basis of a Public Meeting at Toronto Community Council which I anticipate will occur on May 23, 2000. This timetable factors in time for discussion and minor revisions to the plans. Substantial changes to the application may require additional time.

If Toronto Community Council approves the proposal, Site Plan Approval will be required before the applicant can receive a Building Permit. The applicant has decided not to proceed concurrently for this approval, and, therefore, additional time will be required to deal with that application.

Conclusion:

I am continuing to process the application for amendments to the Official Plan and Zoning Bylaw. A Final Report will be submitted to Toronto Community Council as outlined in this report.

Contact:

*Rhonda Petrella, Planner
Telephone: 392-0459; Fax: 392-1130
E-Mail: rpetrell@city.toronto.on.ca*

(n) Preliminary Report - 235 Carlaw Avenue (Don River).

The Toronto Community Council reports having adopted the following preliminary report:

(October 25, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting 235 Carlaw Avenue - Rezoning Application No. 199026 to Permit the Conversion of Three Floors of an Existing Industrial Building for Live/Work Units (Don River) recommending that:

- (1) I be requested to hold a public meeting in the community to discuss the application and to notify owners and tenants within 120 metres of the site and the Ward Councillors; and
- (2) the owner be advised that, prior to final City Council approval of this project, the owner may be required to submit a Noise Impact Statement in accordance with City Council requirements. The owner will be further advised of these requirements, as they relate to this project, by the Commissioner of Works and Emergency Services.

(o) Preliminary Report - 323 Palmerston Boulevard (Trinity-Niagara).

The Toronto Community Council reports having adopted the following preliminary report:

(October 25, 1999) from the Acting Commissioner of Urban Planning and Development Services respecting Rezoning Application No. 199023 to Permit an Existing Coach House at 323 Palmerston Boulevard to be used for Residential Purposes (Trinity-Niagara), and recommending that the Acting Commissioner of Planning and Development Services be requested to hold a public meeting in the community to discuss the application and to notify owners and tenants within 120 metres of the site, area resident and business associations, and the Ward Councillors.

(p) Campbell Avenue From Paton Road To Wallace Avenue – Speed Humps (Davenport).

The Toronto Community Council reports having deferred consideration of the following report until its meeting to be held on December 2, 1999:

(October 20, 1999) from the Director, Transportation Services, District 1, respecting Campbell Avenue, from Paton Road to Wallace Avenue - Speed Humps (Davenport), and recommending that the report be received for information.

(q) Gardiner Road, From Old Forest Hill Road To Eglinton Avenue West - Proposed Change To Existing Parking Regulations (Midtown, North Toronto).

The Toronto Community Council reports having deferred consideration of the following report to permit the Ward Councillors to have a community meeting:

(October 25, 1999) from the Director, Transportation Services, District 1, respecting Gardiner Road, from Old Forest Hill Road to Eglinton Avenue West - Proposed Change to Existing Parking Regulations (Midtown, North Toronto), and recommending that should Toronto Community Council decide to implement the proposed adjustments to the parking regulations on Gardiner Road, from Eglinton Avenue West to Old Forest Hill Road, it will be necessary to adopt the following recommendations:

- (1) that the existing one hour maximum parking regulation, from 8:00 a.m. to 7:00 p.m., daily, on the east side of Gardiner Road, from Eglinton Avenue West to Chadwick Avenue, be adjusted to operate from 10:00 a.m. to 6:00 p.m., Monday to Friday;
 - (2) that parking be restricted to a maximum period of one hour from 10:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Gardiner Road, from Chadwick Avenue to Old Forest Hill Road;
 - (3) that parking be prohibited from 2:00 a.m. to 10:00 a.m., Monday to Friday, on the east side of Gardiner Road, from Old Forest Hill Road to Eglinton Avenue West; and
 - (4) that the appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.
- (r) **Lane, First North of College Street Between Dufferin Street and Sheridan Avenue - Proposed One-Way Operation (Trinity-Niagara).**

The Toronto Community Council reports having deferred consideration of the following reports sine die:

- (i) (June 10, 1999) from the Director, Transportation Services, District 1 respecting Lane, First North Of College Street Between Dufferin Street And Sheridan Avenue - Proposed One-Way Operation (Trinity-Niagara), and recommending that:
 - (1) the lane first north of College Street between Dufferin Street and Sheridan Avenue be designated to operate one-way westbound; and
 - (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required;
 - (ii) (November 4, 1999) from Director, Transportation Services, District 1
- (s) **Queen Street East, South Side, From Coxwell Avenue To Nursewood Road - Extension Of The Operational Period Of The Afternoon Rush Hour Stopping Prohibition (East Toronto).**

The Toronto Community Council reports having deferred consideration of the following report sine die:

(September 17, 1999) from the Director, Transportation Services District 1, respecting Queen Street East, South Side, from Coxwell Avenue to Nursewood Road - Extension of the Operational Period Of The Afternoon Rush Hour Stopping Prohibition (East Toronto), and recommending that:

- (1) the stopping prohibition from 4:00 p.m. to 6:00 p.m., Monday to Friday on the south side of Queen Street East, be rescinded:
 - (a) from Jarvis Street to Eastern Avenue;
 - (b) from Kingston Road to Nursewood Road; and
 - (c) from Kingston Road to a point 200 metres west thereof;
 - (2) stopping be prohibited from 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and Public Holidays on the south side of Queen Street East, from Jarvis Street to Coxwell Avenue;
 - (3) stopping be prohibited from 4:00 p.m. to 6:30 p.m., except Saturday, Sunday and Public Holidays, on the south side of Queen Street East, from Coxwell Avenue to Nursewood Road;
 - (4) the hours of operation of the Pay-&-Display parking machines on the south side of Queen Street East from Coxwell Avenue to a point 200 metres west of Kingston Road and from Kingston Road to Woodbine Avenue, be adjusted to operate at a rate of \$1.25 per hour from:
 - (a) 8:00 a.m. to 4:00 p.m., Monday to Friday, for a maximum period of two hours;
 - (b) 8:00 a.m. to 6:00 p.m., Saturday and Sunday, for a maximum period of two hours;
 - (c) 6:30 p.m. to 12:00 a.m., Monday to Friday, for a maximum period of three hours; and
 - (d) 6:00 p.m. to 12:00 a.m. Saturday and Sunday for a maximum period of three hours; and
 - (5) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.
- (t) **Official Parking Poll – Kent Road (East Toronto).**

The Toronto Community Council reports having requested the City Clerk to conduct an official poll to determine whether the majority of residents of Kent Road are in favour of “alternate side parking”:

(October 25, 1999) from Councillor Bussin

- (u) **Delaware Avenue, From Hallam Street To Northumberland Street - Speed Humps (Davenport).**

The Toronto Community Council reports having deferred consideration of the following report until its meeting to be held on December 2, 1999, for deputations:

(October 26, 1999) from the Director, Transportation Services, District 1, respecting Delaware Avenue, from Hallam Street to Northumberland Street - Speed Humps (Davenport), and recommending that the report be received for information.

- (v) **Concord Avenue, From Hallam Street To Northumberland Street - Speed Humps (Davenport).**

The Toronto Community Council reports having deferred consideration of the following report until its meeting to be held on December 2, 1999, for deputations:

(October 20, 1999) from the Director, Transportation Services, District 1, respecting Concord Avenue, from Hallam Street to Northumberland Street - Speed Humps (Davenport), and recommending that the report be received for information.

- (w) **86 and 100 Bloor Street West (University Theatre Lands) – Ontario Municipal Board Decision And Order (Midtown).**

The Toronto Community Council reports having received the following report for information:

(November 2, 1999) from the City Solicitor, respecting 86 and 100 Bloor Street West (University Theatre Lands) Ontario Municipal Board Decision and Order (Midtown), and recommending that the report be received for information.

- (x) **Park and Playground Improvements at George Ben and Fred Hamilton Parks – 700 King Street West (Trinity-Niagara).**

The Toronto Community Council reports having requested the Commissioner of Urban Planning and Development Services to report to meeting of the Toronto Community Council, to be held on December 2, 1999, on the \$60,000 allocated from the Community Services and Facilities capital account arising from 700 King Street West (Trinity-Niagara) for neighbourhood park and playground improvements at Fred Hamilton Park and George Ben Park:

(November 4, 1999) from Councillors Pantalone and Silva

- (y) **Crawford Street Road Closure (South of King Street) (Trinity-Niagara).**

The Toronto Community Council reports having requested the Commissioner of Urban Planning and Development Services and the Commissioner of Works and

Emergency Services to report on the steps necessary to implement the closure of Crawford Street south of King Street West to Caniff Street, in order to achieve an improved streetscape attached to a proposed new park:

(November 4, 1999) from Councillors Pantalone and Silva

- (z) **580 Christie Street – Private 80 Centimetre Diameter Manitoba Maple Tree (Davenport).**

The Toronto Community Council reports having requested the Commissioner of Economic Development, Culture and Tourism:

- (1) **to meet with representatives from the Davey Tree Expert Co. to obtain a letter which gives their opinion as to the safety of the tree limb of the private tree at 580 Christie Street; and**
- (2) **in consultation with the City Solicitor, if necessary, to meet with residents of Rushton Road to assist them in resolving this issue:**

(November 4, 1999) from Councillor Disero respecting 580 Christie Street – Private 80 Centimetre Diameter Manitoba Maple Tree.

Respectfully submitted,

PAM McCONNELL
Chair

Toronto, November 9, 1999.

(Report No. 14 of The Toronto Community Council, including additions thereto, was adopted, as amended, by City Council on November 23, 24 and 25, 1999.)