



**MIDTOWN COMMUNITY COUNCIL
AGENDA
MEETING No. 10**

Date of Meeting: November 20, 2001 **Enquiry:** Yvonne Davies
Time: 9:30 a.m. **Administrator**
Location: Council Chambers **416-395-7343**
Lower Level **ydavies@city.toronto.on.ca**
North York Civic Centre

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

CONFIRMATION OF MINUTES OF MEETING HELD ON OCTOBER 23, 2001.

An electronic version will be distributed to the Members.

DEPUTATIONS: Deputation list will be available at the meeting.

DEPUTATION SCHEDULE:

Items 1 - 15	9:30 a.m.	Item 28	2:15 p.m.
Items 16 - 26	10:30 a.m. to 12:30 p.m.	Item 29	2:30 p.m.
Item 27	2:00 p.m.	Item 30	2:45 p.m.

- 1. REQUEST FOR AN EXEMPTION FROM CHAPTER 248
OF THE FORMER CITY OF TORONTO MUNICIPAL CODE
TO PERMIT DRIVEWAY WIDENING AT
122 OLD ORCHARD GROVE.
(Eglinton-Lawrence - Ward 16)**

(DEFERRED FROM PREVIOUS MEETING)

Manager, Right of Way Management, Transportation Services, District 1
(October 3, 2001)

Reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening

for two vehicles at 122 Old Orchard Grove, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council deny the application for driveway widening for two vehicles at 122 Old Orchard Grove;

OR

- (2) City Council approve the application for driveway widening for two vehicles at 122 Old Orchard Grove, as shown on Appendix 'A', subject to:
 - (a) the parking area for each space not exceeding 2.5 m by 5.5 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code;

OR

- (3) City Council approve the application for angled driveway widening for two vehicles at 122 Old Orchard Grove, as shown on Appendix 'B', notwithstanding that the required setback will not be provided, subject to:
 - (a) the parking area for each space not exceeding 2.2 m by 5.0 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.

**2. REQUEST FOR AN EXEMPTION FROM CHAPTER 248
OF THE FORMER CITY OF TORONTO MUNICIPAL
CODE TO PERMIT DRIVEWAY WIDENING AT
6 DELAVAN AVENUE.
(St. Paul's - Ward 21)**

Manager, Right of Way Management, Transportation Services, District 1
(November 6, 2001)

Reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening for two vehicles at 6 Delavan Avenue, which does not meet the requirements of the Code;

advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council deny the application for driveway widening for two vehicles at 6 Delavan Avenue;

OR

- (2) City Council approve the application for driveway widening for one vehicle at 6 Delavan Avenue, as shown on Appendix 'A', subject to:
 - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code;

OR

- (3) City Council approve the application for driveway widening for two vehicles at 6 Delavan Avenue, as shown on Appendix 'B', subject to:
 - (a) the parking area for each space not exceeding 2.6 m by 5.9 m in dimension;
 - (b) the parking area adjacent to the existing driveway being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
 - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code;

OR

- (4) City Council approve the application for driveway widening for two vehicles, one of which is to be angled, at 6 Delavan Avenue, as shown on Appendix 'C', subject to:
 - (a) the parking area for each space not exceeding 2.6 m by 5.9 m in dimension;
 - (b) the parking area adjacent to the existing driveway being paved with semi-permeable paving materials, such as ecostone pavers or approved

equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and

- (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code;

OR

- (5) City Council approve the application for driveway widening for two vehicles, one of which is to be angled, at 6 Delavan Avenue, notwithstanding that the required 2.0 m setback will not be provided, as shown on Appendix 'D', subject to:
 - (a) the parking area for each space not exceeding 2.6 m by 5.9 m in dimension;
 - (b) the parking area adjacent to the existing driveway being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
 - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.

**3. REQUEST FOR AN EXEMPTION FROM CHAPTER 248
OF THE FORMER CITY OF TORONTO MUNICIPAL
CODE TO PERMIT DRIVEWAY WIDENING AT
37 GLENGARRY AVENUE.
(Eglinton-Lawrence - Ward 16)**

Manager, Right of Way Management, Transportation Services, District 1
(November 1, 2001)

Reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening at 37 Glengarry Avenue, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council deny the request to permit driveway widening which will partially encroach onto the mutual driveway at 37 Glengarry Avenue.

**4. INTRODUCTION OF PERMIT PARKING ON THE EAST SIDE OF THE EASTERN BRANCH OF MOUNT PLEASANT ROAD BETWEEN BALLIOL STREET AND DAVISVILLE AVENUE.
(St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(November 6, 2001)

Reporting on the introduction of permit parking on the east side of the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue, on a street specific basis, to operate during the hours of 2:01 a.m. to 10:00 a.m., Monday to Friday; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$162.00 are contained in the Transportation Services Division 2001 Operating Budget; and **recommending** that:

- (1) permit parking be introduced on the east side of the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue, on a street specific basis, to operate during the hours of 2:01 a.m. to 10:00 a.m., Monday to Friday;
- (2) Part AG of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate the east side of the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue;
- (3) the one hour parking restriction on the east side of the eastern branch of Mount Pleasant Road be amended from 8:00 a.m. to 6:00 p.m., daily to 10:00 a.m. to 6:00 p.m., daily; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**5. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT DRIVEWAY WIDENING AT 63 FALCON STREET.
(St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(November 6, 2001)

Reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening at 63 Falcon Street, which does not meet the requirements of the Code; advising that there

are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council deny the application for driveway widening for two vehicles at 63 Falcon Street;

OR

- (2) City Council approve the application for driveway widening for two vehicles at 63 Falcon Street, as shown on Appendix 'A', notwithstanding that the required setbacks will not be provided, subject to:
 - (a) the parking area for each space not exceeding 2.2 m by 4.8 m in dimension;
 - (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
 - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, of the former City of Toronto Municipal Code.

6. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT DRIVEWAY WIDENING AT 32 CLEVELAND STREET. (St. Paul's - Ward 22)

Manager, Right of Way Management, Transportation Services, District 1
(November 6, 2001)

Reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening at 32 Cleveland Street, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council deny the application for driveway widening at 32 Cleveland Street;

OR

- (2) City Council approve the application to permit driveway widening at 32 Cleveland Street,

as shown on Appendix 'A', notwithstanding that the required landscaped space cannot be provided, subject to:

- (a) the parking area not exceeding 2.6 m by 5.0 m;
- (b) the existing porch being modified to facilitate the construction of the parking pad;
- (c) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
- (d) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, of the former City of Toronto Municipal Code;

OR

- (3) City Council approve the application to permit driveway widening at 32 Cleveland Street, as shown on Appendix 'B', notwithstanding that the required 2.0 m setback and required landscaped space will not be provided, subject to:
 - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
 - (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
 - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, of the former City of Toronto Municipal Code.

**7. REQUEST FOR AN EXEMPTION FROM CHAPTER 400
OF THE FORMER CITY OF TORONTO MUNICIPAL
CODE TO PERMIT FRONT YARD PARKING FOR TWO
VEHICLES AT 9 POPLAR PLAINS ROAD.
(St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(November 6, 2001)

Reporting on a request for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking for two vehicles at 9 Poplar Plains Road, which does not meet the requirements of the Code;

advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council deny the application for front yard parking for two vehicles at 9 Poplar Plains Road;

OR

- (2) City Council approve the application for front yard parking for two vehicles at 9 Poplar Plains Road, subject to:
 - (a) the parking area for the first space not exceeding 2.4 m by 5.9 m and for the second space, 2.6 m by 4.57 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

8. REMOVAL OF ON-STREET PARKING SPACE FOR PERSONS WITH DISABILITIES. (Eglinton-Lawrence - Ward 16)

Director, Transportation Services, District 1
(October 31, 2001)

Reporting on a request for the removal of an on-street disabled persons' parking space; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$300.00 are contained in the Transportation Services Division 2001 Operating Budget; and **recommending** that:

- (1) the removal of a disabled on-street parking space as noted in Table "A" of this report be approved; and
- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**9. PROPOSED SOUTHBOUND RIGHT-TURN-ON-RED PROHIBITION - LAIRD DRIVE AND MCRAE DRIVE/WICKSTEED AVENUE.
(Don Valley West - Ward 26)**

Director, Transportation Services, District 1
(October 29, 2001)

Reporting to improve traffic operations and mitigate safety concerns at the intersection of Laird Drive and McRae Drive/Wicksteed Avenue; advising that funds in the amount of \$400.00 associated with the installation of appropriate signs are contained in the Transportation Services Division 2001 Operating Budget; and **recommending** that:

- (1) southbound right-turns-on-red be prohibited at all times at the intersection of Laird Drive and McRae Drive/Wicksteed Avenue; 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.

**10. PROHIBITED WESTBOUND RIGHT TURNS FROM ACCESS - 1900 O'CONNOR DRIVE (TIM HORTONS) TO CRANBORNE AVENUE.
(Don Valley East - Ward 34)**

Director, Transportation Services, District 3
(November 5, 2001)

Reporting on prohibiting westbound right turns from the access of 1900 O'Connor Drive (Tim Hortons) onto Cranborne Avenue; advising that all costs associated with the implementation of the turn prohibitions, estimated at \$550.00 is to be paid by the TDL Group Limited; and **recommending** that Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit westbound right turns from the driveway of 1900 O'Connor Drive, located 38 metres north of O'Connor Drive, to Cranborne Avenue.

**11. PARKING PROHIBITIONS - WOODSWORTH ROAD.
(Don Valley West - Ward 25)**

Director, Transportation Services, District 3
(November 5, 2001)

Reporting on removing the existing parking restrictions on the north and east sides of Woodsworth Road, adjacent to Woodsworth Parkette; advising that all costs associated

with the removal of the parking prohibitions are included within the District 3 Transportation Services Division's Operating Budget; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the prohibited parking on the north and east sides of Woodsworth Road, from a point opposite the southerly limit of Northey Drive to a point 198 metres north of Northey Drive, between the hours of 8:00 a.m. and 6:00 p.m., Monday to Friday.

12. 808 MOUNT PLEASANT ROAD - REQUEST FOR APPROVAL OF MINOR VARIANCES FROM CHAPTER 297 - SIGNS - OF THE FORMER CITY OF TORONTO MUNICIPAL CODE. (St. Paul's - Ward 22)

Director, Community Planning, South District
(October 29, 2001)

Reviewing and making recommendations for variances to replace existing ground signs at the eastern edge of the property known as 808 Mount Pleasant Road for identification and directional purposes; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council approve Application No. 901075 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit the replacement of three existing ground signs at 808 Mount Pleasant Road; and
- (2) the applicant be advised, upon approval of Application No. 901075, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

13. 77 ST. CLAIR AVENUE EAST – REQUEST FOR APPROVAL OF MINOR VARIANCES FROM CHAPTER 297 – SIGNS - OF THE FORMER CITY OF TORONTO MUNICIPAL CODE. (St. Paul's – Ward 22)

Director, Community Planning, South District
(October 29, 2001)

Reviewing and making recommendations for minor variances to erect two illuminated ground signs at 77 St. Clair Avenue East for identification purposes; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council approve Application No. 901052 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit two

illuminated ground signs at 77 St. Clair Avenue East, on the condition that all temporary 'sandwich board' ground signs be removed from the property; and

- (2) the applicant be advised, upon approval of Application No. 901052, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

**14. 44 JACKES AVENUE (33 ROSEHILL AVENUE)
- REQUEST FOR APPROVAL OF MINOR VARIANCES
FROM CHAPTER 297 - SIGNS OF THE FORMER
CITY OF TORONTO MUNICIPAL CODE.
(St. Paul's - Ward 22)**

Director, Community Planning, South District
(October 18, 2001)

Reviewing and making recommendations for an application for minor variances to permit, for identification purposes, a non-illuminated fascia sign "33 Rosehill" on the west elevation of the building; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council approve Application No. 901062 for minor variances from Chapter 297, signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated fascia sign "33 Rosehill" on the west elevation of the building; and
- (2) the applicant be advised, upon approval of Application No. 901062, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

**15. SITE PLAN CONTROL AMENDMENT APPLICATION
NO. SO 11/00EY - RECYCLING SPECIALTIES INC.
- 20 ESANDAR DRIVE.
(Don Valley West - Ward 26)**

Director, Community Planning, East District
(October 29, 2001)

Reporting on an application for an amendment to a previously approved site plan registered under instrument No. C535261, which the applicant wishes to change in order to expand their recyclable material processing operation; advising that the proposal has been referred by Councillor Pitfield to City Council for a decision through the former East York Community Council, in accordance with By-law No. 483-2000; advising that

there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council approve the amended Site Plan Agreement application subject to the following drawings and conditions:
 - (i) “Elevation” drawing No. A1 dated June 5, 2000 and drawn by Tackoma Steckley;
 - (ii) “Site/Landscape Plan”, drawing No. P-211des5., dated revised June 5, 2001, drawn by KLM Planning Partners Inc., subject to the following changes:
 - (a) Let down curbs and wheelchair ramps are to be provided at all entrances to the building and at access points to the parking lots and drop off areas. This revision is to be approved by the Commissioner of Works and Emergency Services;
 - (b) All structures, ramps, signs or landscaping material within the restricted sight line areas are to be no higher than 0.9 metres above the travelled portion of the road. This revision is to be approved by the Commissioner of Works and Emergency Services;
 - (c) All access points along Esandar Drive are to be designed so that the driveway curb radius is a minimum of 4.5 metres and a maximum of 12 metres. This revision is to be approved by the Commissioner of Works and Emergency Services;
 - (d) The bin storage area in the westerly side yard of the site is to be entirely screened from viewing from any street adjoining the site. This revision is to be approved by the Commissioner of Urban Development Services;
 - (e) The parking area which is located in the southerly side yard and which is identified as “Proposed Asphalt Parking and Equipment Storage” is to be renamed “Proposed Asphalt Car and Truck Parking”. This revision is to be approved by the Commissioner of Urban Development Services;
 - (f) The equipment storage area to the west of the existing one storey building which is identified as “Equipment Storage and Handling Area” is to be deleted as are the notations under Site Plan Statistics which refer to “Metal Processing” and “Storage”. This revision is to be approved by the Commissioner of Urban Development Services;

- (g) Design and construction specifications for the solid gates proposed at the two entrances to the site are to be shown on the face of the plan. These gates are to be so constructed as to be capable of entirely screening the internal operations of the site. This revision is to be approved by the Commissioner of Urban Development Services;
 - (h) Light fixtures sufficient to ensure internal and external surveillance of the site are to be shown on the plan and are to be accompanied by design specifications. The lights are to be directed away from adjacent roads and are to be approved by the Commissioner of Urban Development Services; and
- (iii) The owner agreeing to be responsible for and to abide by the following conditions of site plan development approval, which shall be incorporated into the Amended Registered Site Plan Agreement as Schedule C:
- (a) That the area currently identified on the Site/Landscape Plan drawing P-211des5., hereto, as “Proposed Asphalt Employee /Visitor Parking” and “Proposed Asphalt Parking and Equipment Storage” will be restricted to employee parking and parking of empty roll off trucks, rear packer trucks, front end loaders and service trucks only and that it will at no time be used for parking or storage of bins or motorised equipment such as tractors, bob-cats, loaders, bulldozers and trailers;
 - (b) That storage of bins will be restricted to the westerly side of the site only and that all the bins stored within this area will be empty at all times;
 - (c) That there will be no loading and/or unloading and/or storage of any recyclable materials outside of the waste material processing buildings;
 - (d) That all material brought in for sorting/recycling will be stored inside the processing buildings on the lands and that any such material which may have fallen out of the delivery vehicles or the sorting/recycling facility will be promptly removed and will not be allowed to remain outside; and
 - (e) That Municipal Streets and roads within 60 metres of the lands are kept clear of any litter from any operation carried out on the lands.
- (iv) The owner to post security in the amount of \$10,000 to cover any costs that may be incurred by the municipality in enforcement of the items identified in recommendation iii) clauses a) to e) inclusive. Without

restricting the generality of the foregoing these may include the removal of any debris placed or stored anywhere on the site outside of the enclosed processing facilities including bins kept on the premises, as well as for the removal of any bins or equipment from any restricted location.

- (2) The owner shall be advised of the need to:
 - (a) receive approvals and/or to obtain construction permits from the Commissioner of Works and Emergency Services for any work to be carried out within the public right-of-way; and
 - (b) submit, and receive approval from the Fire Prevention Division for shop drawings for the fire alarm system and the sprinkler system.

**16. PRELIMINARY REPORT - APPLICATIONS TO AMEND
THE OFFICIAL PLAN AND ZONING BY-LAW
- WM. DOLAN PLANNING CONSULTANTS
FOR STERLING SILVER DEVELOPMENT CORPORATION
- 1200-1202 YORK MILLS ROAD.
(Don Valley East - Ward 34)**

Director, Community Planning, North District
(October 29, 2001)

Providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillors;
- (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.

**17. FINAL REPORT - PART LOT EXEMPTION APPLICATION
- 950504 ONTARIO INC. - 355 ROSELAWN AVENUE.
(Eglinton-Lawrence - Ward 16)**

Director, Community Planning, North District
(November 5, 2001)

Reporting on an application requesting exemption from part lot control in order that 14 street townhouse dwelling units may be conveyed into separate ownership; advising that all of the costs associated with the processing of this application are included within the 2001 Operating Budget; and **recommending** that:

- (1) this application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills after such time that Site Plan approval has been obtained;
- (3) the by-law shall expire one year from the date of its enactment; and
- (4) the appropriate City officials be authorized and directed to register the By-law on title.

**18. RESIDENTIAL DEMOLITION APPLICATION
- 65 CLARENDON AVENUE.
(St. Paul's - Ward 22)**

Commissioner of Urban Development Services
(November 5, 2001)

Recommending that the City Council authorize the Commissioner of Urban Development Services to issue the residential demolition permit for 65 Clarendon Avenue, subject to the issuance of the replacement building permit and subject to the standard conditions, as set out in Chapter 146-16B(5) of the Municipal Code, specifically:

- (a) that a replacement building is erected on the site not later than two (2) years from the day demolition of the existing building is commenced, and
- (b) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand (\$20,000) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

**19. 19 ALEXANDRA BOULEVARD.
(Eglinton-Lawrence - Ward 16)**

District Manager, Municipal Licensing and Standards
(November 2, 2001)

Reporting on the actions of the City could take to ensure the subject property is kept in better repair, such report to include comment with respect to the use of the driveway, as requested by Midtown Community Council; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that this report be received for information.

**20. SITE PLAN CONTROL APPLICATION REPORT
- STERNBERG-GUY RESIDENCE - 45 STRATHEARN ROAD.
(St. Paul's - Ward 21)**

Director, Community Planning, West District
(November 5, 2001)

Reporting on a Site Plan Control application to permit the construction of additions to an existing detached dwelling on the lands known municipally as 45 Strathearn Road. advising that the proposal has been referred by the area Councillor to City Council for a decision through the Midtown Community Council in accordance with By-law No. 483-2000; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council approve the drawings on file with the Commissioner of Urban Development Services, entitled Sternberg-Guy Residence Layout/Grading Plan Drawing No. L-1 and Planting Plan Drawing No. A-106, prepared by Jordan Designs, red line revised on October 19, 2001, subject to the following conditions:
 - (a) Prior to the issuance of a building permit, the owner be required to:
 - (i) submit to and receive approval from the Commissioner of Works and Emergency Services of a site servicing and grading plan, which proposes separate storm and sanitary connections to the City's sewage system;
 - (ii) submit financial securities to the City in the amount of \$10,214.00 as a grading deposit, to be held until submission and acceptance, by the Commissioner of Works and Emergency Services, of "as constructed drawings" certified by an Ontario Land Surveyor;
 - (iii) submit an Engineering Report and plans and drawings, if

necessary, which addresses slope stability, measures to control sediment and erosion, soil conditions and the design of the proposed retaining walls, to the satisfaction of the Commissioner of Works and Emergency Services; and,

- (iv) submit to and have approved by the Commissioner of Works and Emergency Services, a construction schedule, including arrangement of a site meeting.
 - (b) The owner, following completion of construction be required to provide a certificate, from the Engineer, sealed and dated, to the Commissioner of Works and Emergency Services, that the work was performed in conformity with the above-noted Engineering Report and any associated plans and drawings;
 - (c) The owner be required to provide, maintain and operate the measures, facilities and strategies stipulated in the Engineering Report and any associated plans and drawings noted in condition number 1(iii) above, submitted to the satisfaction of the Commissioner of Works and Emergency Services;
 - (d) The owner provide the landscape development in accordance with the plan approved by the Urban Design Division as redlined on Oct. 19, 2001, including a further fence modification to the satisfaction of the Urban Design Division, West District; and,
 - (e) The owner provide certification from the landscape consultant or contractor by September 2002, that the landscaping development was completed in accordance with the approved landscape plans.
- (2) The owner be advised by copy of this report of the following:
- (a) Of the need to receive the approval of the Commissioner of Works and Emergency Services for any work to be carried out within the public rights-of-way;
 - (b) Of the need to obtain building location and streetscape permits, as well as potential other permits such as hoarding, piling/shoring etc. from the Works and Emergency Services Department, prior to construction;
 - (c) Of the need to comply with City of Toronto Municipal Code 681, Sewers, with regard to disposal of waste water from a swimming pools;
 - (d) Of the need to comply with City of Toronto Municipal Code, Chapter 629, Property Standards, with regards to retaining walls; and,

- (e) That the storm water run-off originating from the site should be disposed of through infiltration into the ground and that storm connection to the sewer system will only be permitted subject to the review and approval by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on the site may contaminate the storm run-off.

**21. IMPLEMENTATION REPORT
- WYCHWOOD CAR BARNS PARK
- 76 WYCHWOOD AVENUE - FILE NO. 798-5
(St. Paul's - Ward 21)**

Director, Community Planning, South District
(October 19, 2001)

Reporting, as requested by Council, on the implementation of a public park, three new residential lots and the reuse of the former TTC car barns on the City-owned lands known municipally as 76 Wychwood Avenue; advising of financial implications; and **recommending** that:

- (1) the Commissioner of to Corporate Services, in consultation with the Commissioner of Urban Development Services, be directed to initiate the required Official Plan and Zoning amendments respecting 76 Wychwood Avenue to permit a park, 3 single family residential dwellings and other uses appropriate for the restored car barns to be determined through a feasibility study;
- (2) the Commissioner of Urban Development Services prepare a Final Report to give effect to Recommendation (1), that the practice of a Preliminary Report be waived and that notice for the Public Meeting under the Planning Act be given in accordance to the regulations under the Planning Act;
- (3) the City Surveyor prepare a Reference Plan of Survey showing the lands for the widened public road allowance, the extension of Slade Avenue, the public lane extension and the 3 new residential lots;
- (4) prior to the issuance of a building permit for the new residential lots, the City Solicitor prepare the necessary Bills to dedicate the lands for the widened public road allowance as public highway;
- (5) the Commissioner of Works and Emergency Services be directed to design the road and lane extension, including underground services;
- (6) prior to the issuance of a building permit for the new residential lots, the Commissioner of Works and Emergency Services implement the Slade Avenue

extension and co-ordinate the timing of construction with the sale of the residential lots;

- (7) the Commissioner of Economic Development, Culture and Tourism, in consultation with the Commissioner of Works and Emergency Services, provide a service route through the park, accessible in all climatic conditions for emergency vehicles, connecting Slade Avenue to Wychwood Avenue;
 - (8) the Commissioner of Corporate Services be authorized to undertake roof repairs, and other interim protective measures on the car barns to be retained and be authorized to recover the costs from the net proceeds of the eventual sale of the residential lots;
 - (9) the Commissioner of Corporate Services, in consultation with the Commissioner of Economic Development, Culture and Tourism, be authorized to enter into negotiations with Toronto Artscape for a long term lease of the car barns, for artists studios, galleries, live/work units and other uses as determined through a feasibility study, on terms and conditions satisfactory to the Commissioner of Economic Development, Culture and Tourism and the City Solicitor, with the result of such negotiations to be the subject of a further report;
 - (10) prior to the issuance of a building permit for the reuse of the car barns, the applicant(s) for the reuse of the car barns be required to submit a Conservation Plan, prepared by a qualified restoration architect, to the satisfaction of the Manager of Heritage Preservation Services;
 - (11) the Commissioner of Corporate Services be authorized to remediate the car barns and to apply for the necessary permit to undertake the demolition of a portion of the car barns, to the satisfaction of the Manager of Heritage Preservation Services, and be authorized to recover the costs from the net proceeds of the sale of the three residential lots;
 - (12) any funds remaining from the sale of the three residential lots following expenditures described in recommendations (8) and (11) be credited to an account to be established for the Final Park;
 - (13) Heritage Toronto report to Council prior to April 1, 2002 on the status of the relocation of the Toll Keeper's Cottage; and
 - (14) the appropriate City Officials be authorized and directed to take the necessary actions to give effect thereto.
- (a) Howard J. Levine, Transportation, Urban and Heritage Planning
(September 6, 2001)

22. INFORMATION REPORT ON OFFICIAL PLAN AND ZONING AMENDMENTS - APPLICATION NO. 100017 AND SITE PLAN APPROVAL APPLICATION NO. 301068 - RESPECTING 2914, 2932 YONGE STREET AND 1 CHERITAN AVENUE. (St. Paul's - Ward 22)

Director, Community Planning, South District
(November 5, 2001)

Informing City Council of the application for Official Plan and Zoning By-law Amendments and Site Plan Approval Application for 2914, 2932 Yonge Street and 1 Cheritan Avenue and the applicant's appeals to the Ontario Municipal Board for a hearing and to advise of a further report for instructions; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that the Commissioner of Urban Development Services be requested to report directly to City Council on December 4, 2001, recommending a position to be taken at the Ontario Municipal Board in respect of Application Nos. 100017 and 201068.

23. STORM WATER DRAINAGE AND ROAD IMPROVEMENTS STUDY FOR THE HOGG'S HOLLOW AREA. (Don Valley West - Ward 25)

Acting Director, Engineering Services, Districts 3 and 4
(November 7, 2001)

Responding to the directive from the Works Committee meeting of March 28, 2001, to report on the costs and timing of engaging a consultant to undertake a comprehensive study relating to the storm drainage, flooding and required road improvements in the York Mills Valley, Hogg's Hollow area; advising that it is estimated that the cost of undertaking the study is \$140,000.00 inclusive of the Goods and Services tax; that there are sufficient funds in the Approved 2001 Capital Works Program to engage a consultant to conduct a comprehensive study of the Hogg's Hollow area; and **recommending** that this report be received for information.

**24. APPOINTMENT OF CITIZENS
TO THE MIDTOWN COMMUNITY
PRESERVATION PANEL.**

City Clerk, Nominating Committee
(November 5, 2001)

Recommending that:

- (1) the appointment of citizens to the Midtown Community Preservation Panel for a term of office expiring November 30, 2003, and until their successors are appointed, as listed in the confidential transmittal dated November 5, 2001, from the City Clerk, which was circulated under separate confidential cover to Members of Midtown Community Council, having regard that it contains personal information about identifiable individuals;
- (2) that the relevant provisions of the Policy for Citizen Appointments through the Nominating Committee be waived to permit the appointment of citizens to the Community Preservation Panels without interview by the Nominating Committee;
- (3) since the members of Scarborough Community Preservation Panel are appointed to the end of their original term of office expiring November 30, 2003, and incumbent members of the remaining Community Preservation Panels, including Midtown, have served only a partial term, that for the purposes of future reappointments, the term of office expiring November 30, 2003 be counted as one term of office for incumbent and new citizens now being appointed to the Midtown Community Preservation Panel, and citizens remain eligible for reappointment for a further three year term in accordance with Council's Policy for Citizen Appointments Through the Nominating Committee; and
- (4) that the appropriate officials be authorized and directed to take any necessary action to give effect thereto.

**25. APPOINTMENTS TO THE AGNES MACPHAIL
AWARD COMMUNITY SELECTION COMMITTEE.**

Chair, Agnes Macphail Committee
(November 6, 2001)

Recommending that the Toronto/East York and Midtown Community Councils endorse the appointment of Gord Crann, former East York Councillor and of Marilyn King, member of Council appointed Board/Committee, to the Agnes Macphail Award Community Selection Committee.

**26. AGNES MACPHAIL DAY
MARCH 24, 2002.**

Executive Assistant to former Councillor Michael Prue

Draft resolution declaring Sunday, March 24, 2002, Agnes Macphail Day in the former Borough of East York.

PUBLIC MEETING PURSUANT TO THE PLANNING ACT

**27. FINAL REPORT - APPLICATION TO AMEND
THE OFFICIAL PLAN AND ZONING BY-LAW
NO. 1916 - 45 OVERLEA BOULEVARD - EAST YORK
TOWN CENTRE - SOUTH SIDE OF OVERLEA BOULEVARD
BETWEEN THE EAST AND WEST EXTENSION OF
THORNCLIFFE PARK DRIVE.
(Don Valley West - Ward 26)**

(SCHEDULED FOR 2:00 P.M.)

Director, Community Planning, East District
(October 16, 2001)

Reviewing and recommending approval of an application to amend the Official Plan and the Zoning By-law No. 1916 to establish a new parking requirement and to permit a minor expansion of the East York Town Centre at 45 Overlea Boulevard; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council:

- (1) amend the Official Plan for the former Borough of East York for the property at 45 Overlea Boulevard substantially in accordance with the draft Official Plan Amendment attached as Attachment 4;.
- (2) amend the Zoning By-law 1916 as amended for the property at 45 Overlea Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5; and ,
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

28. RECOMMENDATION REPORT - APPLICATION FOR AMENDMENT FOR REMOVAL OF HOLDING PROVISION OF BY-LAW NO. 156-97 BY NOBLE CHERRY DEVELOPMENT LIMITED - FILE NO. TD ZBL 2001 0005 (Don Valley West - Ward 26)

(SCHEDULED FOR 2:15 P.M.)

Director, Community Planning, East District
(November 6, 2001)

Advising City Council that the conditions for amending By-law No. 156-97 to remove the “H” (Holding Zone) provision for the Noble Cherry lands have been met and therefore a by-law to remove the “H” provision is recommended; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council enact an amendment to former Borough of East York By-law No. 156-97 to remove the “H” (Holding Zone) provision for the lands shown as Parts 1, 2, 3, 4 and 5 on the attached Registered Plan 66R – 18964 substantially in accordance with the attached draft Zoning By-law and that the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

PUBLIC MEETING PURSUANT TO THE PLANNING ACT

29. FINAL REPORT - APPLICATION TO AMEND THE ZONING BY-LAW NO. 7625 - 2737 BAYVIEW AVENUE - TRINITY PRESBYTERIAN CHURCH (Don Valley West - Ward 25)

(SCHEDULED FOR 2:30 P.M.)

Director, Community Planning, North District
(October 30, 2001)

Reviewing and recommending approval of an application to amend the Zoning By-law No. 7625 to permit a day nursery within the existing place of worship at 2737 Bayview Avenue; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council:

- (1) amend the Zoning By-law No. 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4, and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

- (a) Corridor Management Technician, Ministry of Transportation
(November 5, 2001)

Providing comments regarding the application.

- (b) Halan Wang
(November 6, 2001)

Expressing disapproval of the proposed amendment to the Zoning By-law.

PUBLIC MEETING PURSUANT TO THE PLANNING ACT

30. FINAL REPORT - APPLICATION TO AMEND ZONING (UDZ 00-20) - IBI GROUP FOR THE BLOORVIEW MACMILLAN CENTRE AND PROPOSED AMENDMENT TO THE OFFICIAL PLAN (TD OPA 2001 0004) - 350 RUMSEY ROAD. (Don Valley West - Ward 26)

(SCHEDULED FOR 2:45 P.M.)

Director, Community Planning, North District
(October 29, 2001)

Reviewing and recommending approval of an application to amend the Zoning By-law to permit the development of a new building for the Bloorview MacMillan Centre, located at 350 Rumsey Road; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council:

- (1) amend the Zoning By-law No. 7625 of the former City of North York, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.;
- (2) amend the Official Plan for the former City of North York, substantially in accordance with the draft Official Plan Amendment attached as Amendment 10;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law and Official Plan Amendments as may be required, in particular, the final boundary of open space lands below top of bank;
- (4) prior to enacting the zoning at City Council, that draft conditions of subdivision be approved which establish a public road from Rumsey Road to Bayview Avenue to the satisfaction of the Commissioner of Works and Emergency Services and City Solicitor;

- (5) require the applicant, prior to enacting the necessary Official Plan and Zoning Bills at City Council, to survey all lands below surveyed top of bank together with land 5 metres above surveyed top of bank and to convey these lands to the Toronto and Region Conservation Authority;
- (6) prior to introducing the necessary Zoning By-law to City Council for enactment, the applicant is required to enter into a Site Plan Agreement under Section 41 of the Planning Act; and
- (7) prior to introducing the necessary Zoning By-law to City Council for enactment, the applicant is required to provide to the satisfaction of Works and Emergency Services, an Interim Parking and Transportation Plan and formal agreements for the provision of off-site parking during the construction period.