

THE CITY OF TORONTO

City Clerk's Division

Minutes of The Midtown Community Council

Meeting No. 10

Tuesday, November 20, 2001

The Midtown Community Council met on Tuesday, November 20, 2001 in the Council Chambers, North York Civic Centre, Toronto, commencing at 9:35 a.m.

Members Present:

Councillor Michael Walker, Chair
Councillor Joanne Flint, Vice-Chair
Councillor Anne Johnston
Councillor Joe Mihevc
Councillor Denzil Minnan-Wong
Councillor Jane Pitfield

Confirmation of Minutes.

On motion by Councillor Johnston, the Minutes of the meeting of the Midtown Community Council held on October 23, 2001, were confirmed.

**10.1 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)**

The Midtown Community Council had before it a report (October 3, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, 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:

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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.

The Midtown Community Council also had before it a communication (November 19, 2001) from David Doyle, expressing concerns regarding parking pads.

Mr. Wayne Kahn, owner, appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council adoption of Recommendation No. (2) contained in the foregoing report viz:

“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;”

(Clause No. 1, Report No. 9)

**10.2 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)**

The Midtown Community Council had before it a report (November 6, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, 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

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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

Midtown Community Council Minutes
Tuesday, November 20, 2001

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.

Robert Green, on behalf of the owner, appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of Recommendation No. (5) of the foregoing report viz:

“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.”

(Clause No. 2, Report No. 9)

**10.3 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)**

The Midtown Community Council had before it a report (November 1, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, 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.

John Filipetto appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council that the application for driveway widening for one vehicle at 37 Glengarry Avenue be approved, as shown on Appendix “A”, subject to the applicant paying all applicable fees and complying with all other criteria set out in the Municipal Code, Chapter 248, Parking Licences of the former City of Toronto Municipal Code.

(Clause No. 3, Report No. 9)

**10.4 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)**

The Midtown Community Council had before it a report (November 6, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, 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.

Councillor Walker appointed Councillor Pitfield, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 4, Report No. 9)

**10.5 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)**

The Midtown Community Council had before it a report (November 6, 2001) from the Midtown Community Council, 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.

Tory Arthur appeared before the Midtown Community Council in connection with the foregoing matter.

Councillor Walker appointed Councillor Flint, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council that the application for driveway widening for two vehicles at 63 Falcon Street be denied.

Councillor Walker resumed the Chair.

(Clause No. 5, Report No. 9)

**10.6 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)**

The Midtown Community Council had before it a report (November 6, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, 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:

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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.

The Midtown Community Council also had before it a communication (November 18, 2001) from Jane Burns, regarding driveway widening at 32 Cleveland Street.

Jane Burns, owner, appeared before the Midtown Community Council in connection with the foregoing matter.

Councillor Walker appointed Councillor Flint, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of Recommendation No. (3) of the report viz:

“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.”

Councillor Walker resumed the Chair.

(Clause No. 6, Report No. 9)

**10.7 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)**

The Midtown Community Council had before it a report (November 6, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, 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.

The Midtown Community Council also had before it a report (November 13, 2001) from John W. Blundell, expressing concerns regarding front yard parking.

Councillor Walker appointed Councillor Pitfield, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of Recommendation No. (2) of the foregoing report, viz:

“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.”

Councillor Walker resumed the Chair.

(Clause No. 7, Report No. 9)

**10.8 Removal of On-Street Parking
Space for Persons With Disabilities
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (October 31, 2001) from the Director, Transportation Services, District 1, 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.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 8, Report No. 9)

10.9. Proposed Southbound Right-Turn-on-Red Prohibition - Laird Drive and McRae Drive/Wicksteed Avenue. (Don Valley West - Ward 26)

The Midtown Community Council had before it a report (October 29, 2001) from the Director, Transportation Services, District 1, 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.

The Midtown Community Council also had before it, from the Director, Transportation Services, District 1, an aerial photograph of the subject location.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 9, Report No. 9)

**10.10 Prohibited Westbound Right Turns
from Access - 1900 O'Connor Drive (Tim Hortons)
to Cranborne Avenue.
(Don Valley East - Ward 34)**

The Midtown Community Council had before it a report (November 5, 2001) from the Director, Transportation Services, District 3, 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.

On motion by Councillor Minnan-Wong, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 10, Report No. 9)

**10.11 Parking Prohibitions - Woodsworth Road.
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (November 5, 2001) from the Director, Transportation Services, District 3, 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.

On motion by Councillor Flint, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 11, Report No. 9)

10.12 808 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)

The Midtown Community Council had before it a report (October 29, 2001) from the Director, Community Planning, South District, 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.

Councillor Walker appointed Councillor Flint, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 12, Report No. 9)

10.13 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)

The Midtown Community Council had before it a report (October 29, 2001) from the Director, Community Planning, South District, 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:

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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.

Councillor Walker appointed Councillor Flint, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 13, Report No. 9)

**10.14 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)**

The Midtown Community Council had before it a report (October 18, 2001) from the Director, Community Planning, South District, 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.

Councillor Walker appointed Councillor Flint, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 14, Report No. 9)

**10.15 Site Plan Control Amendment Application
No. SO 11/00EY - Recycling Specialties Inc.
- 20 Esandar Drive.
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (October 29, 2001) from the Director, Community Planning, East District, 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;

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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

Midtown Community Council Minutes
Tuesday, November 20, 2001

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.

The Midtown Community Council also had before it the following communications:

- (i) (November 12, 2001) from Mark Yarranton, Secretary Treasurer, KLM Planning Partners Inc., requesting that the item be deferred to the Midtown Community Council meeting scheduled for January 29, 2002; and

- (ii) (November 20, 2001) from Agnes Vermes, requesting that the item be deferred to the Midtown Community Council meeting scheduled for January 29, 2002.

On motion by Councillor Pitfield, the Midtown Community Council reports having deferred consideration of the report (October 29, 2001) from the Director, Community Planning, East District, to its next meeting.

(Commissioner, Urban Development Services; c. Director, Community Planning, East District; Interested Persons - November 21, 2001)

(Clause No. 33(a), Report No. 9)

**10.16 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)**

The Midtown Community Council had before it a report (October 29, 2001) from the Director, Community Planning, North District, 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.

Bill Dolan, Wm. Dolan Planning Consultants for Sterling Silver Development Corporation, appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Minnan-Wong, the Midtown Community Council adopted the report as amended to provide that the notice area be extended north to the 401 highway and east to Fenside Drive and referred same to Clerk's and Planning staff for appropriate action.

(Commissioner, Urban Development Services; c. Director, Community Planning, North District; Councillor Denzil Minnan-Wong; City Clerk, attention Frank Baldassini; Interested Persons - November 21, 2001)

(Clause No. 33(b), Report No. 9)

**10.17 Final Report - Part Lot Exemption Application
- 950504 Ontario Inc. - 355 Roselawn Avenue.
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (November 5, 2001) from the Director, Community Planning, North District, 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.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 15, Report No. 9)

10.18 Residential Demolition Application
- 65 Clarendon Avenue.
(St. Paul's - Ward 22)

The Midtown Community Council had before it a report (November 5, 2001) from the Commissioner of Urban Development Services, 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.

The Midtown Community Council also had before it a communication (November 1, 2001) from the Co-ordinator, Heritage Preservation Services, objecting to the proposed demolition of the dwelling at 65 Clarendon Avenue.

Adam Brown, Solicitor, Brown Dryer Karol, on behalf of the applicant, appeared before the Midtown Community Council in connection with the foregoing matter.

Councillor Walker appointed Councillor Flint, Acting Chair and vacated the Chair.

The Midtown Community Council:

- (1) recommended to Council adoption of the foregoing report; (moved by Councillor Walker); and
- (2) requested Heritage Preservation Services to submit a report directly to Council for consideration with this matter (moved by Councillor Mihevc).

Councillor Walker resumed the Chair.

(Co-ordinator, Heritage Preservation Services; c.
Commissioner, Urban Development Services; Interested
Persons - November 21, 2001)

(Clause No. 16, Report No. 9)

**10.19 19 Alexandra Boulevard.
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (November 2, 2001) from the District Manager, Municipal Licensing and Standards, reporting on the actions of the City could take to ensure the above-captioned 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.

The Midtown Community Council also had before it a communication (November 19, 2001) from Mary P. and Norbert G. Kerber, expressing concerns regarding 19 Alexandra Boulevard.

On motion by Councillor Johnston, the
Midtown Community Council received the
foregoing report.

(Commissioner, Urban Development Services; c. District
Manager, Municipal Licensing and Standards; Interested
Persons - November 21, 2001)

(Clause No. 33(c), Report No. 9)

**10.20 Site Plan Control Application Report
- Sternberg-Guy Residence - 45 Strathearn Road.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (November 5, 2001) from the Director, Community Planning, West District, 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:

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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,

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of the foregoing report; and further, urged the Commissioner, Economic Development, Culture and Tourism, to submit a report to the Midtown Community Council for its meeting on January 29, 2002, such report to include comment on ways in which ravine protection by-laws can be implemented more expeditiously.

(Commissioner, Economic Development, Culture and Tourism; c. Director, Community Planning, West District - November 30, 2001)

(Clause No. 17, Report No. 9)

10.21 Implementation Report

**- Wychwood Car Barns Park
- 76 Wychwood Avenue - File No. 798-5
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (October 19, 2001) from the Director, Community Planning, South District, 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 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;

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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.

The Midtown Community Council also had before it the following communications:

- (i) (September 6, 2001) from Howard J. Levine, Transportation, Urban and Heritage Planning, requesting opportunity to address the Community Council;

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (ii) (November 15, 2001) from Joan E. and Donald. C. Harrison, providing comments on the conversion of the Wychwood Car Barns site to a park; and
- (iii) (September 6, 2001) from Howard J. Levine, Transportation, Urban and Heritage Planning, providing comments on the conversion of the Wychwood Car Barns site to a park.

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

- Howard J. Levine;
- John Rose, Treasurer, Taddlewood Heritage Association, and submitted a written brief;
- Tim Jones, Toronto Artscape Inc.; and
- Edna Catherine Ryerson.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 18, Report No. 9)

**10.22 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.
(Eglinton -Lawrence - Ward 16)**

The Midtown Community Council had before it a report (November 5, 2001) from the Director, Community Planning, South District, 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.

The Midtown Community Council also had before it a report (November 19, 2001) from the Director, Community Planning, South District, recommending refusal of the applications for Official Plan and Zoning By-law Amendments and Site Plan Approval for 2914, 2932 Yonge Street and 1 Cheritan Avenue, to authorize City staff to oppose the

Midtown Community Council Minutes
Tuesday, November 20, 2001

Ontario Municipal Board appeal and referral made by the applicant, to seek authority to hold an information meeting in the community, and to request City staff to work with the applicant and neighbourhood representatives; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council refuse Official Plan and Zoning By-law Amendments Application No. 100017 and Site Plan Approval Application No. 301068 in their current form;
- (2) City Council request the City Solicitor, the Commissioner of Urban Development Services, and any other appropriate staff to oppose the Ontario Municipal Board appeal and referral made by the applicant on Application No. 100017;
- (3) City Council request the City Solicitor, the Commissioner of Urban Development Services, and any other appropriate staff to oppose the Ontario Municipal Board appeal, if made by the applicant, on Site Plan Application No. 301068;
- (4) The Commissioner of Urban Development Services be requested to hold an information meeting in the community to discuss the applications and to notify owners and tenants within 120 metres of the site and the Ward Councillor; and
- (5) The Commissioner of Urban Development Services be requested to continue discussions with the applicant with a view to considering whether an appropriate redevelopment proposal for the site can be achieved.

Robert Wilson appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council adoption of:

- (A) the report (November 19, 2001) from the Director, Community Planning, South District; and
- (B) the following resolution by Councillor Johnston:

"WHEREAS an appeal resulting from Council's refusal or neglect to enact proposed Zoning By-law amendments and Official Plan amendments has been filed with the Ontario Municipal Board respecting 2914, and 2932 Yonge Street and 1 Cheritan Avenue; and

Midtown Community Council Minutes
Tuesday, November 20, 2001

WHEREAS tenants in the above-noted apartment buildings are already facing costs of protecting their homes at Ontario Rental Housing Tribunal hearings; and

WHEREAS many of the tenants are senior citizens having lived in the complex for decades; and

WHEREAS the protection of affordable housing remains and continues to build as a priority for this Council: and

WHEREAS this complex houses 156 units of affordable rental housing; and

WHEREAS on September 21, 1999, the OMB ruled OPA2 (giving the City of Toronto the right to protect existing affordable rental accommodation) ruled OPA2 illegal and invalid; and

WHEREAS on September 28, 1999, Toronto City Council unanimously directed the City Solicitor to appeal the September 21, 1999 decision of the OMB to the Superior Court of Justice, Division Court; and

WHEREAS on June 3, 2000, the Superior Court of Justice, Divisional Court, granted the City of Toronto leave to appeal stating that "the correctness of the (Ontario Municipal) Board is open to serious debate and is of sufficient public and legal importance to warrant the attention of the Divisional Court"; and

WHEREAS on September 26 and 27, 2001, the Divisional Court heard arguments from all parties on the legality and validity of OPA 2, Osgoode Hall, Toronto; and

WHEREAS the Divisional Court decision remains outstanding; and

WHEREAS while the legality and validity of OPA 2 is at question it represents Council's current position on preventing the demolition or conversion of existing affordable housing;

THEREFORE BE IT RESOLVED that City Council ensure the 2914, 2932 Yonge Street and 1 Cheritan Avenue Tenants' Association have legal representation at the upcoming OMB Pre-Hearing Conference scheduled for December 13 and 14, 2001, and a full OMB Hearing scheduled to last six weeks beginning on February 18, 2002 by approving a grant up to the maximum amount that the Tenant Defence fund permits to the 2914-2932 Yonge Street and 1 Cheritan Avenue Tenants' Association; and such funds be allocated from Corporate Contingency.”

(Clause No. 19, Report No. 9)

**10.23 Storm Water Drainage and Road Improvements Study for the Hogg's Hollow Area.
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (November, 7, 2001) from the Acting Director, Engineering Services, Districts 3 and 4, 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.

Midtown Community Council Minutes
Tuesday, November 20, 2001

On motion by Councillor Flint, the Midtown Community Council received the foregoing report.

(Commissioner, Works and Emergency Services; c. Acting Director, Engineering Services, Districts 3 and 4 - November 21, 2001)

(Clause No. 33(d), Report No. 9)

**10.24 Appointment of Citizens
to the Midtown Community
Preservation Panel.**

The Midtown Community Council had before it a communication (November 5, 2001) from the City Clerk, Nominating Committee, 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.

On motion by Councillor Flint, the Midtown Community Council recommended to Council adoption of the recommendations of the Nominating Committee contained in the foregoing report.

(Clause No. 20, Report No. 9)

**10.25 Appointments to the Agnes Macphail
Award Community Selection Committee.**

The Midtown Community Council had before it a communication (November 6, 2001) from the Chair, Agnes Macphail Committee, 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.

The Midtown Community Council also had before it a communication (November 6, 2001) from Lorna Krawchuk, Chair, Agnes Macphail Committee, recommending that due to the changes to the usual schedule of Community Council and City Council meetings in January and February 2002, that the Chair of the Agnes Macphail Committee submit a confidential report directly to the February 13th meeting of City Council recommending the name of the recipient(s) of the 2002 Agnes Macphail Award.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council the appointment of Marilyn King and Gord Crann to the Agnes Macphail Award Community Selection Committee, and, further, because of the changes to the usual schedule of Community Council and City Council meetings in January and February 2002, the Chair of the Agnes Macphail Committee be directed to submit a confidential report directly to the February 13th meeting of City Council recommending the name of the recipient(s) of the 2002 Agnes Macphail Award.

(Clause No. 21, Report No. 9)

**10.26 Agnes Macphail Day
March 24, 2002.**

The Midtown Community Council had before it a draft resolution from the Executive Assistant to former Councillor Michael Prue, declaring Sunday, March 24, 2002, Agnes Macphail Day in the former Borough of East York.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council that Sunday March 24, 2002 be declared Agnes Macphail Day in the former Borough of East York and in the City of Toronto.

(Clause No. 22, Report No. 9)

**10.27 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)**

At this point in the proceedings, the Midtown Community Council held a public meeting in accordance with the Planning Act and notice of this meeting was given pursuant to sections 17(15)(c) and 34(12) of the Planning Act.

The Midtown Community Council had before it a report (October 16, 2001) from the Director, Community Planning, East District, 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 ,

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (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.

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

- Vince Cornacchia, Walker, Nott, Dragicevic Associates Limited, on behalf of the applicant; and
- Chris Middlebro, BA Group Transportation Consultants, on behalf of the applicant.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 23, Report No. 9)

**10.28 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)**

The Midtown Community Council had before it a report (November 6, 2001) from the Director, Community Planning, East District, 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.

Roslyn Houser, Solicitor, Goodmans, appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 24, Report No. 9)

**10.29 Final Report - Application to Amend the
Zoning By-law No. 7625 - 2737 Bayview Avenue
- Trinity Presbyterian Church
(Don Valley West - Ward 25)**

At this point in the proceedings the Midtown Community Council held a public meeting in accordance with the Planning Act and notice of this meeting was given pursuant to section 34(12) of the Planning Act.

The Midtown Community Council had before it a report (October 30, 2001) from the Director, Community Planning, North District, 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.

The Midtown Community Council also had before it the following communications and copy of an agreement:

- (i) (November 5, 2001) from the Corridor Management Technician, Ministry of Transportation, providing comments regarding the application;
- (ii) (November 6, 2001) from Halan Wang, expressing disapproval of the proposed amendment to the Zoning By-law;
- (iii) (November 8, 2001) from Richard Wolfe, Caldys Court Community Group, supporting application for proposed nursery school; and
- (iv) (November 14, 2001) between Trinity Presbyterian Church York Mills and York Mills Gardens Community Association.

Midtown Community Council Minutes
Tuesday, November 20, 2001

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

- Howard Alpert;
- Cindy Ducasse; and
- Gordon Marshall, on behalf of the Trinity Presbyterian Church.

On motion by Councillor Flint, the Midtown Community Council recommended to Council adoption of the foregoing report.

As requested by Councillor Flint, the Midtown Community Council directed that a copy of the Agreement between Trinity Presbyterian Church York Mills and York Mills Gardens Community Association, dated November 14, 2001, be included in the file with respect to this application.

(Clause No. 25, Report No. 9)

10.30 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)

At this point in the proceedings, the Midtown Community Council held a public meeting in accordance with the Planning Act and notice of this meeting was given pursuant to section 34(12) of the Planning Act.

The Midtown Community Council had before it a report (October 29, 2001) from the Director, Community Planning, North District, 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

Midtown Community Council Minutes
Tuesday, November 20, 2001

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.

The Midtown Community Council also had before it the following communications:

- (i) (November 7, 2001) from Bryan R. G. Smith, Vice-President, North Leaside Residents' Association Inc., setting out the position of the North Leaside Residents' Association Inc. with respect to this proposal; and
- (ii) (November 19, 2001) from Director, Community Planning, North District, advising that Recommendation No. (1) of the Final Staff Report will refer to the revised Attachment 9 appended to this report.

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

- Thomas Lederer, Solicitor, Davis & Company, on behalf of the applicant;
- Robert Duffield, President, North Leaside Residents' Association Inc., and reiterated comments outlined in his communication, generally in support of the application;
- Bryan R. G. Smith, Vice-President, North Leaside Residents' Association Inc., and concurred with Mr. Duffield's remarks;
- Pat Brown, President, Northlea Home and School Association, generally in support of the application, and expressed concerns regarding traffic and environment issues; and

Midtown Community Council Minutes
Tuesday, November 20, 2001

- Tim Bermingham, Solicitor, on behalf of the Canadian National Institute for the Blind, in support of the application.

On motion by Councillor Pitfield, the Midtown Community Council, based on the findings of fact and conclusions, unanimously recommended to Council that as it is necessary that conditions of subdivision for the laying out of a public road between Bayview Avenue and Rumsey Road is necessary prior to zoning enactment, that Council:

- (i) adopt the report of the Director, Community Planning, North District dated October 29, 2001, as amended by his Further Report dated November 19, 2001;
- (ii) approve the application to amend the zoning by-law and adopt the proposed official plan amendment;
- (iii) direct the Director of Community Planning, North District, to provide Notice of Statutory Public Meeting for the next meeting of Midtown Community Council scheduled for January 29, 2002, on a draft plan of subdivision for the laying out of a public road between Bayview Avenue and Rumsey Road with draft conditions of subdivision for such a road; and
- (iv) in the event that this is not possible, request the Director of Community Planning, North District, to report and explain the reasons why this is not possible.

(Clause No. 26, Report No. 9)

**10.31 Parkland Acquisition Strategic
Directions Report.
(All Wards)**

The Midtown Community Council had before it a communication (November 9, 2001) from the City Clerk, forwarding Clause No. 10 contained in Report No. 10 of The Economic Development and Parks Committee, headed "Parkland Acquisition Strategic Directions Report (All Wards)", which was adopted, as amended, by the Council of the City of Toronto at its meeting held on November 6, 7, and 8, 2001; and advising that Council directed the Parkland Acquisition Strategic Directions Report be forwarded to Community Councils for consideration and report back to the January 21, 2002 meeting of The Economic Development and Parks Committee.

Mark Edelman, Supervisor, Parks and Recreation Planning, gave an overhead slide presentation.

On motion by Councillor Mihevc, the Midtown Community Council endorsed the Parkland Acquisition Strategic Directions Report and advised the Economic Development and Parks Committee accordingly.

(Economic Development and Parks Committee; c. Mark Edelman, Supervisor, Parks and Recreation Planning, Economic Development, Culture and Tourism - November 21, 2001)

(Clause No. 33(e), Report No. 9)

**10.32 Decision of the Community Selection Committee
Winner of the 2002 Agnes Macphail Award.**

Please refer to Minute No. 10.25.

**10.33 Reduction in Speed Limit to 30 Kilometres
per Hour at Existing Traffic Calming
Locations in the Former City of York.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (November 5, 2001) from the Director, Transportation Services, District 1, reporting on introducing a reduced speed limit on those road sections within the former City of York where physical traffic

Midtown Community Council Minutes
Tuesday, November 20, 2001

calming measures are in place; advising that the estimated cost for the installation of speed limit signs is \$3,000.00, funds for which are available in the Transportation Services 2001 Operating Budget; and recommending that:

- (1) the speed limit be reduced from 40 kilometres per hour to 30 kilometres per hour on each of the road sections within the former City of York, as detailed in Table 1, where traffic calming has been installed; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Mihevc, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

(Clause No. 27, Report No. 9)

**10.34 Parking Regulations on Turner Road.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a communication (November 5, 2001) from Councillor Joe Mihevc, advising of the results of a poll conducted of residents of Turner Road regarding parking regulations.

The Midtown Community Council also had before it the following communications:

- (i) (September 20, 2001) from the Manager, Traffic Operations, District 1, addressed to Councillor Mihevc, forwarding the results of a speed and volume survey on a section of Turner Road; and
- (ii) (September 13, 2001) from City Clerk, Midtown Community Council, for information, Clause No. 15 of Report No. 6 of the Midtown Community Council headed "Request to Extend Parking Prohibition from 5:00 a.m. to 8:00 a.m. on Conrad Avenue and Turner Road (St. Paul's - Ward 21)" which the Midtown Community Council at its meeting on September 12, 2001, deferred until:
 - (1) the Ward Councillor has conducted a poll (with staff providing assistance in the wording of such poll); and
 - (2) the Director, Transportation Services, District 1, having conducted a study on traffic volume on Conrad Avenue and Tyrell Avenue, and reporting back thereon with a view to changing the speed limits to 30 kmh.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council that a “No Parking 2:00 a.m. to 5:00 a.m. Monday to Friday” and a “No Parking 9:30 a.m. to 11:30 a.m., Monday to Friday” regulation be implemented on the east and west sides of Turner Road between Hillcrest Drive and Tyrell Avenue and that appropriate City officials be authorized and directed to take necessary action to give effect thereto, including an introduction of the necessary Bills in Council.

(Clause No. 28, Report No. 9)

**10.35 Turn Restrictions - Wood Avenue at
the Southbound Bayview Avenue
Access Ramp from Lawrence Avenue East.
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (November 13, 2001) from the Director, Transportation Services, District 3, reporting on prohibiting southbound right turns to Wood Avenue from the southbound Bayview Avenue access ramp from Lawrence Avenue East and to amend the existing southbound right turn restrictions at the intersection of Bayview and St. Leonard’s Avenue; advising that costs associated with the installation of turn restrictions will be included in the District 3 Transportation Services Division’s Operating Budget; and recommending that:

- (1) the existing prohibited southbound right turns, between the hours of 7:00 a.m. and 9:00 a.m., Monday to Friday, from Bayview Avenue to St. Leonard’s be deleted;
- (2) southbound right turns be prohibited, between the hours of 7:00 a.m. and 8:00 a.m., Monday to Friday, from the southbound Bayview Avenue access ramp from Lawrence Avenue East to Wood Avenue;
- (3) southbound right turns be prohibited, between the hours of 8:00 a.m. and 9:00 a.m., Monday to Friday, from Bayview Avenue to St. Leonard’s Avenue; and
- (4) the appropriate by-law(s) be amended.

On motion by Councillor Flint, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 29, Report No. 9)

10.36 Ellsworth Avenue Between Wychwood Avenue and Vaughan Road - Transferring the Alternate Side Parking Winter Prohibition from the South Side of the Street to the North Side. (St. Paul's - Ward 21)

The Midtown Community Council had before it a report (November 15, 2001) from the Director, Transportation Services, District 1, reporting on amending the existing alternate side parking regulations in order to allow parking on the south side of Ellsworth Avenue, between Wychwood Avenue and Vaughan Road, during the winter months (December 1 to March 31) in order to maximize the number of available on-street parking spaces; and recommending that:

- (1) the existing "No parking at anytime from December 1 of one year to March 31 of the next following year, inclusive", regulation on the south side of Ellsworth Avenue, from Wychwood Avenue to Vaughan Road, be rescinded;
- (2) the existing maximum one hour parking limit from 10:00 a.m. to 6:00 p.m., daily, from December 1 of one year to March 31 of the next following year, inclusive, on the north side of Ellsworth Avenue, from Wychwood Avenue, to Vaughan Road, be rescinded;
- (3) parking be prohibited at anytime, from December 1 of one year to March 31, of the next following year, inclusive, on the north side of Ellsworth Avenue, from Wychwood Avenue, to Vaughan Road;
- (4) parking be permitted for a maximum period of one hour, from 10:00 a.m. to 6:00 p.m., daily, from December 1 of one year to March 31, of the next following year, inclusive, on the south side of Ellsworth Avenue, from Wychwood Avenue, to Vaughan Road;
- (5) Part P, of Schedule 26 (Permit Parking) be amended to prohibit parking at anytime on the north side of Ellsworth Avenue, from Wychwood Avenue to Vaughan Road, from December 1 of one year to March 31, of the next following year, inclusive;

Midtown Community Council Minutes
Tuesday, November 20, 2001

- (6) Part P, of Schedule 26 (Permit Parking) be amended to rescind the existing no parking at anytime from December 1 of one year to March 31 of the next following year, inclusive, regulation on the south side of Ellsworth Avenue, from Wychwood Avenue to Vaughan Road; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Mihevc, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

(Clause No. 30, Report No. 9)

**10.37 Russell Hill Road from Heath Street
West to Lonsdale Road - Adjustment to
Parking Regulations.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (November 14, 2001) from the Director, Transportation Services, District 1, responding to a request from area residents to amend the parking regulations on the east side of the subject section of Russell Hill Road; and recommending that:

- (1) the existing parking prohibition from 7:00 a.m. to 9:00 a.m., Monday to Friday, on the east side of Russell Hill Road, from Heath Street to Lonsdale Road, be rescinded;
- (2) parking be prohibited from 7:00 a.m. to 10:00 a.m., Monday to Friday, on the east side of Russell Hill Road, from Heath Street to Lonsdale Road;
- (3) parking be permitted for a maximum period of one hour from 10:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Russell Hill Road, from Heath Street to Lonsdale Road; and
- (4) the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

Councillor Walker appointed Councillor Flint, Acting Chair and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 31, Report No. 9)

**10.38 Pathway in Humewood Park.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (November 19, 2001) from the Director, Transportation Services, District 1, reporting, as requested by Midtown Community Council at its meeting of October 23, 2001, on a request from Councillor Joe Mihevc regarding Works and Emergency Services providing maintenance, including snow clearing on a pathway through Humewood Park that functions as a connection between two discontinuous sections of sidewalk on the east side of Humewood Drive; and recommending that:

- (1) staff of Works and Emergency Services (Transportation) and Economic Development, Culture and Tourism (Parks) continue their review of the physical condition and any remedial action necessary to the pathway in Humewood Park, and report their findings to Councillor Mihevc; and
- (2) the Midtown Community Council be advised that Works and Emergency Services will add this section to its usual sidewalk snow clearing programme, to commence in January 2002, as set out in the text of this report.

On motion by Councillor Mihevc, the Midtown Community Council concurred with the recommendations contained in the foregoing report.

(Clause No. 33(f), Report No. 9)

**10.39 Life Lease Developments - Christie Gardens.
(St. Paul's - Ward 21)**

On motion by Councillor Mihevc, the Midtown Community Council requested the Commissioner, Urban Development Services, and the Commissioner, Corporate

Midtown Community Council Minutes
Tuesday, November 20, 2001

Services, in consultation with the City Solicitor, to submit a report directly to Council on December 4, 2001 regarding planning and lease issues related to the Life Lease development of Christie Gardens, such report to address ways and means by which development can begin while lease issues continue to be addressed.

(Commissioner, Urban Development Services; Commissioner, Corporate Services; c. City Solicitor, attention Margaret Fischer; Councillor Mihevc - November 22, 2001)

(Clause No. 32, Report No. 9)

The Midtown Community Council recessed at the following times:

recessed: 12:35 p.m.
resumed: 2:08 p.m.
recessed: 2:15 p.m.
resumed: 2:30 p.m.

The Midtown Community Council adjourned its meeting at 4:00 p.m.

Chair