



**MIDTOWN COMMUNITY COUNCIL
AGENDA
MEETING NO. 2**

Date of Meeting: February 25, 2002 **Enquiry:** Yvonne Davies
Time: 11:00 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 JANUARY 29, 2002.
An electronic version will be distributed to the Members.

DEPUTATIONS: Deputation list will be available at the meeting.

DEPUTATION SCHEDULE:

Items 1 - 10	11:00 a.m. - 12:30 a.m.
Item 21	2:00 p.m. Public Meeting Pursuant to the Planning Act
Items 11 - 20	2:10 p.m. - 5:30 p.m.
Item 22	7:00 p.m.
Item 23	7:30 p.m.

**1. REQUEST FOR AN EXEMPTION FROM CHAPTER 400
OF THE FORMER CITY OF TORONTO MUNICIPAL
CODE TO PERMIT JOINT ANGLED FRONT YARD
PARKING AT 63 AND 65 ELLSWORTH AVENUE.
(St. Paul's - Ward 21)**

(DEFERRED FROM PREVIOUS MEETING)

City Clerk
(October 12, 2002)

Forwarding Clause No. 2 contained in Report No. 7 of the Midtown Community Council, headed "Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Joint Angled Front Yard Parking at 63 and 65 Ellsworth Avenue (St. Paul's - Ward 21)", which was struck out and referred back to the Midtown Community Council by the Council of the City of Toronto at its meeting held on October 2, 3 and 4, 2001, for further consideration, following further community consultation by the Ward Councillor, with the assistance of the appropriate staff of the Works and Emergency Services Department.

1(a). Councillor Mihevc
(January 17, 2002)

Providing results of ballot distributed to residents on Ellsworth Avenue.

1(b). V. Day and V. Monticciolo
(January 28, 2002)

Requesting that Midtown Community Council deny the application for joint angled front parking.

1(c). Virginia Brooks
(not dated)

Requesting that item be deferred to the February meeting.

**2. POLL RESULTS - ATLAS AVENUE - FROM DUNDURN CRESCENT TO VAUGHAN ROAD - REQUEST FOR INSTALLATION OF SPEED HUMPS.
(St. Paul's - Ward 21)**

(DEFERRED FROM PREVIOUS MEETING)

City Clerk, Midtown Community Council
(January 30, 2002)

Advising that the Midtown Community Council at its meeting on January 29, 2002, in considering a report (December 19, 2001) from the City Clerk, providing results following polling of residents to determine majority support with respect to a proposed speed hump plan, in accordance with the former City of York speed hump policy, on Atlas Avenue, from Dundurn Crescent to Vaughan Road:

- (a) deferred consideration of the this matter to its next meeting on February 25, 2002;
- (b) requested Transportation Services staff to submit a report directly to the Ward Councillor on the positioning of two speed humps on Atlas Avenue between Earlsdale Avenue and Vaughan Road; and
- (c) requested the Ward Councillor to convene a community meeting and report back to the February 25, 2002 meeting with respect thereto.

**3. INTRODUCTION OF OVERNIGHT ON-STREET PERMIT PARKING ON THE SOUTH SIDE OF MOORE AVENUE - FROM A POINT 33 M WEST OF BAYVIEW AVENUE TO A POINT 104.5 M FURTHER WEST THEREOF.
(Don Valley West - Ward 26)**

(DEFERRED FROM PREVIOUS MEETING)

Manager, Right of Way Management, Transportation Services, District 1
(January 14, 2002)

Reporting on the introduction of overnight on-street permit parking on the south side of Moore Avenue, from a point 33 m west of Bayview Avenue to a point 104.5 m further west thereof, on a street name basis, to operate during the hours of 11:00 p.m. and 5:00 a.m., 7 days a week; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) the City Clerk be directed to conduct a formal poll of the residents of Moore Avenue flankage of 1220 Bayview Avenue, (Bayview Manor Apartments), to determine support for the implementation of overnight on-street permit parking;

- (2) the City Clerk report the results of the poll to the Midtown Community Council; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

NB. The foregoing report was deferred by the Midtown Community Council to allow the Ward Councillor to inform and consult local residents.

4. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT THE EXISTING PAVING TO REMAIN IN CONNECTION WITH DRIVEWAY WIDENING AT 57 MONTGOMERY AVENUE. (Eglinton-Lawrence - Ward 16)

Manager, Right of Way Management, Transportation Services, District 1
(February 8, 2002)

Reporting on a request for an exemption from Municipal code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit the existing paving to remain in connection with driveway widening at 57 Montgomery 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 request to maintain the existing paving in connection with driveway widening at 57 Montgomery Avenue;

OR

- (2) City Council approve the application for driveway widening at 57 Montgomery Avenue, notwithstanding the existing paving does not meet the City's current paving specifications, subject to the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking and Licences, of the former City of Toronto Municipal Code.

**5. CONSTRUCTION OF A DECORATIVE FENCE
AND PILLARS - 404 RUSSELL HILL ROAD.
(St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(February 11, 2002)

Reporting on the request to construct a decorative fence with pillars ranging in height from 1.37 m to 1.93 m. within the public right of way fronting 404 Russell Road; the proposed height exceeds the maximum permitted under Chapter 313 of the former City of Toronto Municipal Code; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council approve the construction of the fence and pillars within the public right of way fronting 404 Russell Hill Road, subject to the owner entering into an encroachment agreement with the City of Toronto, as prescribed under Chapter 313 of the former City of Toronto Municipal Code.

**6. EXTENSION OF PERMIT PARKING HOURS ON
THE WEST SIDE OF BRAEMAR AVENUE -
BETWEEN EGLINTON AVENUE WEST AND
COLLEGE VIEW AVENUE.
(St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(February 8, 2002)

Reporting on the extension of permit parking hours on the west side of Braemar Avenue, between Eglinton Avenue West and College View Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week to the new hours of 12:01 a.m. to 10:00 a.m., Monday to Friday and 12:01 a.m. to 7:00 a.m., Saturday and Sunday; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$201.00 are contained in the Transportation Services Division 2002 Operating Budget interim appropriations; and **recommending** that:

- (1) permit parking hours of operation on the west side of Braemar Avenue, between Eglinton Avenue West and College View Avenue, be extended from of 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., Monday to Friday and 12:01 a.m. to 7:00 a.m., Saturday and Sunday;
- (2) Part EE 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 west side of Braemar Avenue, between Eglinton Avenue West and College View Avenue;

- (3) the existing parking prohibition from 8:00 a.m. to 10:00 a.m., Monday to Friday, on the west side of Braemar Avenue, from a point 152.4 metres north of College View Avenue to Eglinton Avenue West, be rescinded; 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.

**7. COMMERCIAL BOULEVARD PARKING ON THE BELSIZE DRIVE FLANK OF 1989 YONGE STREET.
(St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(February 11, 2002)

Reporting on the cancellation of the existing licence for commercial boulevard parking on the Belsize Drive flank of 1989 Yonge Street; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council allow the licence to be retained by Mr. Tom Nikitakis of Nikitakis Investments Ltd. for two parking spaces positioned parallel to the roadway on the Belsize Drive flank of 1989 Yonge Street provided that the parking is in compliance with the licence;

OR

- (2) Mr. Tom Nikitakis of Nikitakis Investments Ltd. be notified of the proposed cancellation of the commercial boulevard parking privileges on the Belsize Drive flank of 1989 Yonge Street and that after hearing of deputations, City Council decide whether the existing licence for two parking spaces should be cancelled.

**8. EGLINTON AVENUE WEST AT OLD FOREST HILL ROAD
- REQUEST TO NARROW THE THROAT AT THE SOUTH-WEST CORNER.
(St. Paul's - Ward 21)**

Director, Transportation Services, District 1
(February 8, 2002)

Reporting on a request from Midtown Community Council to narrow the throat at the south-west corner of the intersection of Eglinton Avenue West and Old Forest Hill Road as much as possible without creating a safety hazard; advising that there are no financial implications associated with this report; and **recommending** that this report be received for information.

**9. HILLSDALE AVENUE EAST - FROM MOUNT PLEASANT ROAD TO FORMAN AVENUE - SPEED HUMP RESULTS.
(St. Paul's - Ward 22)**

Director, Transportation Services, District 1
(February 8, 2002)

Reporting on the results of a speed hump poll of Hillsdale Avenue East residents and to advise that conditions for the installation of speed humps on the subject section of Hillsdale Avenue East have been satisfied; advising that there are no financial implications resulting from the receipt of this report; and **recommending** that this report be received for information.

**10. BELSIZE DRIVE - FROM YONGE STREET TO TULLIS DRIVE - SPEED HUMP POLL RESULTS.
(St. Paul's - Ward 22)**

Director, Transportation Services, District 1
(February 8, 2002)

Reporting on the results of a speed hump poll of Belsize Drive residents and to advise that conditions for the installation of speed humps on the subject section of Belsize Drive have been satisfied; advising that there are no financial implications resulting from the receipt of this report; and **recommending** that this report be received for information.

**11. MILLWOOD ROAD - FROM CLEVELAND STREET TO BAYVIEW AVENUE - SPEED HUMP POLL RESULTS.
(St. Paul's - Ward 22)**

Director, Transportation Services, District 1
(February 8, 2002)

Reporting on the results of a speed hump poll of Millwood Road residents and to advise that conditions for the installation of speed humps on the subject section of Millwood Road have been satisfied; advising that there are no financial implications resulting from the receipt of this report; and **recommending** that this report be received for information.

12. THROUGH TRAFFIC PROHIBITION - EXIT FROM YORK MILLS SQUARE TO SCARSDALE ROAD. (Don Valley West - Ward 25)

Director, Transportation Services, District 3
(January 14, 2002)

Reporting on rescinding the southbound through traffic restriction from York Mills Square Entrance/Exit to Scarsdale Road; advising that cost associated with the removal of the through traffic restriction are included within the District 3 Transportation Services Division's Operating Budget; and **recommending** that:

- (1) the southbound through traffic prohibition at the intersection of York Mills Road with York Mills Square/Scarsdale Road be rescinded; and
- (2) the appropriate by-law(s) be amended accordingly.

13. 40 KM/H SPEED LIMIT - CRANBROOKE AVENUE. (Eglinton-Lawrence - Ward 16)

Director, Transportation Services, District 3
(February 11, 2002)

Reporting on reducing the speed limit on Cranbrooke Avenue to 40 km/h, from the easterly limit of Barse Street to a point 150 metres east of the easterly limit of Grey Road; advising that costs associated with the implementation of a 40 km/h speed zone on Cranbrooke Avenue are included within the District 3 Transportation Services Division's Operating Budget; and **recommending** that By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Cranbrooke Avenue to 40 km/h, from the easterly limit of Barse Street to a point 150 metres east of the easterly limit of Grey Road.

**14. 40 KM/H SPEED LIMIT - MASON BOULEVARD,
DEVERE GARDENS, DUNSTER AVENUE,
HARLEY AVENUE, FELBRIGG AVENUE,
BROOKE AVENUE, MCGLASHAN ROAD,
MCGLASHAN COURT, EASTVIEW CRESCENT
AND EASTVIEW COURT.
(Eglinton-Lawrence - Ward 16)**

Director, Transportation Services, District 3
(February 6, 2002)

Reporting on reducing the speed limit on Mason Boulevard, De Vere Gardens, Dunster Avenue, Harley Avenue, Felbrigg Avenue, Brooke Avenue, McGlashan Road, McGlashan Court, Eastview Crescent and Eastview Court to 40 km/h; advising that all costs associated with the implementation of 40 km/h speed zones on subject streets are included within the District 3 Transportation Services Division's Operating Budget; and **recommending** that:

- (1) by-law number 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on Mason Boulevard, from the northerly limit of Mason Boulevard to the northerly limit of Eastview Crescent;
- (2) by-law number 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on De Vere Gardens, from the northerly limit of Mason Boulevard to a point 150 metres westerly and southerly thereof;
- (3) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on Mason Boulevard, from the northerly limit of Mason Boulevard to the northerly limit of Brooke Avenue, to 40 km/h;
- (4) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on De Vere Gardens, from the northerly limit of De Vere Gardens to the northerly limit of Brooke Avenue, to 40 km/h;
- (5) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on Dunster Avenue, from the easterly limit of Yonge Boulevard to the westerly limit of Mason Boulevard, to 40 km/h;
- (6) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on McGlashan Road, from the easterly limit of Mason Boulevard to the westerly limit of McGlashan Court, to 40 km/h;
- (7) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on McGlashan Court, from the westerly limit of McGlashan Road to the easterly limit of McGlashan Court, to 40 km/h;

- (8) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on Harley Avenue, from the easterly limit of Yonge Boulevard to the westerly limit of Mason Boulevard, to 40 km/h;
- (9) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on Eastview Crescent, from the easterly limit of Mason Boulevard to the easterly limit of Eastview Crescent, to 40 km/h;
- (10) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on Eastview Court, from the northerly limit of Eastview Crescent to the northerly limit of Eastview Court, to 40 km/h;
- (11) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on Felbrigg Avenue, from the easterly limit of Yonge Boulevard to the westerly limit of Mason Boulevard, to 40 km/h; and
- (12) by-law number 31878, of the former City of North York, be amended to reduce the speed limit on Brooke Avenue, from the easterly limit of Yonge Boulevard to the westerly limit of Mason Boulevard, to 40 km/h.

**15. FIELD AVENUE BETWEEN BESSBOROUGH DRIVE AND HANNA ROAD - AMENDMENTS TO PARKING REGULATIONS.
(Don Valley West - Ward 26)**

Director, Transportation Services, District 1
(February 7, 2002)

Recommending parking regulation amendments on Field Avenue between Bessborough Drive and Hanna Road, to allow for safe and efficient two-way traffic operations during the student pick-up and drop-off times of Bessborough Public School; advising that funds in the amount of \$500.00 associated with the installation of appropriate signs are contained in the Transportation Services Division 2002 Operating Budget interim appropriations; and **recommending** that:

- (1) a “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” regulation be enacted on the north side of Field Avenue between Bessborough Drive and Hanna Road, subject to the favourable results of polling of the affected residents, conducted according to the policy of the former Borough of East York; 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.

**16. HEATH STREET WEST - SOUTH SIDE - WEST OF
WALMER ROAD - REQUEST TO EXTEND
EXISTING “NO STOPPING ANYTIME” RESTRICTION.
(St. Paul’s - Ward 21)**

Director, Transportation Services, District 1
(February 8, 2002)

Responding to a request to improve sightline visibility for motorists exiting Walmer Road at Heath Street West; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$200.00, are contained in the Transportation Services Division 2002 Operating Budget interim appropriations; and **recommending** that:

- (1) appropriate staff undertake a poll of the residents on both sides of Heath Street West, from Tweedsmuir Avenue to Walmer Road, to determine support in extending the existing “No Stopping Anytime” restriction, currently in effect on the south side of Heath Street West from Walmer Road to a point 15 metres further west, to be in effect an additional 11 metres further west (total 26 metres west of Walmer Road), in accordance with the former City of York policy;
- (2) subject to the poll results indicating a majority of residents are in favour, Uniform Traffic By-law Nos. 196-84 and 2958-94 be amended to prohibit stopping at anytime, on the south side of Heath Street West, from Walmer Road, to a point 26 metres west;
- (3) subject to the poll results indicating a majority of residents are in favour, Schedule “A” of Permit Parking By-law No. 3491-80, of the former City of York, be amended to reflect the reduction of two permit parking spaces on the south side of Heath Street West, between Tweedsmuir Avenue and Walmer 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.

**17. NEIGHBOURHOOD TRAFFIC MANAGEMENT
PLAN - WALLINGFORD ROAD
(Don Valley East - Ward 34)**

Director, Transportation Services, District 3
(February 11, 2002)

Reviewing the feasibility of implementing traffic calming measures (raised driveable median) on Wallingford Road; advising that funds for the installation of traffic calming measures (City wide) have been requested in the Transportation Services Division’s 2002 Capital Works Program; that the construction of a raised driveable median will be subject

to competing priorities and funding; and **recommending** that:

- (1) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for alterations to sections of Wallingford Road, between Tanburn Place and Treadgold Crescent, for traffic calming purposes, described as follows:

The construction of a raised driveable median on Wallingford Road, between Tanburn Place and Treadgold Crescent, shown on Drawing No. NY1358, attached;

- (2) pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act, Notice of Study Commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued;
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required;
- (4) schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday” prohibitions, on the east side of Wallingford Road, from a point 122 metres south of Tanburn Place to the northerly limit of Ptarmigan Crescent;
- (5) schedule VIII of By-law No. 31001, of the former City of North York, be amended to install “No Parking Anytime” prohibitions, on the east side of Wallingford Road, from a point 87 metres south of the southerly limit of Tanburn Place to a point 108 metres southerly thereof; and
- (6) schedule VIII of By-law No. 31001, of the former City of North York, be amended to install “No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday” prohibitions, on the east side of Wallingford Road, from the northerly limit of Ptarmigan Crescent to a point 194 metres south of Tanburn Place.

18. 44 ST. CLAIR AVENUE EAST - REQUEST FOR APPROVAL OF VARIANCES FROM CHAPTER 297 - SIGNS OF THE FORMER CITY OF TORONTO MUNICIPAL CODE - APPLICATION NO. 901093 - TD VAR 2001 0047. (St. Paul's - Ward 22)

Director, Community Planning, South District
(February 7, 2002)

Reviewing and making recommendations for an application for minor variances to permit, for identification purposes, an illuminated fascia sign on the front elevation and a mural sign on the west elevation of the building at 44 St. Clair Avenue East; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council approve Application No. 901093 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign on the front elevation and a mural sign on the west elevation of the building at 44 St. Clair Avenue East with a condition that the two existing fascia signs located on the west elevation of the building will be removed; and
- (2) the applicant be advised, upon approval of Application No. 901093, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

19. REQUEST FOR APPROVAL OF VARIANCES FROM THE FORMER BOROUGH OF EAST YORK SIGN BY-LAW NO. 64-87 - AS AMENDED - FOR ADDITIONAL FASCIA SIGNS AND A PYLON SIGN FOR A TENANT AT 957 EGLINTON AVENUE EAST. (Don Valley West - Ward 26)

Director of Building and Deputy Chief Building Official
(February 8, 2002)

Reviewing and making recommendations on a request by Domenic Rotundo, with Neon Products Ltd., for Saturn Saab Isuzu Inc., for approval of variances from the former Borough of East York Sign By-law No. 64-87, as amended, to permit additional fascia signs and one pylon sign, for a tenant at the above noted location; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that the request for variances be refused for the reasons outlined in this report.

**20. PRELIMINARY REPORT - APPLICATIONS TO AMEND
OFFICIAL PLAN AND ZONING - D. SHAFRAN
INVESTMENTS LTD. - 20 GRAYDON HALL DRIVE
- TD CMB 2002 0008
(Don Valley East - Ward 34)**

Director, Community Planning, North District
(February 11, 2002)

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 Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

PUBLIC MEETING PURSUANT TO THE PLANNING ACT

**21. FINAL REPORT - APPLICATION TO AMEND
THE OFFICIAL PLAN AND FOR DRAFT PLAN
OF CONDOMINIUM - BATHURST FOREST HILL
PLACE APARTMENT LTD. - 1597 BATHURST STREET
- FILE NO. 101010 AND 410015
(St. Paul's - Ward 22)**

(SCHEDULED FOR 2:00 P.M.)

Director, Community Planning, South District
(February 4, 2002)

Reviewing and recommending approval of an application to amend the Official Plan to permit the conversion of the existing equity co-operative apartment building at 1597 Bathurst Street to a residential condominium and recommending approval of a Draft Plan of Condominium for the property, subject to a number of conditions; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) The Official Plan for the former City of Toronto be amended substantially in accordance with the draft Official Plan Amendment as found in Appendix B of this report.
- (2) The City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
- (3) City Council authorize Draft Approval of the Plan of Condominium for 1597 Bathurst Street date stamped as received on July 3, 2001, as redlined January 8, 2002, subject to the Official Plan amendment coming into force and effect.
- (4) The owner be required to meet the following conditions of Draft Approval prior to the City's consent for final registration and authorize the City Solicitor to prepare any necessary condominium agreement for the conditions, as she deems necessary:
 - (a) the owner shall provide all legal descriptions and surveys of the lands required in connection with the processing of the subject application;
 - (b) the owner shall clearly designate the north-south driveway aisle for one-way south-bound operations by clearly visible signs and pavement markings;
 - (c) the owner shall install signage at the rear of the building, directly adjacent to the southerly east-west driveway, directing outbound vehicles to yield to incoming vehicles; and
 - (d) the owner shall register the condominium within two years after the date that Council approves this Draft Plan of Condominium, otherwise the approval shall lapse and be of no further force and effect.
- (5) The owner be advised:
 - (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 Bathurst Street right-of-way; and
 - (b) of the need to amend all applicable mutual driveway agreements in place to include the future condominium owners, and grant the appropriate rights-of-way over the northerly and southerly driveways in favour of said owners, to the satisfaction of the City Solicitor and City Surveyor.

- 21(a).** Marc Pearsall
(February 4, 2002)

Objecting to the proposed amendment to the Official Plan to permit the conversion of Rental Apartments to Condominium.

- 22. FINAL REPORT - APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO PERMIT AN ADDITION TO AN EXISTING APARTMENT BUILDING AT 45 DUNFIELD AVENUE - SHIPLAKE MANAGEMENT COMPANY LIMITED.
(St. Paul's - Ward 22)**

**(DEFERRED FROM PREVIOUS MEETING)
(SCHEDULED FOR 7:00 P.M.)**

City Clerk, Midtown Community Council
(January 30, 2002)

Advising that the Midtown Community Council held a Statutory Public Meeting on January 29, 2002 with respect to an application to amend the Official Plan and Zoning By-law to permit an addition to an existing apartment building at 45 Dunfield Avenue; and that the Midtown Community Council deferred consideration of this matter to its next meeting to allow the local Councillor to convene a community meeting and report back.

- 22(a).** Director, Community Planning, South District
(January 11, 2002)

Reviewing and recommending approval of an application to amend the Official Plan and Zoning By-law for a 16 storey addition containing 108 dwelling units to be added to an existing 28 storey, 576 unit, residential apartment building at 45 Dunfield Avenue; 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 City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Appendix B;
- (2) amend Zoning By-law 438-86 for the former City of Toronto and repeal Site Specific By-law 22418 substantially in accordance with the draft Zoning By-law Amendment attached as Appendix C. ;
- (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 and to introduce Bills in Council to give effect thereto;

- (4) require that, before introducing the necessary Bills to City Council for enactment, the owner enter into an agreement authorized under Section 37 of the *Planning Act* regarding the provision of public benefits in exchange for the increase in permitted building density on the property as set out in this report; and
- (5) require that, before introducing the necessary Bills to City Council for enactment, the applicant enter into a Site Plan Undertaking with the Commissioner of Urban Development Services, under Section 41 of the *Planning Act*.

**22(b). 45 DUNFIELD AVENUE - REMOVAL OF SIX PRIVATE TREES.
(St. Paul's - Ward 22)**

Commissioner, Economic Development, Culture and Tourism
(December 17, 2001)

Advising that a request has been filed in connection with Official Plan Amendment and Rezoning Application No. 299011, The MBTW Group, 240 Duncan Mill Road, Suite 500, Toronto, M3B 1Z4, agent for the owner of the subject property, SDLCO Realty Group & MELCO Realty Group Ltd., 1600 - 20 Eglinton Avenue West, Toronto, M4R 2H1, for a permit to:

- remove one privately owned 32 centimetre diameter Green ash;
- remove one privately owned 34 centimetre diameter Green ash;
- remove one privately owned 36 centimetre diameter Green ash;
- remove one privately owned 36 centimetre diameter Green ash;
- remove one privately owned 32 centimetre diameter Elm; and
- remove one privately owned 34 centimetre diameter Austrian pine;

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

- (1) the request for a permit for tree removal at 45 Dunfield Avenue be denied; or
- (2) the request for a permit for tree removal at 45 Dunfield Avenue be approved subject to:
 - (a) the trees in question not being removed until permitted construction and/or demolition related activities in accordance with plans approved under Official Plan Amendment and Rezoning Application No. 299011 commence which warrant the destruction of the trees.
 - (b) the applicant agreeing to plant replacement trees in accordance with landscape plans submitted with this development proposal.

**22(c). CONSIDERATION OF A RENT ABATEMENT STRATEGY IN CONNECTION WITH THE APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW NO. 438-86 TO PERMIT AN ADDITION TO AN EXISTING APARTMENT BUILDING AT 45 DUNFIELD AVENUE.
(St. Paul's - Ward 22)**

Acting Commissioner, Community and Neighbourhood Services
(January 15, 2002)

Responding to the motion approved at the November 9, 1999 meeting of the Toronto Community Council wherein the Community Council requested the Commissioner of Community and Neighbourhood Service, in consultation with the Acting Commissioner of Urban Planning and Development Services, to formulate a rent abatement strategy prior to the submission of the final planning report concerning 45 Dunfield Avenue; advising that there are no financial implications; and **recommending** that staff from Community and Neighbourhood Services co-ordinate the development of an education package on tenant rights and obligations under the Tenant Protection Act, and City property standards by-laws and other by-laws as they relate to renovation and construction, to be made available to tenants where rental buildings are undergoing major renovations or new construction and to provide such package to the residents of 45 Dunfield Avenue.

22(d). Adam Brown, Brown, Dryer, Karol, Barristers and Solicitors
(November 21, 2001)

Requesting to make a deputation.

22(e). Gary Starks and Muge Starks
(January 10, 2002)

In opposition to the proposed development.

22(f). Janice Webster
(January 24, 2002)

Requesting that the item be deferred to the February 25, 2002 meeting of the Midtown Community Council.

**23. REFUSAL REPORT - OFFICIAL PLAN AND ZONING
BY-LAW AMENDMENT APPLICATION NO. 100034
(ATS#20000001) AND SITE PLAN APPROVAL APPLICATION
NO. 301056 FOR 2195 YONGE STREET.
(St. Paul's - Ward 22)**

(SCHEDULED FOR 7:30 P.M.)

Director, Community Planning, South District
(February 11, 2002)

Reporting on the findings of the focused planning review of Yonge-Eglinton Mixed-Commercial Residential Area 'A' (the Yonge-Eglinton node) and providing a planning opinion with respect to Minto's proposed development within the node at 2195 Yonge Street; the findings presented in this report will provide the basis for future amendments to the planning policies for the Yonge-Eglinton node to provide greater guidance for development within the area they will also provide the basis for the City's planning case opposing the Minto application at an upcoming Ontario Municipal Board hearing; 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 Amendment Application No. 100034, as revised on January 24, 2002 and Site Plan Application No. 301056; and
- (2) City Council request the City Solicitor, 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. 100034 and authorize staff to oppose any future appeal of Site Plan Application No. 301056; and
- (3) City Council authorize staff to finalize its focused planning review, organize a community consultation process to discuss the proposed directions, and bring forward final recommendations to amend and refine the Official Plan and Zoning By-law for the Yonge-Eglinton Mixed Commercial-Residential Area 'A'.

23(a). Approximately 35 letters in opposition to the proposed development.

23(b). Alec McGillivray, Teti Argo
(May 8, 2001)

In support of the proposed development.

23(c). Petition signed by approximately 600 people in opposition to the proposed development.
(Distributed to Midtown Community Council members only.)