

**MIDTOWN COMMUNITY COUNCIL
AGENDA
MEETING NO. 8**

Date of Meeting:	October 15, 2002	Enquiry:	Yvonne Davies
Time:	9:30 a.m.		Administrator
Location:	Council Chambers		416-395-7343
	Lower Level		ydavies@toronto.ca
	North York Civic Centre		

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

**CONFIRMATION OF MINUTES OF MEETING HELD ON SEPTEMBER 17 AND 18,
2002.**

An electronic version will be distributed to the Members.

**1. MAINTENANCE OF VARIOUS ENCROACHMENTS - 192 DUNVEGAN ROAD.
(St. Paul's – Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 2002)

Reporting further on a request to maintain various encroachments within the public right of way fronting 192 Dunvegan Road as requested by the Midtown Community Council at its meeting of September 17 and 18, 2002; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council approve the maintenance of the ornamental brick wall, two trees, lights, stone paving and glycol heating system within the public right of way at 192 Dunvegan Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to:

- (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;

- (b) remove the tree closest to the driveway servicing 200 Dunvegan Road to improve the sight line for motorists using the driveway;
- (c) remove the ornamental brick wall, stone paving and trees upon receiving 90 days notice from the City to do so;
- (d) maintain the ornamental brick wall and stone paving in a good and proper repair and a condition satisfactory to the Commissioner of Works and Emergency Services;
- (e) provide a letter of credit in the amount of \$856.00 as determined by the Commissioner of Economic Development, Culture and Tourism equivalent to the trees' value, removal and/or replacement costs if necessary and any additional maintenance costs associated with the work undertaken;
- (f) provide a Certificate of Inspection from Ontario Hydro for the low voltage lights;
- (g) install suitable barriers to prevent additional parking on the paved frontage; and
- (h) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

**2. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT ANGLED DRIVEWAY WIDENING AT 532 SOUDAN AVENUE.
(St. Paul's – Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(September 27, 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 angled parking pad to remain at 532 Soudan Avenue, which does not meet the requirements of the Code; advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; further advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council deny the request to permit the existing angled parking pad at 532 Soudan Avenue.

**3. CONSTRUCTION OF A DECORATIVE WROUGHT IRON FENCE, GATES AND PILLARS - FRONTING 46 OLD FOREST HILL ROAD AND ON THE DUNLOE ROAD REAR.
(St. Paul's – Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 2002)

Reporting on a request to construct a decorative wrought iron fence, gates and pillars within the public right of way fronting 46 Old Forest Hill Road and on the Dunloe Road rear; advising that the proposed height and setback of the fence as affecting Old Forest Hill Road do not meet the minimum requirement as set out in Chapter 313 of the former City of Toronto Municipal Code, Streets and Sidewalks; advising that as this is a request for an exemption from the by-law, it is scheduled as deputation item; further advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council approve the construction of the decorative fence, gates and pillars within the public right of way fronting 46 Old Forest Hill Road and on the Dunloe Road rear, subject to the owner:

- (a) providing a letter of credit/certified cheque in the amount of \$6,069.00 for the estimated value of 4 City owned trees fronting 46 Old Forest Hill Road and 2 City owned trees on the Dunloe Road rear, as determined by the Commissioner of Economic Development, Culture and Tourism to cover the costs of any tree work that may arise as a result of the fence, gates and pillars construction that is non-compliant with the City of Toronto's specifications for construction near trees; and
- (b) entering into an encroachment agreement with the City of Toronto as prescribed under Chapter 313 of the former City of Toronto Municipal Code.

**4. CONSTRUCTION AND MAINTENANCE OF A TEMPORARY WOODEN BUILDING ACCESS RAMP - GREENWOOD COLLEGE SCHOOL – 443 MOUNT PLEASANT ROAD (EAST BRANCH).
(St. Paul's – Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 2002)

Reporting on the applicant's request to construct and maintain a temporary wooden building access ramp within the public right of way fronting 443 Mount Pleasant Road (East Branch); advising that as this is a request for a variance from the Municipal Code, we are required to report on the application; further advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council approve the construction and maintenance of the temporary wooden building access ramp within the public right of way fronting 443 Mount Pleasant Road (East

Branch), subject to the property owner entering into an agreement with the City of Toronto, agreeing to:

- (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
- (b) indemnify the City and Utility companies of any damage sustained to the temporary building access ramp in the event of a need to access to the area covered by the building access ramp;
- (c) keep the ramp free of snow and ice at all times including weekends and those times that the school may be closed;
- (d) provide a non-slip surface on the ramp;
- (e) maintain a minimum clearance of 1.34 m clear sidewalk space for pedestrians measured from the curb to the wooden temporary access ramp at all times including the removal of snow and ice and any snow that may be pushed onto the sidewalk area during snow ploughing operations;
- (f) remove the wooden temporary building access ramp upon receiving 30 days written notice from the City to do so; and
- (g) accept such additional conditions as the City Solicitor of the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

**5. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT DRIVEWAY WIDENING AT 374 KEEWATIN AVENUE.
(Don Valley West – Ward 25)**

Manager, Right of Way Management, Transportation Services, District 1
(September 25, 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 driveway widening at 374 Keewatin Avenue, which does not meet the requirements of the Code; advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; further 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 encroaching onto the mutual driveway at 374 Keewatin Avenue.

- 6. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT DRIVEWAY WIDENING FOR A SECOND VEHICLE AT 378 KEWATIN AVENUE.
(Don Valley West – Ward 25)**

Manager, Right of Way Management, Transportation Services, District 1
(September 25, 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 driveway widening for a second vehicle at 378 Keewatin Avenue, which does not meet the requirements of the Code; advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; further advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council deny the application to permit driveway widening for a second vehicle at 378 Keewatin Avenue.

- 7. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT ANGLED DRIVEWAY WIDENING AT 192 LAWRENCE AVENUE EAST.
(Don Valley West - Ward 25)**

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 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 angled driveway widening at 192 Lawrence Avenue East, which does not meet the requirements of the Code; advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; and further advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council deny the application for angled driveway widening at 192 Lawrence Avenue East.

- 8. REQUEST FOR AN EXEMPTION FROM CHAPTER 248 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT DRIVEWAY WIDENING FOR TWO VEHICLES AT 196 SHELDRAKE BOULEVARD.
(Don Valley West - Ward 25)**

Manager, Right of Way Management, Transportation Services, District 1
(September 26, 2002)

Requesting 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

196 Sheldrake Boulevard, which does not meet the requirements of the Code; advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; further 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 for two vehicles at 196 Sheldrake Boulevard.

**9. REQUEST FOR AN EXEMPTION FROM CHAPTER 400 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT FRONT YARD PARKING FOR TWO VEHICLES AT 256 OLD FOREST HILL ROAD.
(St. Paul's – Ward 21)**

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 2002)

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 256 Old Forest Hill Road, which does not meet the requirements of the Municipal Code; advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; further advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council deny the application for front yard parking at 256 Old Forest Hill Road.

**10. PROPOSED INSTALLATION OF SPEED BUMPS IN THE FIRST LANEWAY NORTH OF ST. CLAIR AVENUE WEST, BETWEEN RAGLAN AVENUE AND BATHURST STREET.
(St. Paul's – Ward 21)**

Director, Transportation Services, District 1
(September 30, 2002)

Reporting on the proposed installation of speed bumps in a public lane; advising that the implementation cost of this proposal is approximately \$1,000.00 funds for which are contained in the Works and Emergency Services Department's 2002 Capital Programme for Public Laneway Improvements; and **recommending** that:

- (1) the installation of speed bumps in the first laneway north of St. Clair Avenue West, between Raglan Avenue and Bathurst Street, of the type and design noted and at the locations shown on Drawing No. 421F-6611 dated September, 2002, be approved; and
- (2) the appropriate City officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

- 11. RAGLAN AVENUE, FROM ST. CLAIR AVENUE WEST, TO HEATHDALE ROAD – REQUEST TO REDUCE THE MAXIMUM SPEED LIMIT FROM 50 KILOMETRES PER HOUR TO 40 KILOMETRES PER HOUR.
(St. Paul’s – Ward 21)**

Director, Transportation Services, District 1
(September 23, 2002)

Reporting on a request from Councillor Mihevc, on behalf of area residents, to reduce the maximum speed limit from 50 kilometres per hour to 40 kilometres per hour on Raglan Avenue, between St. Clair Avenue West and Heathdale Road; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$1,200.00, are contained in the Transportation Services Division 2002 Operating Budget; and **recommending** that:

- (1) the maximum speed limit be reduced from 50 kilometres per hour to 40 kilometres per hour on Raglan Avenue, between St. Clair Avenue West and Heathdale Road; 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.

- 12. NEWGATE ROAD BOTH SIDES, FROM BRIAR HILL AVENUE TO ITS NORTH LIMIT – REQUEST TO INTRODUCE A “NO STOPPING AT ANYTIME” PROHIBITION.
(St. Paul’s – Ward 21)**

Director, Transportation Services, District 1
(September 23, 2002)

Reporting on a request to prohibit stopping at all times on both sides of Newgate Road, from Briar Hill Avenue to its north limit; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$1,000.00 are contained in the Transportation Services Division 2002 Operating Budget; and **recommending** that:

- (1) stopping be prohibited at all times on both sides of Newgate Road, from Briar Hill Avenue to its north limit; 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.

13. LANEWAY FIRST SOUTH OF VAUGHAN ROAD BETWEEN WINONA DRIVE AND ATLAS AVENUE - PROPOSED INSTALLATION OF SPEED BUMPS. (St. Paul's – Ward 21)

Director, Transportation Services, District 1
(September 23, 2002)

Reporting on a request from Councillor Joe Mihevc, on behalf of area residents, to install speed bumps in the public laneway first south of Vaughan Road, between Winona Drive and Atlas Avenue in order to address concerns regarding excessive speeding; advising that funds to undertake this proposal in the estimated amount of \$2,500.00 are contained in the Transportation Services Division 2002 Operating Budget; and **recommending** that:

- (1) the installation of speed bumps, generally as shown on the attached print of Drawing No. 421F-6603, dated September 2002, in the public lane first south of Vaughan Road, between Winona Drive and Atlas Avenue, be approved; 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.

14. BOULTON DRIVE, FRONTING OF POPLAR PLAINS PARKETTE INTRODUCTION OF A PARKING PROHIBITION. (St. Paul's – Ward 22)

Director, Transportation Services, District 1
(September 12, 2002)

Responding to a request from Councillor Michael Walker, on behalf of area residents, to prohibit parking on the east side of Boulton Drive fronting the Poplar Plains Parkette; advising that Funds in the estimated amount of \$300.00 are available in the 2002 Transportation Services Operating Budget; and **recommending** that:

- (1) parking be prohibited at anytime on the east side of Boulton Drive from the south limit of the Poplar Plains Parkette to a point 75 m further north; 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 might be required.

**15. BAYVIEW AVENUE, EAST SIDE, BETWEEN EGLINTON AVENUE EAST AND GLENVALE BOULEVARD - AMENDMENTS TO PARKING REGULATIONS.
(Don Valley West – Ward 26)**

Director, Transportation Services, District 1
(September 30, 2002)

Recommending extending the operational period of the afternoon stopping prohibition on the east side of Bayview Avenue, between Eglinton Avenue East and Glenvale Boulevard, to reduce northbound traffic delays during the weekday peak period; 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; and **recommending** that:

- (1) the existing “No Parking, 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays” regulation on the east side of Bayview Avenue, between Eglinton Avenue East and the southerly limit of the North York Community Council area, be rescinded;
- (2) the existing “No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays” regulation on the east side of Bayview Avenue, between the southerly limit of the North York Community Council area and Fifeshire Road, be adjusted to apply from Glenvale Boulevard to Fifeshire Road;
- (3) a “No Stopping, 4:00 p.m. to 7:00 p.m., Monday to Friday except Public Holidays” regulation be enacted on the east side of Bayview Avenue, between Eglinton Avenue East and Glenvale Boulevard; and
- (4) 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. ALL WAY STOP CONTROL: CARIBOU ROAD AND OTTER CRESCENT.
(Ward 16 - Eglinton-Lawrence)**

Director, Transportation Services, District 3
(September 13, 2002)

Reporting on the feasibility of installing an all way stop control at the intersection of Caribou Road and Otter Crescent; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that this report be received for information.

**17. REQUEST TO INSTALL TRAFFIC CONTROL SIGNALS: GATEWAY BOULEVARD AND GRENOBLE DRIVE (NORTH LEG).
(Don Valley West – Ward 26)**

Director, Transportation Services, District 3
(September 30, 2002)

Reporting on the feasibility of installing traffic control signals at the intersection of Gateway Boulevard and Grenoble Drive (north leg); advising that there are no financial implications associated with the adoption of this report; and **recommending** that this report be received for information.

**18. 2195 YONGE STREET - REMOVAL OF SEVEN PRIVATE TREES.
St. Paul's – Ward 22)**

Commissioner, Economic Development, Culture and Tourism
(August 20, 2002)

Responding to a request for the removal of seven privately owned trees which, has been filed in connection with Site Plan Approval Application No. 301056, with respect to 2195 Yonge Street; 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 2195 Yonge Street 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 Site Plan Approval Application No. 301056 commence which warrant the destruction of the trees.
 - (b) the applicant agreeing to plant replacement trees acceptable to the Commissioner of Economic Development, Culture and Tourism; or
- (2) the request for a permit for tree removal at 2195 Yonge Street be denied.

**19. 31 GLENAYR ROAD – REMOVAL OF ONE PRIVATELY OWNED TREE.
(St. Paul's – Ward 21)**

Commissioner, Economic Development, Culture and Tourism
(September 30, 2002)

Advising that an application for a permit to remove on 59 cm diameter scotch elm tree, located on private property has been filed by Ms. Pearl Wendy Levey, owner of 31

Glenayr Road; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that the Midtown Community Council:

- (1) deny the request for the removal of one privately owned tree at 31 Glenayr Road; or
- (2) approve the request for the removal of one privately owned tree at 31 Glenayr Road.

**20. 525 AVENUE ROAD (AMSTERDAM SQUARE FOUNTAIN) DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT.
(St. Paul's – Ward 22)**

Commissioner, Economic Development, Culture and Tourism
(September 25, 2002)

Recommending that the property at 525 Avenue Road (Amsterdam Square Fountain) be designated under Part IV of the Ontario Heritage Act; advising are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council state its intention to designate the property at 525 Avenue Road (Amsterdam Square Fountain) under Part IV of the *Ontario Heritage Act*; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**21. 1477 BAYVIEW AVENUE - GARDEN COURT APARTMENTS ALTERATIONS TO A DESIGNATED PROPERTY.
(Don Valley West – Ward 26)**

Commissioner, Economic Development, Culture and Tourism
(September 30, 2002)

(SCHEDULED FOR 10:00 A.M.)

Seeking authority for alterations to a property at 1477 Bayview Avenue designated under Part IV of the Ontario Heritage Act containing the building known as the Garden Court Apartments; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) the proposed alterations to the balconies of the Garden Court Apartments at 1477 Bayview Avenue (Attachment Nos. 2 and 3) be approved with subsequent details to be submitted to the satisfaction of the Manager of Heritage Preservation Services, Culture Division;

- (2) the proposed alterations to the windows of the Garden Court Apartments at 1477 Bayview Avenue (Attachment Nos. 3 and 4) be approved with subsequent details to be submitted to the satisfaction of the Manager of Heritage Preservation Services, Culture Division; and
- (3) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**22. LIMITING DISTANCE AGREEMENT – BROOKDALE PARK ADJACENT TO 435 BROOKDALE AVENUE.
(Ward 16 – Eglinton-Lawrence)**

Commissioner, Corporate Services
(September 3, 2002)

Seeking authority to enter into a Limiting Distance Agreement to permit the property owners at 435 Brookdale Avenue a greater percentage of openings than the limiting distance provisions of the Building Code; advising that revenue in the amount of \$5,600.00 is anticipated to be received; and **recommending** that:

- (1) the City enter into a Limiting Distance Agreement with the property owner at 435 Brookdale Avenue for approximately the most western 2.75 metres (having an approximate area of 42.65 m²) of Brookdale Park located immediately to the east of 435 Brookdale Avenue, for the amount of \$5,000.00, and subject to the property owner paying an administration fee of \$600.00, on such terms and conditions, as are satisfactory to the Commissioner of Economic Development, Culture & Tourism, and in a form and content acceptable to the City Solicitor; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**23. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – 73 JONESVILLE CRESCENT – TD ZBL 2002 0007.
(Don Valley East - Ward 34)**

Acting Director, Community Planning, North District
(September 30, 2002)

Providing preliminary information on the above-noted application and seeking Community Council's directions on further processing of the application and on the community consultation process; 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.

**24. PRELIMINARY REPORT – APPLICATION TO AMEND OFFICIAL PLAN AND ZONING BY-LAW - 185 GRAYDON HALL DRIVE – TD CMB 2002 0006.
(Don Valley East - Ward 34)**

Acting Director, Community Planning, North District
(September 3, 2002)

Providing preliminary information on the above-noted application and seeking Community Council's direction 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) the applicant be requested to submit a site plan application for approval.

**25. FINAL REPORT - APPLICATION FOR CASH PAYMENT-IN-LIEU OF PARKING -2263 AND 2273 YONGE STREET - ATKINS ARCHITECTS ON BEHALF OF MIDTOWN 1 GP LIMITED. 002038, TD PLP 2002 0002.
(St. Paul's – Ward 22)**

Director, Community Planning, South District
(September 25, 2002)

Reviewing and recommending approval of an application for a cash payment to the Municipal Parking Fund in lieu of providing and maintaining 4 parking spaces associated with interior alterations and the conversion of a bank/retail store to a bank at 2263 and 2273 Yonge Street; advising that there are no financial implications resulting from the

adoption of this report; and **recommending** that City Council:

- (1) approve the application for a cash payment to the Municipal Parking Fund in lieu of providing and maintaining 4 parking spaces at 2263 and 2273 Yonge Street; and
- (2) authorize the City Solicitor to enter into an agreement with Midtown 1 GP Limited, or the registered owner, in respect of the payment by Midtown 1 GP Limited, or the registered owner, requiring a total payment of \$47,037.84 for the 4 parking spaces, prior to the issuance of a building permit for development at 2263 and 2273 Yonge Street.

PUBLIC MEETING PURSUANT TO THE PLANNING ACT:

**26. FINAL REPORT – APPLICATION TO AMEND ZONING BY-LAW 438-86
200 LONSDALE ROAD – UPPER CANADA COLLEGE
TDZBA 20020001.
(St. Paul’s – Ward 22)**

(SCHEDULED FOR 2:00 P.M.)

Director, Community Planning, South District
(September 26, 2002)

Reviewing and recommending approval of an application to amend the Zoning By-law to allow for one consistent zoning designation across the entire property at 200 Lonsdale 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 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**27. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – 20 GRAYDON HALL DRIVE TD CMB 2002 0008.
(Don Valley East - Ward 34)**

Acting Director, Community Planning, North District
(September 30, 2002)

(SCHEDULED FOR 2:15 P.M.)

Recommending approval of an application which has been appealed to the Ontario Municipal Board, to amend the Official Plan and the Zoning By-law for 148 units contained in a 14 storey apartment building and two townhouse blocks in addition to 301 units currently on this site; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council:

- (1) approve Official Plan and Zoning Amendment Application No. TD CMB 2002 0003;
- (2) instruct the City Solicitor together with other appropriate staff, to attend the Ontario Municipal Board hearing to settle the appeals before the Board respecting 20 Graydon Hall Drive, on the basis set forth in this report, including:
 - (i) submitting to the Board, draft by-laws to give effect to amendments to the Official Plan and the Zoning By-law to the satisfaction of the City Solicitor and the Commissioner of Urban Development Services;
 - (ii) requesting that the Board require, as a condition of approval, that the Owner enter into a Site Plan Agreement under Section 41 of the Planning Act which among other items, will ensure on-site amenities; and
 - (iii) requesting that the Board hold its Order until such time as the Owner and the City have entered into and registered on title to the property, an agreement satisfactory to the Commissioner of Urban Development Services and the City Solicitor pursuant to Section 37 of the Planning Act, to secure the following services and matters:
 - (a) a cash contribution to the City, over and above any contributions made pursuant to Section 42 of the Planning Act, in the amount of \$160,000.00 for parks improvements to Graydon Hall Park at the discretion of the Commissioner of Economic Development in consultation with the local Councilor; to be paid to the City prior to issuance of the first building permit for a building on this site;
 - (b) indoor recreational amenity area of a minimum 131 m² at Graydon Hall Drive, to be shared with outside community groups at the discretion of the owner; construction of such space to be initiated no later than issuance of an above-grade building permit for the first residential building on

- site, and completed, furnished, and ready for use no later than occupancy of the first new residential building on site;
 - (c) one tot lot for younger children, minimum area of 110 m²; and one play area for older children, minimum area of 275 m²; at 20 Graydon Hall Drive, to be shared with outside community groups at the discretion of the owner, both play areas completed and equipped prior to occupancy of the first new residential building on site;
 - (d) that the costs of providing the indoor and outdoor amenity areas not be passed on to the tenants of 20 Graydon Hall Drive; and
 - (e) letters of credit be secured prior to building permit to ensure completion of these amenities, and,
- (iv) authorize the appropriate City officials to execute the required Section 37 Agreement.