
**TORONTO SOUTH COMMUNITY COUNCIL
AGENDA
MEETING No. 3**

Date of Meeting: February 17, 2004 **Enquiry:** Frances Pritchard
Time: 9:30 a.m. **Administrator**
Location: Committee Room 1 **392-7033**
City Hall **teycc@toronto.ca**
100 Queen Street West

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

Deputation Schedule:

Items: 1 – 11: 10:00 a.m. Items 12 - 19: 11:00 a.m.
Items: 20 – 27: 2:00 p.m. Items 28 – 39: 3:00 p.m.

Deputations/Presentations:

1. Revocation of Vending Licences – Village of Yorkville Park (Toronto Centre-Rosedale, Ward 27)

Report (February 3, 2004) from the Manager, Municipal Licensing and Standards, reviewing and recommending that one existing vending licence be maintained, and to revoke two existing vending licences at the end of the current term, and offer the vendors an opportunity to relocate outside the existing ward.

Recommendations:

- (1) That the two existing vending licences issued to Nick Karagianis at Cumberland Street, south side, 6.7m west of Bellair Street, and Mete Karahasanoglu at Bellair Street, West Side 7.5 m south of Cumberland Street be revoked and that these vendors be offered the opportunity to relocate outside the existing Wards 20, 27 and 28 vending licence moratorium area.

(2) That the existing vending licence issued to Mr. Tony Posch at Cumberland Street, south side 132.44m west of Bellair Street is maintained and the location is reviewed further as required.

1(a). Clause 31 of Report No. 8 of the Toronto East York Community Council, headed “Revocation of Vending Licences – Village of Yorkville Park (Toronto Centre-Rosedale, Ward 27)”, which was before City Council at its meeting held on September 22, 23, 24 and 25, 2003 and referred to the Toronto South Community Council for further consideration.

2. Application to Amend the Official Plan and Zoning By-law - 26, 32, 34 Isabella Street and 33 Charles Street East (Toronto Centre-Rosedale, Ward 27)

(Public Meeting Pursuant to the Planning Act)

Final Report (January 23, 2004) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend the Official Plan and the Zoning By-law for a 7-storey office building on Isabella Street and 43-storey residential building on Charles Street East.

Recommendations:

- (1) That City Council amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;
- (2) That City Council amend the new Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 10;
- (3) That City Council amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11;
- (4) That City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, the new Official Plan Amendment and the draft Zoning By-law Amendment as may be required;
- (5) That City Council authorize the Commissioner of Urban Development Services to report directly to Council regarding the comments that are to be received from the Commissioner of Public Works and Emergency Services;

- (6) That City Council, before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 agreement as described in this report;
- (7) That City Council, before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Heritage Easement agreement for the property located at 34 Isabella Street; and
- (8) That City Council require the owner to provide and maintain an irrigation system, at the applicants expense, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, and requirements to maintain in good order and operation.

3. Application to Amend the Zoning By-law - 2261 Gerrard Street East (Beaches-East York, Ward 32)

(Public Meeting Pursuant to the Planning Act)

Final Report (January 29, 2004) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend the Zoning By-law to permit the construction of a 10 unit townhouse development at 2261 Gerrard Street East.

Recommendations:

- (1) That City Council amend the Zoning By-law for the property known as 2261 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) That City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) That before introducing the necessary Bills to City Council for enactment, require the applicant to submit a letter undertaking to withdraw their appeal of the new Official Plan, adopted by City Council in November 2002, upon the coming into force of the implementing by-laws for the development;
- (4) That the owner shall submit to the Commissioner of Works and Emergency Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed townhouses for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a Bill in Council;

- (5) require the owner to obtain Site Plan Approval and enter into a Site Plan Undertaking with the City under Section 41 of the Planning Act to require such matters as the City deems appropriate, including the following:
 - (a) Provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
 - (b) In the event that individual municipal numbers are desired, provide a suitable name for the proposed private driveway/lane in accordance with the City of Toronto Street Naming Policy;
 - (c) Apply to the Commissioner of Works and Emergency Services for revised municipal numbering, including a site plan showing the entrances to the townhouses, prior to filing a formal application for a building permit;
 - (d) Submit, prior to the issuance of a building permit, site servicing plans that include locations of existing/proposed hydrants, a grading and drainage plan, and a storm water management plan to the satisfaction of the Commissioner of Works and Emergency Services;
 - (e) Include a clause in all offers of purchase and sale and in the common element condominium declaration advising all future owners that the refuse and recycling material generated by this project will be collected curb side on Gerrard Street East, and that refuse and recycling material must not be stored at the pick up location other than on collection days;
- (6) require the owner to apply for a Common Elements Condominium with respect to the private driveway and any other common elements, including underground services associated with the development;
- (7) that City Council advise the owner:
 - (a) Of the need to make separate applications to the Commissioner of Works and Emergency Services for permits to carry out any works involving the construction in, or occupancy of, the Gerrard Street East right-of-way;
 - (b) That upon application for severance or exemption from Part Lot Control for the purpose of creating individual freehold townhouse units, the owner will be required, as a condition of approval, to apply for the registration of a common element condominium in respect of, among other things, the on-site driveways, municipal services and utilities;
 - (c) That the proposal requires conveyance of land for parks purposes, or payment in lieu thereof pursuant to Section 42 of the Planning Act;

- (d) That the issuance of any permit by the Chief Building Official will be conditional upon the proposal's full compliance with all relevant provisions of the Ontario Building Code;
- (e) That the proposal is subject to Development Charges pursuant to By-law 476-1999, as amended;
- (f) That the proposal is subject to Education Development Charges, pursuant to the Toronto Catholic District School Board By-law 2001 No. 148.

4. Application to Amend the Official Plan and Zoning By-law - 825, 855 and 863 Bay Street (Toronto Centre-Rosedale, Ward 27)

(Public Meeting Pursuant to the Planning Act)

Final Report (February 3, 2004) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend the Official Plan and the Zoning By-law to permit development of a mixed-use building consisting of a 41-storey residential tower and a 34-storey residential tower containing a total of 633 residential units and street-related retail uses.

Recommendations:

- (1) That City Council amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) That City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) That City Council 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;
- (4) That City Council, before introducing the necessary Bills to City Council for enactment, require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, such agreement(s) to be registered against the title to the lands prior to the issuance of any building permit for the development to secure the following facilities, services, and matters:
 - (a) contributions in the amount of \$780,000.00 as directed by the Commissioner of Urban Development Services for capital improvements at 519 Church Street and for capital costs at Dundas Square;

- (b) a contribution in the amount of \$20,000.00 as directed by the Commissioner of Urban Development Services for capital improvements at 32 Grenville Street;
 - (c) a public art contribution in accordance with the City of Toronto's public art programme for a value of not less than one percent of the cost of construction of all buildings and structures on the lands;
 - (d) architectural design and exterior materials satisfactory to the Commissioner of Urban Development Services; and
 - (e) the phasing the development of the lands and the timing of the contributions set out above in a manner satisfactory to the Commissioner of Urban Development Services;
- (5) That City Council, before introducing the necessary Bills to City Council, require the applicant to enter into an agreement to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor securing the conveyance to the City, at nominal cost, a 0.26 m wide strip of land to the full extent of the site abutting the west limit of the north-south public lane, to a minimum depth of 0.5 m from the finished grade, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public highway purposes, with such conveyance to occur prior to the earlier of the registration of a condominium plan or first occupancy of any building on the site;
- (6) That City Council, before introducing the necessary Bills to City Council, require the applicant to enter into an agreement to the satisfaction of the Commissioner of Urban Development Services, the Commissioner of Works and Emergency Services and the City Solicitor securing by appropriate legal mechanism public access to the widened sidewalk extending the full extent of the site abutting the east limit of Bay Street;
- (7) That City Council, before introducing the necessary bills in Council, require the owner to submit to the City Solicitor a letter undertaking to withdraw its appeal of the new Official Plan for the City of Toronto, dated April 10, 2003, once the site specific Official Plan amendment and zoning by-law come into force; and
- (8) That City Council require that the owners provide an irrigation system at the applicant's expense for all street trees in the public right-of-way with automatic timer at the applicant's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation.

4(a). communication (February 2, 2004) from Jennifer Young

5. Application to Amend the Official Plan and Zoning By-law - 169 John Street (Trinity-Spadina, Ward 20)

(Public Meeting Pursuant to the Planning Act)

Final Report (January 30, 2004) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend the Official Plan and the Zoning By-law to permit a 10-storey residential building containing 46 units at 169 John Street.

Recommendations:

- (1) That City Council amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1;
- (2) That City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2;
- (3) That City Council 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;
- (4) That City Council require that the Official Plan Amendment and Zoning By-law Amendment stipulate that the owner enter into an agreement pursuant to Section 37 of the Planning Act to implement the matters set out in Condition (5) of this report;
- (5) That City Council require the owner to:
 - (a) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of bills in Council final drawings of the development as approved by Toronto South Community Council with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelope plans;
 - (b) submit, prior to the issuance of a below-grade building permit, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services;
 - (c) pay all costs associated with the City retaining a third-party environmental peer reviewer and submit, prior to the issuance of a below grade building permit, a certified cheque payable to the City of Toronto in the amount of \$3,000.00 to cover the cost of a peer review;

- (d) submit to the Commissioner of Works and Emergency Services for review and acceptance, at least three weeks prior to the introduction of bills in Council, a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site is to be serviced;
- (e) pay for any improvements to the municipal infrastructure in connection with Recommendation 5(d) above, should it be determined that upgrades are required to the infrastructure to support this development, according to the site servicing assessment accepted by the Commissioner of Works and Emergency Services;
- (f) protect at all times the City-owned tree identified as a White Ash in the Arborist Report prepared by Bras d'Or Forestry Services, dated 27 March 2003, in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction Near Trees and to the satisfaction of the Commissioner of Economic Development, Culture and Tourism as directed in a subsequent Site Plan Agreement for this development;
- (g) provide, prior to Site Plan Approval, a tree protection security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to Treasurer, City of Toronto, in the amount of \$ 8,200.00 to cover the appraised tree value, removal and replacement costs of City owned trees, such deposit to be drawn upon to cover all costs incurred by the City of Toronto if the City owned trees require maintenance or removal and replacement as a result of construction activities associated with this project;
- (h) provide, prior to the issuance of a building permit, a 5% cash-in-lieu of parkland dedication payment as required under Chapter 165 of the former City of Toronto Municipal Code;
- (i) include the following warning clause in any agreement of purchase and sale and/or condominium declaration:

“The owners of residential units on the south side of the building acknowledge that their views may be blocked or partially blocked by a structure or building which may be built on the lands to the south by the adjoining owner of the lands on the south side of the condominium.”

6. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 566 Church Street (Toronto Centre-Rosedale, Ward 27)

(Deferred from Toronto South Community Council Meeting of January 5, 2004)

(December 5, 2003) from the Director, Community Planning, South District

Recommendation:

That the request for the variance to permit, for third party advertising purposes, the replacement of a one sided roof sign with a new illuminated double sided roof sign at 566 Church Street be refused.

7. Request for Approval of Variances from Chapter 297, Signs, of the Former City of Toronto Municipal Code - 7R Hanna Avenue (Trinity-Spadina, Ward 19)

(Deferred from Toronto East York Community Council Meetings of April 1 and June 10, 2003)

Report (March 5, 2003) from the Director, Community Planning, South District

Recommendation:

That the request for variances be refused.

8. Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, for a third-party roof sign at 992 St. Clair Avenue West (Davenport, Ward 17)

Report (January 26, 2004) from the Director, Community Planning, South District

Recommendation:

That the request for a variance be refused to permit a new third-party roof sign.

9. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code, for replacement and enhancement of existing signage on the west elevation at 699 Yonge Street (Toronto Centre-Rosedale, Ward 27)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendation:

That the request for variances be refused for reasons outlined in the report.

10. 127 Douglas Drive - Removal of One Privately Owned Tree (Toronto Centre-Rosedale, Ward 27)

(Deferred from Toronto South Community Council Meeting of January 5, 2004)

Report (December 15, 2003) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That Toronto South Community Council deny the request for the removal of one privately owned tree at 127 Douglas Drive; or
- (2) That Toronto South Community Council approve the request for the removal of one privately owned tree at 127 Douglas Drive conditional on the applicant agreeing to implement the landscape plan, on file with Urban Forestry Services.

10(a). Communication (December 30, 2003) from Mary Balkos

10(b). Communication (January 5, 2004) from Grant Buchanan

11. 825 Dundas Street East - Removal of 45 Privately Owned Trees (Toronto-Danforth, Ward 30)

Report (January 28, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That the request for a permit for tree removal at 825 Dundas Street East be denied; or

- (2) That the request for a permit for tree removal at 825 Dundas Street East 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. 03 035025 STE 30 OZ commence which warrant the destruction of the trees; and
 - b) the applicant entering into a legal undertaking with the City of Toronto to ensure that replacement trees are planted to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.

12. Inclusion on the City of Toronto Inventory of Heritage Properties - 70 Roehampton Avenue (North Toronto Collegiate Institute)(St. Paul's, Ward 22)

Report (January 9, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That City Council include the property at 70 Roehampton (North Toronto Collegiate Institute) on the City of Toronto Inventory of Heritage Properties; and
- (2) That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

- 12(a).** Communication (January 22, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of January 22, 2004, in recommending the adoption of the report (January 9, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to an amendment.

13. Intention to Designate under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 71 Front Street West (Union Station)(Toronto Centre-Rosedale, Ward 28)

Report (January 8, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That City Council state its intention to designate the property at 71 Front Street West (Union Station) under Part IV of the *Ontario Heritage Act*;

- (2) that if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
 - (3) that if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
 - (4) that authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the Union Pearson Group or any other head tenant approved by City Council to lease and operate Union Station on the City's behalf using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services;
 - (5) that Union Pearson Group or any other head tenant provide Heritage Preservation Services with two (2) copies of the required photographs for inclusion in the Heritage Easement Agreement; and
 - (6) that the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 13(a).** Communication (January 22, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of January 22, 2004, in recommending the adoption of the report (January 8, 2004) from the Commissioner of Economic Development, Culture and Tourism.

14. Status Report: Fort York Neighbourhood Public Realm Master Plan and Architectural Design Guidelines (Trinity-Spadina, Wards 19 and 20)

Report (January 28, 2004) from the Director, Community Planning, South District

Recommendations:

That Council receive this report for information.

15. 326 King Street West - Toronto International Film Festival Centre and Tower (Trinity-Spadina, Ward 20)

Report (February 2, 2004) from the Director, Community Planning, South District

Recommendation:

That this report be received for information.

16. Status Report - 511 Bremner Boulevard, 2 & 20 Housey Street; 20, 22A & 24 Bathurst Street - Ontario Municipal Board Hearing (Trinity-Spadina, Ward 20)

Report (January 28, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That City Council receive this report for information; and
- (2) Request the Commissioner of Urban Development Services to report directly to Council at its meeting of March 2, 3 and 4, 2004, on the status of discussions with Wittington Properties Limited and to seek further direction from Council on the City's position at the Ontario Municipal Board Hearing, as necessary.

17. Status Report - Official Plan and Rezoning Application - 764 Yonge Street and 35 Balmuto Street (Toronto Centre-Rosedale, Ward 27)

Report (February 3, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff continue to negotiate with the applicant to resolve outstanding issues; and
- (2) That the Commissioner of Urban Development Services be authorized to report directly to the March 2-4, 2004 meeting of City Council on the status of the negotiations with the applicant and report on any outstanding issues in order to obtain instructions for the Ontario Municipal Board hearing.

18. Applications to amend the Official Plan and Zoning By-law of the former City of Toronto - 800 Lansdowne Avenue (Davenport, Ward 18)

Report (February 3, 2004) from the Director, Community Planning, South District

Recommendation:

That this report be received for information.

19. Request for Directions Report – Official Plan Amendment, Rezoning Amendment and Site Plan Application – 35 Walmer Road (Trinity-Spadina, Ward 20)

Report (January 30, 2004) from the Director, Community Planning, South District

Recommendation:

That City Council authorize the City Solicitor and appropriate staff to attend at the Ontario Municipal Board hearing to oppose the Official Plan and Zoning By-law Amendments and Site Plan Control application in their current form.

20. Maintenance of a Wooden Fence - Rusholme Park Crescent Flank of 1021 College Street (Davenport, Ward 18)

Report (January 20, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

- (1) That City Council approve the ongoing maintenance of a 2.47 m high wooden fence with 1.2 m footings within the public right of way on Rusholme Park Crescent flank of 1021 College Street, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (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 and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;

- (b) maintain the fence with footings at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the fence and footings upon receiving 90 days written notice to do so; and
 - (d) 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; and
- (2) That in the event of sale or transfer of the property abutting the encroachments, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

21. Request for an Exemption from Chapter 202 of the former City of Toronto's Municipal Code to permit a Natural Garden at 247 Broadway Avenue (St. Paul's, Ward 22)

Report (February 2, 2004) from the Acting South District Manager, Municipal Licensing and Standards Division

Recommendation:

That the exemption request for a natural garden be granted and the Notice of Violation dated June 23, 2003 be cancelled pursuant to Section 202-2D of Chapter 202 of the former City of Toronto's Municipal Code.

22. Construction of a Building Access Ramp - 71 Oxford Street and on the Augusta Avenue Flank (Trinity-Spadina, Ward 20)

Report (January 29, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

- (1) That City Council approve the construction of the building access ramp fronting 71 Oxford Street and on the Augusta Avenue flank, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- (a) indemnify the City from and against all actions, suits, claims or demands and from all costs, loss, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) maintain the building access ramp at his own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the building access ramp upon receiving 90 days notice from the City to do so; and
 - (d) 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; and
- (2) in the event of sale or transfer of the property abutting the encroachments, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

23. Appeal of Denial of Application for a Boulevard Café – 1381 Danforth Avenue, Gillard Avenue Flankage (Toronto-Danforth, Ward 30)

(Deferred from Toronto East York Community Council Meeting of September 9, 2003 and Toronto South Community Council Meeting of January 5, 2004)

Report (August 18, 2003) from the Manager, Municipal Licensing and Standards

Recommendation:

That the appeal for the approval of a boulevard café licence on the Gillard Avenue Flankage of 1381 Danforth Avenue – Cozy Corner Bar and Grill be denied.

23(a). (September 4, 2003) from Frances Share

23(b). (December 29, 2003) from Marcia Cohen and Lisa-Catherine Cohen

24. Application for Outdoor Café – 953 Eglinton Avenue West (St. Paul’s, Ward 21)

(Deferred from former Midtown Community meeting of September 9, 2003)

Report (August 19, 2003) from the District Manager, Municipal Licensing and Standards

Recommendations:

That this application to lease 23.7 square metres of the municipal boulevard, located at the front and side of 953 Eglinton Avenue West be approved, subject to the applicant fulfilling the following conditions upon approval:

- (1) enter into an encroachment agreement with the City of Toronto;
- (2) pay the annual fee to the City of Toronto for use of the road allowance in the amount of \$25.00 plus \$5.50 per square metre. All fees are subject to change;
- (3) provide a certificate of insurance evidencing a third party bodily injury and property damaged insurance in the amount of Two Million Dollars (\$2,000,000.00), or such other coverage and greater amount as the City of Toronto may require, naming the City of Toronto as an additional insured party under the policy;
- (4) obtain a construction/streets permit prior to commencement of any construction.
- (5) audio equipment not be installed and music not played outdoors.
- (6) patio area to be closed between the hours of 11.00 p.m. one day to 7.00 a.m. the next day.

24(a). Communication (September 4, 2003) from Shayndelyne Zeldin

25. Request for an Exemption from Chapter 313 of the former City of Toronto Municipal Code to Permit Commercial Boulevard Parking fronting 462 Wellington Street West (Trinity-Spadina, Ward 20)

Report (January 30, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for three commercial boulevard parking spaces fronting 462 Wellington Street West.

26. Request for an Exemption from Chapter 313 of the former City of Toronto Municipal Code to Permit Additional Commercial Boulevard Parking Spaces on the Euclid Avenue Flank of 540 College Street (Trinity-Spadina, Ward 19)

Report (January 26, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for angled commercial boulevard parking on the Euclid Avenue flank of 540 College Street.

27. Request for an Exemption from Chapter 313 of the former City of Toronto Municipal Code to Permit Commercial Boulevard Parking at 296 Palmerston Avenue (Trinity-Spadina, Ward 19)

Report (January 20, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for commercial boulevard parking at 296 Palmerston Avenue.

28. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening at 203 Duplex Avenue (St. Paul's, Ward 22)

Report (January 29, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for driveway widening at 203 Duplex Avenue.

29. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for Two Vehicles at 4 Maple Avenue (Toronto Centre-Rosedale, Ward 27)

Report (January 27, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for driveway widening for two vehicles at 4 Maple Avenue.

30. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for a Second Parking Space at 77 Elmsthorpe Avenue (St. Paul's, Ward 22)

Report (January 24, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application to permit driveway widening for a second parking space at 77 Elmsthorpe Avenue.

31. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for a Second Parking Space at 99 Elmsthorpe Avenue (St. Paul's, Ward 22)

Report (January 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application to permit driveway widening for a second parking space at 99 Elmsthorpe Avenue.

32. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening at 9 Fulton Avenue (Toronto-Danforth, Ward 29)

Report (January 23, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for driveway widening at 9 Fulton Avenue.

33. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening at 524 Milverton Boulevard (Beaches-East York, Ward 31)

Report (January 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the request to permit driveway widening at 524 Milverton Boulevard.

34. Request for an Exemption from Chapter 313 of the former City of Toronto Municipal Code to Permit Boulevard Parking on the Concord Avenue Flank of 70 Hallam Street (Trinity-Spadina, Ward 19)

Report (January 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for residential boulevard parking on the Concord Avenue flank of 70 Hallam Avenue.

35. Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking for a Second Vehicle at 101 Silver Birch Avenue (Beaches-East York, Ward 32)

Report (January 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the request for front yard parking for the second vehicle at 101 Silver Birch Avenue.

36. Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking at 30 Kippendavie Avenue (Beaches-East York, Ward 32)

Report (January 20, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the application for front yard parking at 30 Kippendavie Avenue.

36(a). Petition (December 14, 2003) with 18 signatures in opposition to the application

36(b). Communication (December 15, 2003) from Frank Robert Sutton and Helen Joanne Sutton

37. Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking for a Second Parking Space at 43 Elgin Avenue (Trinity-Spadina, Ward 20)

Report (January 14, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the request to permit front yard parking for a second parking space at 43 Elgin Avenue.

38. Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking for a Second Vehicle at 75 Lee Avenue (Beaches-East York, Ward 32)

Report (February 4, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

That City Council deny the request for front yard parking for a second vehicle at 75 Lee Avenue.

39. Budgetary and Staffing Implications of City Council's Amendments to the Revised Organization Structure for the Committee of Adjustment, August 14, 2003 (All Wards)

Communication (January 12, 2004) from the City Clerk, Planning and Transportation Committee, referring the issue of the starting times of the Committees of Adjustment meetings to the Community Councils for consideration and report back, as soon as possible, to the Planning and Transportation Committee.

REPORTS/COMMUNICATIONS (TO BE CONSIDERED AT 9:30 A.M.):

40. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 43 Hanna Avenue (Trinity-Spadina, Ward 19)

Report (January 26, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

41. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 450, 470 and 500 Lake Shore Boulevard West (Trinity-Spadina, Ward 20)

Report (January 26, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

42. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 58-60 Tecumseth Street (Trinity-Spadina, Ward 19)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

43. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 40-42 Westmoreland Avenue (Davenport, Ward 18)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

44. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 164 Avenue Road (Trinity-Spadina, Ward 20)

Report (January 26, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor.
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

45. Preliminary Report – Application to amend the Official Plan and Draft Plan of Condominium – 1 Benvenuto Place (St. Paul’s, Ward 22)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to tenants of the building, landowners and residents within 120 metres of the site, and the general public by way of a newspaper advertisement; and
- (3) That notice of the Public Meeting under the Planning Act serve as notice of the public meeting required by Council for condominium conversion and demolition permits.

46. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 50 and 56 Gerrard Street East and 380 Church Street (Toronto Centre-Rosedale, Ward 27)

Report (February 2, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

47. Preliminary Report – Applications to amend the Official Plan for the former Borough of East York and Zoning By-law 6752 – 1073 Broadview Avenue (Toronto-Danforth, Ward 29)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

48. Preliminary Report – Application to amend the Zoning By-law and Site Plan – 345 Carlaw Avenue (Toronto-Danforth, Ward 30)

Report (January 28, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

49. Preliminary Report – Application to amend the Zoning By-law and Site Plan – 349 Carlaw Avenue (Toronto-Danforth, Ward 30)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

50. Amendment to By-law 991-2003 - Removal of the Holding Symbol from a portion of the City Block bounded by Trinity Street, Eastern Avenue, Front Street East and Cherry Street (Toronto Centre-Rosedale, Ward 28)

Report (January 30, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the Holding Symbol (“h”) be removed from a 10 metre wide strip of land adjacent to the easterly boundary of the RA lands redesignated by By-law 991-2003 as generally shown on the Context Plan; and
- (2) That the City Solicitor be directed to introduce the necessary Bill in Council for the March 2 – 4, 2004 meeting of City Council.

51. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 36 Blue Jays Way (Trinity-Spadina, Ward 20)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for variances to permit, for identification purposes, an illuminated fascia sign on the north elevation at the sixth-storey level and two illuminated projecting signs on the south elevation at the first floor level of the building to indicate underground parking at 36 Blue Jays Way be approved; and
- (2) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Commissioner of Urban Development Services.

52. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 600 University Avenue (Trinity-Spadina, Ward 20)

Report (January 29, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for variances be approved to permit, for identification purposes, two illuminated fascia signs in the form of a corporate name and a logo at the top floor level on the north and south elevations of the building at 600 University Avenue; and

- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

53. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 866 Avenue Road (St. Paul’s, Ward 22)

Report (January 26, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That City Council approve Application No. 03-179034 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit one replacement fascia sign on the north elevation of the building; and
- (2) That the applicant be advised, upon approval of Application No. 03-179034, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

54. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 100 King Street West (Toronto Centre-Rosedale, Ward 28)

Report (January 21, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for variances be approved to permit replacement of four existing illuminated fascia signs in the form of a corporate logo, for identification purposes, at the top floor level, on the north, south, east and west elevations of the building at 100 King Street West; and
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

55. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 77 Bloor Street West (Toronto Centre-Rosedale, Ward 27)

Report (January 26, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the requested variance to replace two existing illuminated fascia signs in the form of a corporate logo on the top of the north and west elevations of the building at 77 Bloor Street West be approved; and
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

56. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 20 King Street West (Toronto Centre-Rosedale, Ward 28)

Report (January 21, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for a variance be approved to permit replacement of an illuminated fascia sign with a newly designed fascia sign in the form of a corporate logo, for identification purposes, at the top floor level, on the west elevation of the building at 20 King Street West; and
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

57. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 65 Navy Wharf Court (Trinity-Spadina, Ward 20)

Report (February 3, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) the request for a variance be approved to permit an illuminated ground sign at 65 Navy Wharf Court; and

- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permit from the Commissioner of Urban Development Services.

58. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 255 Front Street West (Trinity-Spadina, Ward 20)

Report (January 27, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) the request for variances be approved to permit the installation of two, first party advertising, fascia signs at 255 Front Street West; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

59. Status Report: 93 Grenville Street, Application No. 703006 (Toronto Centre-Rosedale, Ward 27)

Report (January 28, 2004) from the Director, Community Planning, South District

Recommendation:

Recommending that Council receive this report for information.

60. Application to Amend the Official Plan and for Draft Plan of Condominium – 30 Gloucester Street (Toronto Centre-Rosedale, Ward 27)

Report (January 22, 2004) from the Director, Community Planning, South District

Recommendation:

That City Council authorize the Chief Planner to amend the draft approval of the Plan of Condominium for 30 Gloucester Street to extend the time limit for registration of the condominium to March 1, 2005, otherwise the approval shall lapse and be of no further force and effect.

61. Request to Amend Section 37 Agreement - 101 College Street (MaRS) (Toronto Centre-Rosedale, Ward 27)

Report (January 21, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That Council authorize the City Solicitor to prepare an amending Section 37 agreement to delete the application of the public art provision for Phase 1 of the lands acquired by MaRS;
- (2) That Council authorize the appropriate City Officials to execute such amending agreement; and
- (3) That Council authorize the City Treasurer to remit the applicant's contribution upon the registration on title of the amending agreement.

62. Request to Allow Parking - Markham Street, west side, between Dundas Street West and Andrews Avenue (Trinity-Spadina, Ward 19)

Report (January 28, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the no parking anytime prohibition on the west side of Markham Street, from Dundas Street West to a point 49.0 metres south thereof, be rescinded;
- (2) That the no parking anytime prohibition on the west side of Markham Street, from December 1 of one year to March 31 of the next following year, inclusive, between a point 50 metres north of Robinson Street and Dundas Street, be rescinded;
- (3) That the time limit parking regulation on the west side of Markham Street, from Robinson Street to a point 49.0 metres south of Dundas Street West, between 8:00 a.m. and 6:00 p.m., from December 1 of one year to March 31 of the next following year, inclusive, for a maximum period of 60 minutes, be adjusted to be in effect from a point 50 metres north of Robinson Street to Dundas Street West;
- (4) That the alternate side parking regulation on the west side of Markham Street, from a point 50 metres north of Robinson Street to a point 49.0 metres south of Dundas Street West, between 8:00 a.m. and 6:00 p.m., on the 16th day to the last day of each month, inclusive, from April 1 to November 30, for a maximum period of 60 minutes, be adjusted to be in effect from a point 50 metres north of Robinson Street to Dundas Street West;

- (5) That the alternate side parking prohibition on the west side of Markham Street, from a point 50 metres north of Robinson Street to a point 49.0 metres south of Dundas Street West, on the first day to the 15th day of each month, inclusive, from April 1 to December 1, be adjusted to be in effect from a point 50 metres north of Robinson Street to Dundas Street West; and
- (6) That 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.

63. Request to Introduce Parking Regulation - Alessia Circle (Davenport, Ward 17)

Report (January 29, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the Uniform Traffic By-law Nos. 196-84 and 2958-94 of the former City of York be amended to prohibit parking at all times on the north, east, and south sides of Alessia Circle from the south junction of Bronoco Avenue to the north junction of Bronoco Avenue; and
- (2) That 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 are required.

64. Installation/Removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 17; Davenport, Ward 18)

Report (February 3, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the installation/removal of on-street disabled parking spaces as noted in Table "A" of this report be approved; and
- (2) That 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.

65. Provision of Designated On-Street Disabled Loading Zone - Brunswick Avenue, west side, between Ulster Street and College Street, fronting No. 80 (Trinity-Spadina, Ward 20)

Report (January 28, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That parking regulations be amended so that a designated on-street disabled loading zone be established on the west side of Brunswick Avenue, from a point 61.7 metres south of Ulster Street to a point 7.0 metres further south thereof; and
- (2) That 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.

66. Adjustment to Regulations Governing the Existing “Student Pick-up/Drop-off Area” – Earl Haig Avenue at Earl Haig Public School (Beaches-East York, Ward 32)

Report (January 29, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the “No Parking, 8:30 a.m. to 6:00 p.m.” regulation on the south side of Earl Haig Avenue, from Coxwell Avenue to a point 58 metres east thereof, be rescinded;
- (2) That the “No Parking, 8:30 a.m. to 6:00 p.m.” regulation on the south side of Earl Haig Avenue, from a point 135 metres east of Coxwell Avenue to Hillingdon Avenue, be rescinded;
- (3) That the “Ten minute parking, 7:30 a.m. to 9:30 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday” regulation on the south side of Earl Haig Avenue, from a point 58 metres east of Coxwell Avenue to a point 17 metres further east thereof”, be rescinded;
- (4) That parking be prohibited on the south side of Earl Haig Avenue from 8:30 a.m. to 6:00 p.m., daily, from Coxwell Avenue to a point 21 metres east thereof;
- (5) That parking be allowed on the south side of Earl Haig Avenue for a maximum period of fifteen minutes from 7:30 a.m. to 9:30 a.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday, from a point 21 metres east of Coxwell Avenue to a point 54 metres further east;

- (6) That parking be allowed on the south side of Earl Haig Avenue for a maximum period of fifteen minutes from 7:30 a.m. to 9:30 a.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday, from a point 95 metres east of Coxwell Avenue to a point 55 metres further east;
- (7) That parking be prohibited on the south side of Earl Haig Avenue from 8:30 a.m. to 6:00 p.m., from a point 75 metres east of Coxwell Avenue to a point 20 metres further east;
- (8) That parking be prohibited on the south side of Earl Haig Avenue from 8:30 a.m. to 6:00 p.m., from a point 150 metres east of Coxwell Avenue to Hillingdon Avenue;
- (9) That parking be prohibited on the south side of Earl Haig Avenue from 9:30 a.m. to 3:00 p.m., Monday to Friday and from 8:30 a.m. to 6:00 p.m. Saturday and Sunday, from a point 21 metres east of Coxwell Avenue to a point 54 metres further east thereof;
- (10) That parking be prohibited on the south side of Earl Haig Avenue from 9:30 a.m. to 3:00 p.m., Monday to Friday and from 8:30 a.m. to 6:00 p.m. Saturday and Sunday, from a point 95 metres east of Coxwell Avenue to a point 55 metres further east thereof;
- (11) That a "School Bus Loading Zone" be delineated on the south side of Earl Haig Avenue from a point 75 metres east of Coxwell Avenue to a point 20 metres further east; and
- (12) That 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.

67. Request for Implementation of Various Parking Regulation Changes in the Vicinity of the Greenwood School – Mount Pleasant Road (East Branch), between Balliol Street and Davisville Avenue (St. Paul's, Ward 22)

Report (February 2, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the existing "No Parking Anytime" regulation in effect on the east side of the east branch of Mount Pleasant Road, from a point 11 metres south of Davisville Avenue to a point 12.8 metres further south, be adjusted to operate from Davisville Avenue, to a point 48 metres further south;

- (2) That the existing “10:00 a.m. to 6:00 p.m., Monday to Friday, one-hour maximum” parking regulation in operation on the east side of the east branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue, be adjusted to operate from a point 53 metres south of Davisville Avenue to Balliol Street;
- (3) That the existing “No Parking Anytime” regulation in effect on the west side of the east branch of Mount Pleasant Road, from Balliol Street to Davisville Avenue, be rescinded;
- (4) That stopping be prohibited at anytime on the west side of the east branch of Mount Pleasant Road, from Balliol Street to Davisville Avenue;
- (5) That standing be prohibited at anytime on both sides of the first laneway north of Balliol Street, from the east branch of Mount Pleasant Road, to a point 39 metres further east; and
- (6) That the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that are required.

68. Request to Prohibit Parking at Anytime – Premises No. 61 Lambertlodge Avenue (St. Paul’s, Ward 21)

Report (January 27, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the existing “No parking 1st day to 15th day of each month, from April 1 to November 30, inclusive” on the south side of Lambertlodge Avenue, between Christie Street and the west branch of Melita Crescent be amended so as to be in effect as follows:
 - (i) on the south side of Lambertlodge Avenue, from Christie Street to a point 54.3 metres west of the east branch of Melita Crescent; and
 - (ii) on the south side of Lambertlodge Avenue, from a point 67.4 metres west of the east branch of Melita Crescent to the west branch of Melita Crescent;
- (2) That parking be prohibited at anytime on the south side of Lambertlodge Avenue, from a point 54.3 metres west of the east branch of Melita Crescent to a point 13.1 metres further west; and

- (3) That 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.

69. Request to Prohibit Parking from 2:00 a.m. to 6:00 a.m., daily – Shallmar Boulevard, north side, from a point 116 metres west of Bathurst Street to a point 102.4 metres further west (the west limit of No. 46 Shallmar Boulevard) (St. Paul’s, Ward 22)

Report (January 27, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That parking be prohibited from 2:00 a.m. to 6:00 a.m., daily, on the north side of Shallmar Boulevard from a point 116 metres west of Bathurst Street to a point 102.4 metres further west (the west limit of No. 46 Shallmar Boulevard); and
- (2) That 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.

70. Request to Prohibit Parking at Anytime – Lonsdale Road, north side, west of No. 628 (St. Paul’s, Ward 21)

Report (January 28, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That parking be prohibited at anytime on the north side of Lonsdale Road, from Bathurst Street to a point 41.5 metres east of Bathurst Street;
- (2) That the existing “No parking 2:00 a.m. to 10:00 a.m., daily” regulation on the north side of Lonsdale Road, between Bathurst Street and Lonsmount Drive, be adjusted so as to be in effect on the north side of Lonsdale Road from a point 41.5 metres east of Bathurst Street to Lonsmount Drive; and
- (3) That 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.

70(a). Communication (January 20, 2004) from Councillor Mihevc

71. Provision of a “No Parking Anytime regulation – Church Street, east side, between Carlton Street and Granby Street (Toronto Centre-Rosedale, Ward 27)

Report (January 28, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That parking be prohibited at anytime on the east side of Church Street, between Carlton Street and Granby Street;
- (2) That the existing parking meter regulations on the east side of Church Street, between Carlton Street and Granby Street, be rescinded; and
- (3) That 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.

72. Implementation of a “No Stopping Anytime” prohibition – Farnham Avenue, north side, from Yonge Street to a point 20 metres further west (St. Paul’s, Ward 22)

Report (February 2, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That stopping be prohibited at anytime, on the north side of Farnham Avenue, from Yonge Street to a point 20 metres further west thereof; and
- (2) That the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that are required.

73. Proposed Installation of Lay-Bys – Elm Avenue, north side, between Mt. Pleasant Road and Sherbourne Street North (Toronto Centre-Rosedale, Ward 27)

Report (February 3, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That approval be given to alter the affected roadway, as follows:
 - (a) “The adjustment of the pavement on the north side of Elm Avenue, from a point 38.8 metres east of Mt. Pleasant Road and a point 21.6 metres

further east thereof, generally as shown on attached print of Drawing No. 421F-7242 (dated February 2004)”; and

- (b) “The adjustment of the pavement on the north side of Elm Avenue, from a point 82.7 metres east of Mt. Pleasant Road and a point 20.7 metres further east thereof, generally as shown on attached print of Drawing No. 421F-7242 (dated February 2004)”; and
- (2) That 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.

74. Establishment of Pedestrian Crossover – Premises No. 100 McCaul Street (Ontario College of Art and Design) (Trinity-Spadina, Ward 20)

Report (January 29, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the temporary pedestrian crossover installed on McCaul Street at a point approximately 112.0 metres north of Grange Road (at Premises No. 100 McCaul Street) be converted to a permanent pedestrian crossover; and
- (2) That the appropriate City officials be authorized and directed to take the necessary action to implement the foregoing, including the introduction in Council of any Bills that may be required.

75. Reduction of Speed Limit to 40 kilometres per hour – Gamble Avenue, from Pape Avenue to its westerly limit (Toronto-Danforth, Ward 29)

Report (January 30, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the maximum speed limit on Gamble Avenue, from Pape Avenue to its westerly limit, be reduced from a maximum of 50 kilometres per hour to 40 kilometres per hour; and
- (2) That the appropriate City officials be authorized and directed to take necessary action to give effect thereto including the introduction in Council of any Bills that may be required.

76. Installation of Speed Humps – Withrow Avenue, between Logan Avenue and Broadview Avenue (Toronto-Danforth, Ward 30)

Report (January 30, 2004) from the Director, Transportation Services, South District

Recommendation:

That this report be received for information.

77. Request to Assess Amendment to the Times of the Eastbound Left-Turn Prohibition – Dundas Street East and Maughan Crescent (East Branch) (Beaches-East York, Ward 32)

Report (February 3, 2004) from the Director, Transportation Services, South District

Recommendations:

That, in the event Council wishes to implement turn prohibitions as requested by area residents, in considering the conclusions of the technical analysis outlined in this report:

- (1) the existing “No Left-turn, 4:00 p.m. to 6:00 p.m., Monday to Friday” regulation for eastbound motorists at the intersection of Dundas Street East and Maughan Crescent (East Leg), be rescinded;
- (2) eastbound left-turns be prohibited at anytime at the intersection of Dundas Street East and Maughan Crescent (East Branch); and
- (3) 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.

78. Establishment of Construction Staging Area – Dalhousie Street at the rear of Premises No. 157-167 Church Street (Toronto Centre-Rosedale, Ward 27)

Report (January 29, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That in order to facilitate the construction of the new 28-storey commercial/residential tower at Premises No.157-167 Church Street, Dalhousie Street be closed from Shuter Street to a point approximately 78.0 metres south thereof;

- (2) That stopping be prohibited on the east side of Dalhousie Street, from a point 78.0 metres south of Shuter Street to a point 15.0 metres further south thereof;
- (3) That the section of Dalhousie Street noted in Recommendation Nos. 1 and 2 revert to its pre-construction traffic and parking operation upon completion of this project; and
- (4) That the appropriate City officials be authorized and directed to take the necessary action to implement the foregoing, including the introduction in Council of any Bills that may be required.

79. Temporary Road Occupation to Accommodate Construction Staging Area – Premises No. 270 Gerrard Street East (Toronto Centre-Rosedale, Ward 28)

Report (January 23, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That in order to facilitate construction of a two-storey addition to the building at a site on the north-east corner of Gerrard Street East and Berkeley Street, the sidewalk on the north side of Gerrard Street East, between a point 9.0 metres east of Berkeley Street and a point 32.1 metres further east, be closed and pedestrian traffic be diverted to the adjacent roadway via a covered, protected walkway for a period of approximately five months; and
- (2) That 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.

80. Maintenance of Hydro Duct Bank – Logan Avenue Flank of 1105 Dundas Street East, extending across Logan Avenue to an existing Hydro Pole on the West Side of Logan Avenue (Toronto-Danforth, Ward 30)

Report (January 20, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

- (1) That City Council approve the installation and maintenance of a hydro duct bank within the public right of way on the Logan Avenue flank of 1105 Dundas Street East, extending across Logan Avenue flank, approximately 22.5 m south of

Dundas Street East to an existing Toronto Hydro Pole on the west side of Logan Avenue, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- (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 and providing of an insurance policy for such liability for the lifetime of Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) maintain the hydro duct bank at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and Toronto Hydro;
 - (c) remove the hydro duct bank upon receiving 90 days written notice to do so;
 - (d) pay for the cost of preparing the agreement and the registration of the Agreement on title by Legal Services;
 - (e) notify the Commissioner of Works and Emergency Services in writing within 30 days once Toronto Hydro has accepted the responsibility for the ongoing maintenance of the hydro duct bank to request a release of the Agreement from the title of the property; and
 - (f) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (2) That, in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services; and
 - (3) That Legal Services be requested to prepare and execute the Encroachment Agreement.

81. Installation and Maintenance of Transformer Hydro Vault, Duct Banks and Two Tap Boxes – Bartlett Avenue, North Flank of 1315 Davenport Road (Davenport, Ward 17)

Report (February 2, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

- (1) That City Council approve the installation and maintenance of a transformer hydro vault, duct banks and two tap boxes within portions of the public right of way on the Bartlett Avenue North Flank of 1315 Davenport Road, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (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 and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) maintain the transformer hydro vault, duct banks and two tap boxes at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and Toronto Hydro;
 - (c) remove the a transformer hydro vault, duct banks and two tap boxes upon receiving 90 days written notice to do so;
 - (d) pay for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services;
 - (e) notify the Commissioner of Works and Emergency Services in writing within 30 days once Toronto Hydro has accepted the responsibility for the ongoing maintenance of the transformer hydro vault, duct banks and two tap boxes to request a release of the Agreement from the title of the property; and
 - (f) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (2) That, in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services; and
- (3) That Legal Services be requested to prepare and execute the Encroachment Agreement.

82. Naming of Proposed Private Lane at 1379 Bloor Street West (Davenport, Ward 18)

Report (February 1, 2004) from the City Surveyor, Works and Emergency Services

Recommendations:

- (1) That the proposed private lane at 1379 Bloor Street West, shown on Attachment No. 1, be named “Merchant Lane”;
- (2) That Lorbeth Developments Corporation, be required to pay the costs estimated to be in the amount of \$300, for the fabrication and installation of the private street name sign; and
- (3) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

83. Ontario Municipal Board Proceedings – Appeal of Zoning Amendment – 64 Colgate Avenue (Toronto-Danforth, Ward 30)

Report (February 2, 2004) from the City Solicitor

Recommendation:

That this report be received for information.

84. Recommended Candidates for Nomination to the Toronto South Community Preservation Panel (All Toronto South Wards, Wards 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31 and 32)

(In Camera - Confidential Candidates List - personal matters about identifiable individuals, including municipal or local board employees)

Recommendations:

- (1) That the Toronto South Community Council nominate the selected individuals listed in Attachment No. 1 to the Toronto South Preservation Panel for a period of three (3) years or until their successors are appointed in accordance with Section 103-18 of the Municipal Code; and
- (2) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

85. Victoria Memorial Square Park Funding (Trinity-Spadina, Ward 20)

Report (January 13, 2004) from the Chief Financial Officer and Treasurer

Recommendations:

- (1) That this report be received for information; and
- (2) That this report be forwarded to the Policy and Finance Committee for information.

86. Poll Results – Request for One-Way Southbound Operation and Parking Regulations on Algarve Crescent, from Old Weston Road to Turnberry Avenue (Davenport, Ward 17)

Report (January 14, 2004) from the City Clerk

Recommendation:

That the direction of traffic on Algarve Crescent from Old Weston Road to Turnberry Avenue be changed from two-way to one-way southbound, and that the parking regulation be changed from the east side to the west side of the street.

87. Sale of Surplus Property – 209-211 Parliament Street (Toronto Centre-Rosedale, Ward 28)

Report (January 30, 2004) from the Commissioner of Corporate Services

Recommendations:

- (1) That the Offer to Purchase from Ambience Builders and Developers Inc., to purchase the City-owned property located at 209-211 Parliament Street, being part of Lots 5 and 6 on Plan D119, in the amount of \$316,200.00 be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Executive Director of Facilities and Real Estate be authorized to accept the Offer on behalf of the City;
- (2) That authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;

- (3) That the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (4) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

88. Use of Nathan Phillips Square: Camp Jumoke Turtle Walk – June 5, 2004

Report (January 16, 2004) from the Commissioner of Corporate Services

Recommendations:

- (1) That exemption be given to the event organizers of the “Camp Jumoke Turtle Walk” to solicit donations in support of the Camp Jumoke for children with sickle cell disease, a charitable organization (charitable number 89001- 4970-RR0001); and
- (2) That the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

89. Interim Procedures during Council Election (All Wards)

Communication (January 12, 2004) from the City Clerk, Planning and Transportation Committee, forwarding, for information, a report (December 12, 2003) from the Commissioner of Urban Development Services.

90. Urban Development Study of Dundas Street East (both sides of Dundas, between the Don River and Pape Avenue) (Toronto-Danforth, Ward 30)

Communication (February 3, 2004) from Councillor Fletcher

Recommendations:

- (1) That the Commissioner of Urban Development Services, in consultation with the Commissioner of Economic Development, Culture & Tourism and the Commissioner of Works & Emergency Services, be requested to undertake a study to evaluate the need for additional controls on height, density, built form, urban character and landscape design on both sides of Dundas Street East between the Don River on the west and Pape Avenue on the east.

- (2) That the planning report be submitted to the Toronto South Community Council for its meeting of April 7, 2004.

91. Requests for Endorsement of Events for Liquor Licensing Purposes

- 91(a).** (January 20, 2004) from Lido Chilelli, Toronto Fiesta, respecting the Toronto Fiesta to be held in Earls court Park on July 9, 10 and 11, 2004, between 4:00 p.m. and 11:00 p.m.;
 - (i) (January 20, 2004) from Councillor Palacio, requesting the Toronto Fiesta to be declared an event of municipal significance;
- 91(b).** (January, 2004) from Lido Chilelli, Taste of Little Italy, respecting the Taste of Little Italy Festival to be held on College Street, between Shaw and Euclid, from June 18 to June 20, 2004, from 12:00 noon to 11:00 p.m. daily, to be declared an event of municipal significance