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**TORONTO SOUTH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 4**

**Date of Meeting:** April 7, 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

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**Declarations of Interest Pursuant to the Municipal Conflict of Interest Act**

**Deputation Schedule:**

Items: 1 – 9:	10:00 a.m.	Items 10-19:	11:00 a.m.
Items: 20 and 21:	2:00 p.m.	Item 22:	3:00 p.m.

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**Deputations/Presentations:**

**1. Application to Amend the Zoning By-law – 326-358 King Street West (Trinity-Spadina, Ward 20)**

**(Public Meeting Pursuant to the Planning Act)**

Report (March 24, 2004) from the Director, Community Planning, South District, submitting a report, in response to the Toronto South Community Council's request of February 17, 2004, on amendments to the Zoning By-law to permit a 42-storey high building containing the permanent home of the Toronto International Film Festival and residential condominiums and on other items including the form of amending by-laws, and the appropriate Section 37 benefits.

Recommendations:

In the event that City Council decides to approve Application 03-035038 STE 20 OZ for 326-358 King Street West, City Council may:

- (1) amend the Zoning By-law 438-86 (as amended) for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 ;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City;
- (4) prior to the issuance of a building permit, require the owner to enter into a Site Plan Agreement/Undertaking under Section 41 of the Planning Act.;
- (5) authorize the City Solicitor to repeal By-law 908-2000;
- (6) endorse the conversion of the public lane some 44.12 m north of King Street West, extending between John Street and Widmer Street, for one-way westbound operation;
- (7) endorse the proposed encroachment of the building wall edge, sign and residential amenity deck on the King Street West frontage of the site and require the Owner to enter into an Encroachment Agreement with the City of Toronto at market rent on terms satisfactory to the City Solicitor and the Commissioner of Works and Emergency Services, such agreements to be entered into prior to Site Plan Approval for the development;
- (8) in the event that the Owner intends to proceed with the proposed encroachment of the building over the public lane, as widened, more particularly shown as Option 1, on Drawing Nos. A4, A5 and A9, date stamped by Urban Development Services as March 2, 2004, and red-lined on March 16, 2004, by Luigi LaRocca of Kuwabara Payne McKenna Blumberg Architects, that City Council either:
  - (a) endorse the proposed encroachments of the building over the proposed 1 m widening of the public lane some 44.12 m north of King Street West, extending between John Street and Widmer Street, subject to:
    - (i) the encroachment being constructed with a minimum vertical clearance of 6.1 m above the finished surface of the lane, as widened;
    - (ii) the Owner entering into the necessary agreements with the City including, but not limited to lease agreements, indemnity, and easement and maintenance agreements to permit the encroachment on terms satisfactory to the City Solicitor and the Commissioners

of Works and Emergency Services and Corporate Services, such agreements to be entered into prior to Site Plan Approval; and

- (iii) the owner agreeing to pay market rent for the proposed encroachment; or
- (b) refuse to endorse the encroachment and require the applicant to amend their plans accordingly and the Zoning By-law Amendment be amended to reflect same;
- (9) authorize the appropriate City Officials to execute any other implementing agreements as may be required in connection with Recommendations 7 and 8;
- (10) require the owner to:
  - (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 this development;
  - (b) convey to the City at a nominal cost, as a condition of Site Plan Approval, prior to the issuance of a building permit, a 1 m wide strip of land to the full extent of the site abutting the south limit of the 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 said lands have been laid out and dedicated for public highway purposes and/or secured as a publicly accessible private lane, to the satisfaction of the City Solicitor and the Commissioner of Works and Emergency Services;
  - (c) Execute an agreement, binding on successors on title, to:
    - (i) Indemnify the City from and against all actions, suits, claims, or demands and from all loss, costs, damages, charges and expenses that may result from the construction of the garage beneath the public highway and/or publicly accessible private lane;
    - (ii) Maintain the garage structure in good and proper repair and in a condition satisfactory to the Commissioner of Works and Emergency Services;
    - (iii) Indemnify the City from and against any loss or damage to the waterproofing and garage structure resulting from the maintenance and reconstruction of the lane pavement, unless such loss of damage is caused by negligence of the City; and

- (iv) Include additional conditions as the City Solicitor and the Commissioner of Works and Emergency Services may deem necessary in the interests of the Corporation;
- (d) convey to the City at nominal cost an easement of support-of-rights in the lands located below the lands referred to in Recommendation 10(b) to the satisfaction of the City Solicitor and the Commissioner of Works and Emergency Services;
- (e) Construct the lane widening referred to in Recommendation 10(b) above with concrete, at elevations compatible with the existing lane, such widening to be constructed to City of Toronto Standards for construction of public lanes, in accordance with construction plans to be approved by the Commissioner of Works and Emergency Services, such widening to be completed prior to occupancy of the development;
- (f) construct the portions of the lane and loading area which are to be located on top of the underground garage as a supported structure in accordance with the Ontario Design of Highway Bridges Code, or such other standard as may be accepted by the Commissioner of Works and Emergency Services;
- (g) submit to the Commissioner of Works and Emergency Services, a strata Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate system delineating thereon by separate PARTS:
  - (i) the proposed encroachment of the parking garage beneath the lane, as widened;
  - (ii) the portion of the lane widening lands which are encumbered by the building above-grade;
  - (iii) the portions of the lane widening lands which are not encumbered above- grade;
  - (iv) the proposed encroachments referred to in Recommendations 7 and 8; and
  - (v) the remainder of the site;
- (h) pay to the City for the costs associated with the proposed conversion of the public lane some 44.12 m north of King Street West, extending between John Street and Widmer Street to one-way westbound operation, and to install the necessary regulatory signage;

- (i) submit an application for an Encroachment Agreement in respect of the proposed building encroachments referred to in Recommendation 7, prior to the Introduction of Bills in Council;
- (j) submit an application for an Encroachment Agreement(s) in respect of the proposed encroachments of canopies on the King Street West and John Street frontages of the site, prior to the issuance of a building permit;
- (k) pay to the City the relocation costs of hydro poles/street lights, as required in connection with the construction of the vehicular access ramps and lane widening for the development;
- (l) submit to the Commissioner of Works and Emergency Services for review and acceptance, further details with respect to how pick-up and drop-off activity for the Festival Theatre uses including charter bus drop-off will be accommodated;
- (m) comply with the requirements of the Zoning By-law respecting:
  - (i) loading; and
  - (ii) slopes of the vehicular access ramps;
- (n) provide and maintain loading facilities for the project consisting of 1 unobstructed Type G loading space, plus a loading area generally as shown on “Drawing No. A3-Site Plan Details”, date stamped by Urban Development Services on March 2, 2004;
- (o) provide and maintain a “car share” or “auto lease” project within the building with a minimum of 5 cars and a maximum of 15 cars until at least the later of:
  - (i) a minimum of 2 years after building occupancy; or
  - (ii) the submission and acceptance of a report documenting the success of the proposed car-share program or auto lease program to the Commissioner of Works and Emergency Services;
- (p) agree that the report to be submitted on the success of the car share program pursuant to Recommendation 10 (p) should provide details pertaining to:
  - (i) the actual use of the program (short term or longer term rentals, frequency of use);

- (ii) whether the cars were rented to project occupants only, or to the general public;
  - (iii) the number of project occupants using the service within the 2 year period, and the relative frequency of use by occupants (i.e. some occupants might use the program once a year, while others may use it on a regular basis); and
  - (iv) residential parking demand including whether it is being accommodated on site, data with respect to the number of parking spaces allocated to residents, and if possible, car ownership surveys of project residents;
- (q) in addition to the provision of the pilot “car share” program above, provide and maintain parking for residents in accordance with the requirements of the Zoning By-law;
- (r) provide and maintain a minimum total of 151 parking spaces to serve all non-residential uses in the building and residential visitors;
- (s) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
- (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelope plans; and
  - (ii) a municipal lighting assessment for the roads fronting and adjacent to the site; King Street West, John Street, Widmer Street and lane at rear;
- (t) pay for all street lighting costs associated with development of the site including any required upgrades to the existing lighting as required on King Street West, John Street, Widmer Street and lane at the rear of the site;
- (u) eliminate any existing vehicular access ramps along the abutting streets/lanes which are no longer required and restore the public right-of-way to City of Toronto standards, at no expense to the City;
- (v) 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 for peer review;

- (w) pay any additional costs in excess of the \$3,000.00 deposit already received towards the cost of the City retaining a third-party peer review consultant and submit a certified cheque payable to the City if such is required, prior to the issuance of a below-grade building permit;
  - (x) submit, prior to the issuance of an above-grade building permit, a statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all the necessary supporting environmental documents:
    - (i) the site including the lands to be conveyed for public highway purposes is suitable for its intended use; and
    - (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
  - (y) enter into an agreement with the City, prior to the issuance of an above-grade building permit, should it be determined that remediation of the adjacent rights-of-way is required, in which the Owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;
  - (aa) submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted prior to the issuance of an above-grade building permit;
  - (bb) apply to the Commissioner of Works and Emergency Services, prior to filing a formal application for a building permit, for revised municipal numbering which must include a site plan showing entrances to the proposed building; and
  - (cc) submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/additional information with respect to Recommendations 10 (l)(m) and 10(t)(ii).
- (11) advise the Owner:
- (a) of the need to submit, in conjunction with an application for a building permit, plans and documentation, detailing how the proposed building will be constructed in accordance with the Ontario Building Code relating to the provisions for fire fighting;

- (b) of the need to contact staff of the South District Traffic Operations Section of this Department at least 6 months prior to opening of the facility in order to provide staff with sufficient time to prepare the necessary report for the enactment of the by-laws for the conversion of the public lane, north of King Street West, extending between John Street and Widmer Street for one-way westbound operation, and to install the necessary regulatory signage;
- (c) that consistent with the motion adopted by South Community Council at its meeting of February 17, 2004, the Owner may be prohibited from operating the below-grade garage until such time as the building is completed;
- (d) of the need to make a separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-way;
- (e) of the City's requirement for payment of a service charge associated with the provisions of City containerized garbage collection;
- (f) that in the event that the on-site staff member is not available at collection time, the vehicle will leave the site and not return until the next schedule collection day;
- (g) that the use of the public right-of-way to transfer the refuse storage bins to the collection area is not permitted; and
- (h) of the need to contact Solid Waste Management Services Section of Works and Emergency Services to complete the necessary application and waiver forms prior to the commencement of City waste collection.

**2. Final Report - Application to Amend the Official Plan and Zoning By-law – 732-740 Spadina Avenue (Trinity-Spadina, Ward 20)**

**(Public Meeting Pursuant to the Planning Act)**

Report (March 22, 2004) from the Director, community Planning, South District

Recommendations:

That City Council:



- (1) amend the Official Plan for the (former) City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) 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. 8
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require the owner to enter into a Section 37 agreement with the City before introducing the necessary Bills to City Council for enactment;
- (5) require the owner to convey to the City, at nominal cost, prior to issuance of a building permit, a 0.26 m strip of land to the full extent of the site abutting the east limit of the public lane known as Sussex Mews; and
- (6) require the owner to enter into a limiting distance agreement with the property owner to the north, satisfactory to the City Solicitor, prior to introduction of the necessary Bills to City Council for enactment.

**3. Final Report - Application to Amend the Zoning By-law – 104 Trinity Street (Toronto Centre-Rosedale, Ward 28)**

**(Public Meeting Pursuant to the Planning Act)**

Final Report (March 10, 2004) from the Director, Community Planning, South district, reviewing and recommending approval of an application to amend the Zoning By-law for the detached dwelling at 104 Trinity Street and allow for the construction of a third storey addition above the existing dwelling and a three-storey addition at the rear.

**Recommendations:**

That City Council:

- (1) 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. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and

- (3) require that the parking for the development be provided in accordance with the comments from the Commissioner of Works and Emergency Services dated November 17, 2003.

**4. Final Report - Application to Amend the Zoning By-law and Request for Removal of Five Privately Owned Trees – 273 Bloor Street West – Royal Conservatory of Music (Trinity-Spadina, Ward 20)**

**(Public Meeting Pursuant to the Planning Act)**

Final Report (March 24, 2004) from the Director, Community Planning, South District

Recommendations:

That City Council:

- (1) 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;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) prior to the issuance of a building permit, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act;
- (4) prior to the approval of the Site Plan Undertaking/Agreement under Section 41 of the Planning Act require the applicant to enter into a Heritage Easement Agreement with the City of Toronto which secures the conservation and maintenance of the building at 273 Bloor Street West to the satisfaction of the City Solicitor and the Manager, Heritage Preservation Services;
- (5) prior to Site Plan Approval, the owner shall submit a detailed landscape plan for the property that illustrates any proposed changes to the existing vegetation adjacent to the heritage facades, to the satisfaction of the Manager, Heritage Preservation Services;
- (6) require the owner to:
  - (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 this development;

- (b) provide and maintain a minimum of 1-Type A and 1-Type B loading space on this site to serve the loading needs of the project;
- (c) provide and maintain a minimum overhead clearance of 5 m for the fire access route leading to the Varsity arena;
- (d) arrange for delivery trucks to use the Type B loading spaces over the Type A loading space, whenever possible;
- (e) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
  - (i) Final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelope plans;
  - (ii) If registered agreements are to be entered into, a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way and easements will be required for the preparation of legal descriptions;
  - (iii) A municipal lighting assessment for Bloor Street West along the frontage of the site;
  - (iv) A site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;
- (f) pay for all streetlighting costs associated with the development of the site including any required upgrades to the existing lighting on Bloor Street West along the frontage of the site;
- (g) pay for any improvements to the municipal infrastructure in connection with Recommendation No. 5(e)(iv), should it be determined that upgrades are required to the existing infrastructure to support this development;
- (h) eliminate any existing vehicular access ramps which are no longer required and restore the public right-of-way to City of Toronto standards, at no expense to the City; and

- (i) submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/documentation with respect to Conditions Nos. 6(e)(iii) and 6(e)(iv).
- (7) the owner is advised:
- (a) of the need to continue negotiations with the University of Toronto, to provide a pick-up/drop-off facility on the Varsity lands for the daily pick-up/drop-off activity associated with the school;
  - (b) of need to pay for all costs associated with the implementation of a “Pick-up/Drop-off” zone on Bloor Street West, adjacent to the development, should such a facility be required;
  - (c) that the costs to offset the lost revenue of displaced parking spaces on Bloor Street West to accommodate the “Pick-up/Drop-off” zone, if required, will be borne by the Owner as deemed appropriate by the Toronto Parking Authority;
  - (d) of the need to make a separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-way; and
  - (e) that the storm water run-off originating from the site should be disposed through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and acceptance by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on the site may contaminate the storm runoff.

**4(a).** Report (March 8, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting Removal of Five Privately Owned Trees – 273 Bloor Street West

Recommendations:

- ((1) the request for a permit for tree removal at 273 Bloor Street West 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. 04 110727 STE 20 SA commence which warrant the destruction of the trees; and
  - b) the applicant agreeing to plant replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; or

- (2) the request for a permit for tree removal at 273 Bloor Street West be denied.

**5. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 125 George Street (Toronto Centre-Rosedale, Ward 28)**

Report (March 23, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the requested variance be approved subject to the following conditions:
- (a) that the owner will remove the existing third party advertising sign within 90 days of the date of the decision of this Community Council meeting;
  - (b) that, in place of the existing sign, approval of new replacement third party advertising sign be granted for the remaining period of the sign contract for the building, which expires on April 1, 2010;
  - (c) that the location and placement of the new replacement third party advertising sign be limited to an area of the east façade of the building between the lower horizontal course of the third floor and the upper horizontal course of the fourth floor and between the vertical course defining the northeast corner of the building and the two upper storey windows closest to this corner;
  - (d) that the new replacement third party advertising sign not exceed 6.71 metres in height and 2.29 metres in width and not occupy a surface area exceeding 15.4 square metres;
  - (e) that the framing and fastening systems of the new replacement third party advertising sign be designed to adequately support its load; and
- (2) That the applicant be advised, upon approval of the variance, of the requirements to obtain the necessary sign permits from the Commissioner of Urban Development Services.

**6. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 556 Sherbourne Street (Toronto Centre-Rosedale, Ward 27)**

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

Recommendations:

- (1) That City Council approve Application No. 03-196120 ZSV 00 ZR for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code, to erect two illuminated fascia signs and a ground sign at 556 Sherbourne Street, subject to the following conditions:
  - (a) the dimensions of the proposed fascia sign on the north elevation shall be reduced to 2.25 x 1.32 metres and the area shall be reduced to 2.97 square metres;
  - (b) the proposed fascia sign on the north elevation shall be mounted above the façade's cornice and the height shall be increased to 23.50 metres;
  - (c) the lighting for the proposed fascia signs on the building's north and south elevations shall be activated on a timer that turns off the lights between 11:00 pm and 8:00 am daily, and allows the light intensity to be adjusted and, if required, reduced pursuant to a request by the City once the sign is operational;
  - (d) the fascia sign on the north elevation be erected substantially in accordance with the applicant's submitted plans date stamped as received on March 22, 2004; and
  - (e) the ground sign and the fascia sign on the south elevation be erected substantially in accordance with the applicant's submitted plans, date stamped as received on November 26, 2003.
- (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.

**7. Removal of One Privately Owned Tree – 222 Greenwood Avenue (Toronto-Danforth, Ward 30)**

Report (February 5, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That the Toronto South Community Council approve the request for a permit to remove one privately owned tree at 222 Greenwood Avenue, conditional on the

applicant agreeing to implement the landscape plan on file with Urban Forestry Services; or

- (2) That the Toronto South Community Council deny the request for a permit to remove one privately owned tree at 222 Greenwood Avenue.

**8. Removal of One Privately Owned Tree – 224 Greenwood Avenue (Toronto-Danforth, Ward 30)**

Report (March 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That the Toronto South Community Council deny the request for the removal of one privately owned tree at 224 Greenwood Avenue; or
- (2) That the Toronto South Community Council approve the request for the removal of one privately owned tree at 224 Greenwood Avenue.

**9. Removal of Seventeen Privately Owned Trees – 56 Queen Street East (Toronto-Danforth, Ward 27)**

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

Recommendations:

- (1) That the request for a permit for tree removal at 56 Queen 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 Site Plan Approval Application No. 03 201329 STE 27 SA commence which warrant the destruction of the trees; and
  - b) the applicant agreeing to plant replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; or
- (2) That the request for a permit for tree removal at 56 Queen Street East be denied.

**10. Driveway Widening – 9 Fulton Avenue (Toronto-Danforth, Ward 29)**

Toronto South Community Council Report 2, Clause 32, titled, “Driveway Widening – 9 Fulton Avenue (Toronto-Danforth, Ward 29)”, which City Council, at its meeting held on March 1, 2 and 3, 2004, referred back to the Toronto South Community Council for further consideration.

**11. Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement – 40 Westmoreland Avenue (Davenport, Ward 18)**

Report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That the alterations to the heritage property at 40 Westmoreland Avenue containing the Church of St. Mary the Virgin & St. Cyprian substantially as shown in the plans and drawings prepared by Ferdinand Wagner Architect, dated January 29, 2004 on file with the Manager, Heritage Preservation Services and generally described in the Heritage Impact Statement prepared by McGillivray Architect dated February 4, 2004 be approved subject to:
  - (a) the owner entering into and registering on title a Heritage Easement Agreement with the City to provide for permanent protection of the heritage building prior to Site Plan approval;
  - (b) the owner submitting a detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services, prior to Site Plan approval;
  - (c) the owner providing exterior architectural details to the satisfaction of the Manager, Heritage Preservation Services, prior to Site Plan approval;
  - (d) the owner submitting revised drawings satisfactory to the Manager, Heritage Preservation Services, prior to Site Plan approval;
  - (e) the owner providing a Conservation Plan detailing interventions and conservation work to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit, including permits for demolition, excavation and shoring;
  - (f) the owner providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, to



provide for the protection of the heritage building and to implement the Conservation Plan, prior to the issuance of any building permit, including permits for demolition, excavation and shoring;

- (2) 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 owner of 40 Westmoreland Avenue, 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, and;
- (3) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**11(a).** Communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

**12. Application for Alteration to a Heritage Property – 499 Sackville Street (Toronto Centre-Rosedale, Ward 28)**

Report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That City Council refuse the application to alter the front elevation of the heritage building located at 499 Sackville Street; and
- (2) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**12(a).** Communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

**13. Inclusion on the City of Toronto Inventory of Heritage Properties – 350-358 Spadina Avenue (Trinity-Spadina, Ward 20)**

Report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That City Council include the property at 350 – 358 Spadina Avenue (William E. Dunn Building) 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.

**13(a).** Communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

**14. Inclusion on the City of Toronto Inventory of Heritage Properties – Leaside Bridge (Don Valley West, Ward 26 and Toronto-Danforth, Ward 29)**

Report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That City Council include the Leaside Bridge 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.

**14(a).** Communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to an amendment

**15. Inclusion on the City of Toronto Inventory of Heritage Properties – 300 Eglinton Avenue East (St. Paul's, Ward 22)**

Report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

- (1) That City Council include the property at 300 Eglinton Avenue East 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.

**15(a).** Communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

**16. Residential Demolition Application – 72 and 74 Elm Street (Toronto Centre-Rosedale, Ward 27)**

Report (February 4, 2004) from the Deputy Chief Building Official and Director of Building

Recommendations:

- (1) That City Council refuse the proposed demolition of the existing dwelling units since there is no building permit issued for a replacement building, or alternatively;
- (2) That City Council approve the demolition of the subject residential building for the purposes of placing a bulk oxygen facility on the site with the following conditions:
  - (a) that documentation on the two buildings is provided to the satisfaction of the Manager of Heritage Preservation Services prior to demolition;
  - (b) that landscaping and screening is provided for the proposed oxygen tanks and other storage tanks essentially in accordance with the plans A2 and A3 prepared by Parkin Architects Limited, dated December 1, 2003 and attached to this report, and
  - (c) that the owners provide securities in the amount of \$1,476.00 to Urban Forestry as a Tree Protection Deposit.

**17. Enlargement of Existing Construction Staging Area – 6-8 Colborne Street (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

That:

- (1) in order to facilitate the continuation of construction of a 25-storey mixed use commercial-residential condominium at Premises Nos. 6 to 8 Colborne Street in a safe manner, the previously authorized temporary closure on Colborne Street be extended to encompass the entire road width and north sidewalk area from a point approximately 37.0 metres east of Yonge Street to a point approximately 52.0 metres east of Yonge Street for the construction staging area at this location;
- (2) upon completion of this project, Colborne Street revert to its pre-construction traffic operation;
- (3) upon implementation of this proposal, Colborne Street operate two-way between 52.0 metres east of Yonge Street to Scott Street; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**18. Construction of a Footing and Steps - 111½ Westmoreland Avenue (Davenport, Ward 18)**

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

Recommendations:

- (1) That City Council approve the proposal to construct steps together with a footing that will extend 1.2 m below grade within the public right of way fronting 111½ Westmoreland Avenue associated with the reconstruction of the front verandah, 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 loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the footing and steps 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 footing and steps and 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 Corporation; and
- (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 authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

**19. Maintenance of Wooden Fence – 158 Golfview Avenue (Beaches-East York, Ward 32)**

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

Recommendations:

- (1) That City Council approve the ongoing maintenance of a 2.0 m high wooden fence fronting 158 Golfview Avenue, 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 loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the fence 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 upon receiving 90 days written notice to do so; and
  - (d) accept such additional conditions as the City Solicitor or the Commissioner of Work 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 encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

**20. Olive and Lemon – Operation of the Boulevard Cafe – 119 Harbord Street, Major Street Flankage (Trinity-Spadina, Ward 20)**

Report (March 6, 2004) from the Acting Manager, Municipal Licensing and Standards

Recommendations:

- (1) That the application for a boulevard cafe on Major Street Flankage of 119 Harbord Street be denied, or
- (2) That the application for a boulevard cafe on the Major Street Flankage of 119 Harbord Street be approved.

**20(a).** Toronto East York Community Council Report No. 11, Clause 23a, titled “Appeal of Denial of Application for Boulevard Cafe – 119 Harbord Street, Major Street Flankage (Trinity-Spadina, Ward 20)”, which was amended and adopted by City council at its regular meeting held on November 26, 27 and 28, 2002, and its Special Meeting held on November 28 and 29, 2002

**21. Status Report - Railway Lands West Public Realm Master Plan, Architectural Guidelines and Implementation Plan (Trinity-Spadina, Ward 20)**

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

Recommendations:

- (1) That City Council receive this report for information; and
- (2) That City Council request the Commissioner of Urban Development Services to report directly to City Council on a final Public Realm Master Plan, Architectural Design Guidelines and Implementation Plan for the Railway Lands West.

**22. Community Consultation Meeting – Union Station Master Plan and Application to Amend the Zoning By-law – 61-71 Front Street West (Union Station) (Toronto Centre-Rosedale, Ward 28)**

Communication (February 5, 2004) from the City Clerk, Planning and Transportation Committee, forwarding the Committee’s action of February 5, 2004 in :

- (1) referring the report (January 12, 2004) from the Commissioner of Urban Development Services and the communication (February 4, 2004) from the Members of the Save Union Station Committee, respecting Rezoning Application 03 195332 STE 28 OZ, to the Toronto South Community Council for report to

Council, through the Planning and Transportation Committee, to ensure adequate community consultation in the development of a Master Plan for Union Station prior to consideration of the Zoning By-law by the Planning and Transportation Committee; and

- (2) requesting the Toronto South Community Council to consider the retention of an outside consultant to assist in this matter and consider whether the site plan should be done concurrently with the development of the Master Plan and the processing of the Zoning Application.

**22(a).** Supplementary Report (March 18, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That City Council adopt the proposed Master Plan for Union Station attached to the Commissioner of Urban Development's report of January 12, 2004 to the Planning and Transportation Committee on Union Station as Attachment No. 1, as the Master Plan to guide the revitalization of Union Station including the background documentation listed on Appendix 1 to this report; and
- (2) That City staff, in addition to the usual process, continue to consult with the Union Station Public Advisory Group and the Operators' Committee throughout the Site Plan approval process associated with the ongoing restoration and renovations to the Station to ensure that conditions for the Site Plan approval are consistent with the policies enunciated in the Master Plan.

**22(b).** Supplementary Report (March 22, 2004) from the Commissioner of Urban Development Services

Recommendations:

That City Council:

- (1) amend Zoning By-law 168-93 for 61-71 Front Street West (Union Station) substantially in accordance with the draft Zoning By-law Amendment attached to the report of January 12, 2004 as Attachment No. 1;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) advise the applicant of the conditions outlined in Attachment No. 2 to the report of January 12, 2004 pertaining to the Site Plan Approval application.

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

**23. Preliminary Report – Application to amend the Official Planning and Zoning By-Law - 510, 518 and 522 St Clair Avenue West (St. Paul’s, Ward 21)**

Report (March 17, 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.

**24. Preliminary Report – Application to amend the Official Planning and Zoning By-law – 80 & Part of 100 Turnberry Avenue (Davenport, Ward 17)**

Report (March 16, 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.



**25. Preliminary Report – Application to amend the Official Planning and Zoning By-law – 40 The Esplanade (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

- (1) That staff be directed to prepare a redevelopment planning framework for the area bounded by on the west by Yonge Street, Front Street and Victoria Street/Scott Street, on the north by King Street East, on the east by Jarvis Street and on the south by the railway, as outlined in this report;
- (2) That staff be directed to undertake community consultation regarding the redevelopment planning framework together with the Ward Councillor and report back to Toronto South Community Council as part of the report on this application;
- (3) That staff be directed to schedule a community consultation meeting upon completion of the redevelopment planning framework, together with the Ward Councillor;
- (4) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (5) That notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**26. Preliminary Report - Applications to amend the Official Plan and Zoning By-law – 317 Dundas Street West (Art Gallery of Ontario) and Report on Heritage Protection for Properties on the North Side of Dundas Street West Opposite the Art Gallery of Ontario (Trinity-Spadina, Ward 20)**

Report (March 12, 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.

- 26(a).** Report (March 17, 2004) from the Commissioner, Economic Development, Culture and Tourism

Recommendation:

That this report be received for information.

- 27. Preliminary Report - Applications to amend the Official Plan and Zoning By-law – Regent Park Revitalization (Toronto Community Housing Corporation) (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

That:

- (1) staff schedule a community consultation meeting together with the Ward Councillor;
- (2) staff hold a second community consultation meeting to present the final proposal to the community prior to any statutory public meeting under the Planning Act;
- (3) community consultation meetings on related applications for Zoning By-law amendments and Draft Plan of Subdivision approval be held concurrently with the community consultation on the proposed Official Plan Amendment;
- (4) notice for the community consultation be given to landowners and residents within 120 metres of the proposed secondary plan area;
- (5) Council authorize the inclusion of City-owned land within Regent Park in planning applications filed by the Toronto Community Housing Corporation;
- (6) Council adopt a by-law designating the lands bounded Gerrard Street East, River Street, Shuter Street, and Parliament Street as a Community Improvement Project Area substantially in accordance with the draft by-law attached to this report; and
- (7) Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.

**28. Preliminary Report - Applications to amend the Official Plan and Zoning By-law – 430 King Street West (Trinity-Spadina, Ward 20)**

Report (March 23, 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.

**29. Preliminary Report - Applications to amend the Official Plan and Zoning By-law – 276 Sterling Road (Davenport, Ward 18)**

Report (March 23, 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.

**30. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 452 Bathurst Street (Trinity-Spadina, Ward 19)**

Report (February 18, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for a variance be approved to permit a fascia sign at 452 Bathurst Street;

- (2) That the applicant be required to install an automated timing device to limit the hours of illumination of the sign to business hours; and
- (3) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**31. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 500 Dupont Street (Trinity-Spadina, Ward 20)**

Report (February 18, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for a variance be approved to permit a fascia sign at 500 Dupont Street;
- (2) That the applicant be required to install an automated timing device to limit the hours of illumination of the sign to business hours; and
- (3) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**32. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 483 Bay Street (Toronto Centre-Rosedale, Ward 27)**

Report (February 24, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for a variance be approved to permit replacement of two faces of an existing pedestal sign with two new faces containing LED changeable letters at 483 Bay Street; and
- (2) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**33. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 285 Spadina Avenue (500 Dundas Street West) (Trinity-Spadina, Ward 20)**

Report (February 19, 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 third floor level, on the south elevation of the building at 285 Spadina Avenue; and
- (2) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

**34. Request for approval of a variance from the Sign By-law of the former Borough of East York - 1270 Woodbine Avenue (Beaches-East York, Ward 31)**

Report (March 1, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for a variance be approved to permit an illuminated ground sign at 1270 Woodbine Avenue;
- (2) That the applicant be required to install an automated timing device to limit the hours of illumination of the sign to business hours; and
- (3) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**35. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, - 205 Queen Street West (Trinity-Spadina, Ward 20)**

Report (March 1, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for a variance be approved to permit, for identification purposes, two illuminated fascia signs at 205 Queen Street West; and
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**36. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 48 Yonge Street (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

- (1) That the request for a variance be approved to permit a fascia sign at 48 Yonge Street; and
- (2) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**37. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 268 College Street (Trinity-Spadina, Ward 20)**

Report (March 8, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for a variance be approved to permit, for identification purposes, two illuminated fascia signs (#1a and #2) at 268 College Street; and
- (2) That the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**38. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 156 Front Street West (Trinity-Spadina, Ward 20)**

Report (March 9, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) The request for variances be approved to permit two fascia signs and one projecting sign at 156 Front Street West; and
- (2) The applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**39. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 132 Yonge Street (Toronto-Centre Rosedale, Ward 28)**

Report (February 16, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for variances be approved to permit 4 non-illuminated awning signs at 132 Yonge Street; and
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**40. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 235 Ossington Avenue (Trinity-Spadina, Ward 19)**

Report (March 8, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for minor variances be approved to permit, for identification purposes, two illuminated pivoting signs and one illuminated fascia sign at 235 Ossington Avenue; and

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

**41. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code, - 326 King Street West (Trinity-Spadina, Ward 20)**

Report (March 11, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That the request for variances be approved to permit 20 temporary ground signs at 326 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.

**42. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 100 Bloor Street West (Toronto Centre – Rosedale, Ward 27)**

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

Recommendations:

- (1) That the request for variances be approved to permit an illuminated logo fascia sign at the north elevation of 100 Bloor Street West, on the condition that the sign be turned off between the hours of 9:00 p.m. and 7:00 a.m. by means of an automated timing device; and
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.



**43. Request to Amend Subdivision Agreement King-Liberty (Inglis) Lands (Trinity-Spadina, Ward 19)**

Report (March 11, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That Council authorize the City Solicitor to amend the subdivision agreement governing Registered Plan 66M-2394 of the former City of Toronto to divide Phase 3 into two subphases in order to allow for the staged completion of the public highways and parkland, and also to relate the completion of parkland development to condominium registration in accordance with the body of this report; and
- (2) That Council authorize the City Solicitor and other City officials as appropriate to do all things necessary to execute and amend the subdivision agreement between the owner and the City to grant this request.

**44. Status Amendment to Section 37 Agreement, Branksome Hall (Hariri Pontarini Architects) – 1, 2, 3, 4, 6 and 10 Elm Avenue (Toronto Centre-Rosedale, Ward 27)**

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

Recommendations:

- (1) That the City Solicitor be authorised to amend the Section 37 Agreement to secure obligations as outlined in this report; and
- (2) That Council require the owner to enter into an amending Agreement pursuant to Section 37 of the Planning Act.

**45. Application for Draft Plan of Condominium - 79 and 81 Brunswick Avenue (Trinity – Spadina, Ward 20)**

Report (March 12, 2004) from the Director, Community Planning, South District

Recommendations:

- (1) That Council authorize the Chief Planner to effect an amended approval of the Draft Plan of Condominium for 81 Brunswick Avenue substantially in accordance with plans date stamped as received on February 17, 2004 on file with the Commissioner of Urban Development Services;

- (2) That Council require the owner to meet the following conditions of Draft Plan Approval prior to the City's consent for final registration and authorize the City Solicitor to prepare any condominium agreement for the conditions, as deemed necessary:
- (a) the owner shall provide all legal descriptions of the lands to form part of the condominium and the remainder of the site;
  - (b) the owner shall provide and maintain rodent proof garbage storage facilities of sufficient size on private property, to accommodate the amount of separated garbage and recyclable materials generated by the residents of the project between collections;
  - (c) the owner shall provide and maintain separate municipal servicing for the development;
  - (d) the owner shall provide a tax certificate which confirms that all municipal taxes have been paid; and
  - (e) the owner shall register the condominium within three years after May 13, 2003 the date of the original Notice of Approval of this Draft Plan of Condominium, otherwise the approval shall lapse and be of no further force and effect.
- (3) That Council advise the owner:
- (a) of the need to obtain building location, access and streetscape permits, as well as potentially other permits such as hoarding, piling/shoring etc. from Works and Emergency Services prior to any construction; and
  - (b) of the need to make separate applications to the Water and Wastewater Division, Works and Emergency Services for the installation of new services within the public right-of-way if new or modified service connections are required.

**46. Urban Design Study of Dundas Street East (Toronto – Danforth, Ward 30)**

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

Recommendation:

That this report be received for information.

**47. Dedication and Naming of City-owned land to form part of Woodcroft Crescent (Davenport, Ward 17)**

Report (February 20, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the lands identified as PART 1 and PART 2 on Sketch No. PS-2004-009 be dedicated and named for public highway purposes, to form part of Woodcroft Crescent; and
- (2) That the appropriate City officials be authorized to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that might be necessary.

**48. Mill Street, Trinity Street and Cherry Street - Installation of Pay and Display Parking Machines and Adjustments to the Existing Parking Regulations (Toronto Centre – Rosedale, Ward 28)**

Report (February 16, 2004) from the Director, Transportation Services, South District

Recommendations:

That:

- (1) The “One Hour, 10:00 a.m. of one day to 12:01 a.m. of the next following day” maximum parking regulation be rescinded on:
  - (a) the north side of Mill Street, from Cherry Street to a point 40 metres west thereof;
  - (b) the north side of Mill Street, from a point 51 metres west of Cherry Street to a point 130 metres west of Cherry Street;
  - (c) the north side of Mill Street, from a point 141 metres west of Cherry Street to Parliament Street; and
  - (d) the south side of Mill Street, from Cherry Street to Parliament Street;
- (2) The “One Hour Anytime” maximum parking regulation on the east side of Trinity Street, from Mill Street to a point 110.5 metres south of Front Street East, be rescinded;

- (3) The “One Hour, 8:00 a.m. to 6:00 p.m.” maximum parking regulation on the west side of Cherry Street, from Eastern Avenue to a point 30.5 metres north of Front Street East, be rescinded;
- (4) The “Two Hours Anytime” maximum parking regulation be rescinded on:
  - (a) the east side of Cherry Street, from Lake Shore Boulevard East to Mill Street; and
  - (b) the west side of Cherry Street, from Lake Shore Boulevard East to a point 30.5 metres south of Front Street East;
- (5) New pay and display parking machines as proposed by the Board of the Toronto Parking Authority, be installed to operate for a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday and for a maximum period of three hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$1.50 per hour on:
  - (a) the north side of Mill Street, from Cherry Street to a point 40 metres west thereof;
  - (b) the north side of Mill Street, from a point 51 metres west of Cherry Street to a point 130 metres west of Cherry Street;
  - (c) the north side of Mill Street, from a point 141 metres west of Cherry Street to Parliament Street;
  - (d) the south side of Mill Street, from Parliament Street to Cherry Street;
  - (e) the east side of Trinity Street, from Mill Street to a point 110.5 metres south of Front Street East;
  - (f) the west side of Cherry Street, from a point 30.5 metres south of Eastern Avenue to a point 30.5 metres north of Front Street East;
  - (g) the west side of Cherry Street, from a point 30.5 metres south of Front Street East to Lake Shore Boulevard East; and
  - (h) the east side of Cherry Street, from Lake Shore Boulevard East to Mill Street;
- (6) Parking be restricted to a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday on:
  - (a) the north side of Mill Street, from Cherry Street to a point 40 metres west thereof;

- (b) the north side of Mill Street, from a point 51 metres west of Cherry Street to a point 130 metres west of Cherry Street;
  - (c) the north side of Mill Street, from a point 141 metres west of Cherry Street to Parliament Street;
  - (d) the south side of Mill Street, from Parliament Street to Cherry Street;
  - (e) the east side of Trinity Street, from Mill Street to a point 110.5 metres south of Front Street East;
  - (f) the west side of Cherry Street, from Eastern Avenue to a point 30.5 metres north of Front Street East;
  - (g) the west side of Cherry Street, from a point 30.5 metres south of Front Street East to Lake Shore Boulevard East; and
  - (h) the east side of Cherry Street, from Lake Shore Boulevard East to Mill Street;
- (7) The “No Parking Except by Permit, 12:01 a.m. to 10:00 a.m.” regulation on both sides of Mill Street, from Parliament Street to Cherry Street, be amended to apply from 12:01 a.m. to 7:00 a.m.; and
- (8) 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.

**49. Belsize Drive, between Harwood Road and Cleveland Street – Request for speed humps (St. Paul’s, Ward 22)**

Report (March 1, 2004) from the Director, Transportation Services, South District

Recommendation:

That this report be received for information.

**50. South Drive, east side, between Crescent Road and Park Road - Provision of a “Student Pick-up/Drop-off Zone”, with a ten minute maximum parking limit, fronting No. 22 (Rosedale Junior Public School) (Toronto Centre-Rosedale, Ward 27)**

Report (March 9, 20004) from the Director, Transportation Services, South District

Recommendations:

- (1) That parking be allowed for a maximum period of ten minutes from 7:30 a.m. to 9:30 a.m., from 11:30 a.m. to 1:30 p.m., and from 3:30 p.m. to 6:00 p.m., Monday to Friday, on the east side of South Drive, from a point 80 metres south of Crescent Road, to a point 42 metres further south;
- (2) That parking be prohibited from 9:30 a.m. to 11:30 a.m., from 1:30 p.m. to 3:30 p.m., from 6:00 p.m. of one day to 7:30 a.m. the next following day, Monday to Friday, and all day Saturday and Sunday, on the east side of South Drive, from a point 80 metres south of Crescent Road, to a point 42 metres further south; 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.

**51. Burnfield Avenue, between Ossington Avenue and Shaw Street – Adjustment to parking regulations (Trinity – Spadina, Ward 19)**

Report (March 12, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the “No Parking Anytime” prohibition on the north side of Burnfield Avenue, between Ossington Avenue and Shaw Street, be changed to be in effect on the south side of this same section of Burnfield Avenue;
- (2) That the parking regulation on the south side of Burnfield Avenue, between Ossington Avenue and Shaw Street, allowing parking for a maximum period of one hour, from 8:00 a.m. to 6:00 p.m., daily, be changed to be in effect on the north side of this same section of Burnfield Avenue;
- (3) That the parking regulation on the south side of Burnfield Avenue, between Ossington Avenue and Shaw Street, allowing parking by permit only from 12:01 a.m. to 7:00 a.m., daily, be changed to be in effect on the north side of this same section of Burnfield Avenue; and

- (4) 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.

**52. Modifications to Existing Parking Regulations – King Street East, between Yonge Street and Queen Street East (Toronto Centre-Rosedale, Ward 28)**

Report (March 4, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the amendments outlined in the attached Appendices 1A, 1B, 2A, 2B, 3A, 3B, 4A and 4B, respecting “Time Limit Parking”, “No Parking Certain Times”, “No Stopping”, and “Parking Machines”, on King Street East, between Yonge Street and Queen Street East, be approved; and
- (2) That 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.

**53. Removal of the “No Parking 8:30 a.m. to 6:00 p.m.” prohibition - Jones Avenue, west side, between Strathcona Avenue and Harcourt Avenue (Toronto-Danforth, Ward 30)**

Report (March 22, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the “No parking 8:30 a.m. to 6:00 p.m.” prohibition on the west side of Jones Avenue between Strathcona Avenue and a point 39.6 metres south of Harcourt Avenue be rescinded; and
- (2) That 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 may be required.

**54. Rescindment of the Alternate Side Parking Regulations - Sandford Avenue, between Prust Avenue and Greenwood Avenue (Toronto-Danforth, Ward 30)**

Report (March 17, 2004) from the Director, Transportation Services, South District

Recommendations:

That:

- (1) the “No Parking, from December 1 to March 31” regulation on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (2) the “No Parking, from the sixteenth day to the last day of each month, April 1 to December 1” regulation on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (3) the “No Parking, from the first day to the fifteenth day of each month, April 1 to December 1” regulation on the south side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (4) the “No Parking Except By Permit, 12:01 a.m. to 7:00 a.m., from the first day to the fifteenth day of each month, April 1 to November 30” regulation on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (5) the “No Parking Except By Permit, 12:01 a.m. to 7:00 a.m., from the sixteenth day to the last day of each month, April 1 to November 30 and all times from December 1 to March 31” regulation on the south side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (6) parking be prohibited at all times on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue;
- (7) parking be prohibited except by permit, from 12:01 a.m. 7:00 a.m., daily on the south side of Sandford Avenue, between Prust Avenue and Greenwood Avenue; and
- (8) 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.



**55. Implementation of a 10-Minute Maximum Parking Regulation - Williamson Road, between Hambly Avenue and a point 42.5 Metres East of Lee Avenue (Beaches-East York, Ward 32)**

Report (March 18, 2004) from the Director, Transportation Services, South District

Recommendations:

That:

- (1) the “No Standing, 8:00 a.m. to 4:00 p.m., Monday to Friday” regulation on the north side of Williamson Road, between a point 15 metres east of Hambly Avenue and a point 42.5 metres east of Lee Avenue, be rescinded;
- (2) the “No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday” regulation on the north side of Williamson Road, between Southwood Drive and a point 15 metres east of Hambly Avenue, be adjusted to indicate “No Stopping, 8:00 a.m. to 4:00 p.m., except Saturday, Sunday and Public Holidays”;
- (3) the “No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday” regulation on the south side of Williamson Road, between Hambly Avenue and a point five metres west of Southwood Drive, be adjusted to indicate “No Stopping, 8:00 a.m. to 4:00 p.m., except Saturday, Sunday and Public Holidays”;
- (4) a “No Standing, 9:00 a.m. to 11:00 a.m. and 1:00 p.m. to 3:00 p.m., except Saturday, Sunday and Public Holidays” regulation, be implemented on the north side of Williamson Road, between a point 15 metres east of Hambly Avenue and a point 42.5 metres east of Lee Avenue;
- (5) a “10-Minute, 8:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., except Saturday, Sunday and Public Holidays” maximum parking regulation, be implemented on the north side of Williamson Road, between a point 15 metres east of Hambly Avenue and a point 42.5 metres east of Lee Avenue; and
- (6) 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.

**56. Prohibition of southbound left turns during the weekday morning peak period - Bathurst Street and Barton Avenue (Trinity-Spadina, Ward 20)**

Report (March 16, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That southbound left turns at the intersection of Bathurst Street and Barton Avenue be prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday; and
- (2) That 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 may be required.

**57. Rescission of the westbound left-turn prohibition - Strachan Avenue and Fleet Street/Manitoba Drive (Trinity-Spadina, Ward 20)**

Report (March 16, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That the westbound left-turn prohibition at Strachan Avenue and Fleet Street/Manitoba Drive be rescinded; and
- (2) That 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 may be required.

**58. Replacement of raised pedestrian crosswalks with a tabled intersection - Intersection of Heath Street West, Tweedsmuir Avenue and Lower Village Gate (St. Paul's Ward 21)**

Report (March 19, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That approval be given to amend the existing highway alteration by-law for the intersection of Heath Street West, Tweedsmuir Avenue and Lower Village Gate (By-law No. 640-1998) by removing the existing raised pedestrian crosswalks and replacing same with a tabled intersection and by deleting the reference to the existing drawing and replacing same with the attached copy of Drawing No. M-651-002; 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.

**59. Installation of traffic control signals - Yonge Street, between Yorkville Avenue and Cumberland Street/Asquith Avenue (Toronto Centre-Rosedale, Ward 27)**

Report (March 22, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That traffic control signals be installed on Yonge Street, approximately 35 metres south of Yorkville Avenue (between Yorkville Avenue and Cumberland Street/Asquith Avenue); and
- (2) That 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 may be required.

**60. Ossington Avenue, between Carus Avenue and Geary Avenue/Acores Avenue – Proposed installation of traffic control signals – Further Report (Davenport, Ward 17 and St. Paul’s, Ward 21)**

Report (March 19, 2004) from the Director, Transportation Services, South District

Recommendation:

That this report be received for information.

- 60(a).** Toronto South Community Council Report 1, Clause 78a, titled, “Installation of Traffic Control Signals – Ossington Avenue and Geary Avenue/Acores Avenue (Davenport, Ward 17 and St. Paul’s Ward, 21), which was referred to the Commissioner of Works and Emergency Services by City Council at its meeting held on March 1, 2 and 3, 2003

**61. Spadina Avenue – Prohibition of northbound and/or southbound U-turns at various signalized intersections (Trinity – Spadina, Ward 20)**

Report (March 19, 2004) from the Director, Transportation Services, South District

Recommendations:

That:

- (1) Southbound U-turns at the intersection of Spadina Avenue and King Street West be prohibited at all times;
- (2) Northbound U-turns at the intersection of Spadina Avenue and Adelaide Street West be prohibited at all times;
- (3) Southbound U-turns at the intersection of Spadina Avenue and Richmond Street West be prohibited at all times;
- (4) Northbound U-turns at the intersection of Spadina Avenue and Willcocks Street be prohibited at all times;
- (5) Southbound U-turns at the intersection of Spadina Avenue and Willcocks Street be prohibited at all times;
- (6) Northbound U-turns at the intersection of Spadina Avenue and Sussex Avenue be prohibited at all times;
- (7) Southbound U-turns at the intersection of Spadina Avenue and Sussex Avenue prohibited at all times; and
- (8) 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 may be required.

**62. George Street and Shuter Street intersection – Introduction of turn restriction (Toronto Centre – Rosedale, Ward 27)**

Report (March 19, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That westbound right turns be prohibited between the hours of 10:00 p.m. and 7:00 a.m., daily, at the intersection of Shuter Street and George Street; 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.

**63. Front Yard Parking - Fee for second parking space/access through City's right-of-way (Beaches – East York, Ward 32)**

Report (March 19, 2004) from the Director, Transportation Services, South District

Recommendation:

That this report be received for information.

**64. Adelaide Street West and Massey Street – Request for an all-way “Stop” sign control (Trinity – Spadina, Ward 19)**

Report (March 19, 2004) from the Director, Transportation Services, South District

Recommendation:

That this report be received for information.

**65. Construction of a Freestanding Colonnade and Maintenance of Security Cameras and Wall-Mounted Lights - 105-107 Richmond Street East (Toronto Centre – Rosedale, Ward 28)**

Report (March 24 2004) from the Manager, Right of Way Management, Transportation Services

Recommendations:

- (1) That City Council approve the construction of a freestanding concrete colonnade 3.5 m in height fronting 105 Richmond Street East and the maintenance of two security cameras and three wall-mounted lights at the public laneway, 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 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 colonnade, security cameras and wall-mounted lights 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) provide a set of structural drawings signed and sealed by the Professional Engineer who has designed or supervised the design of the features which certifies the colonnade, including retaining walls and reinforced foundations, has been designed and will be constructed in accordance with the accepted plans and specifications, relevant codes and guidelines;
  - (d) remove the colonnade, security cameras and wall-mounted lights upon receiving 90 days notice from the City to do so; and
  - (e) 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 authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

**66. Chinese Chamber of Commerce (East Toronto) Inc. - “Zhong Hua Men” Archway (Toronto – Danforth, Ward 30)**

Report (March 23, 2004) from the Commissioner, Economic Development, Culture and Tourism

Recommendations:

That:

- (1) the request from the Chinese Chamber of Commerce (East Toronto) Inc. (herewith referred to as the Chinese Chamber) to donate two stone lion statues as Phase One of the “Zhong Hua Men” Archway (Chinese Archway) to the City of Toronto be approved;
- (2) the Commissioner of Economic Development, Culture and Tourism be authorized to enter into an agreement with the Toronto Parking Authority (TPA), based upon the terms and conditions outlined in Attachment No. 2 to this report, for the use of the two parking spaces required for Phase One of the Chinese Archway;

- (3) the request from the Chinese Chamber to donate the Chinese Archway (project Phase Two) to the City of Toronto be approved, and that the Economic Development, Culture and Tourism Department assume responsibility for project implementation, subject to the recommendations below;
- (4) subject to the completion of the necessary plans and drawings by the Chinese Chamber, at no net cost to the City, the Commissioner of Economic Development, Culture and Tourism facilitate the review of these plans and drawings by all appropriate City officials and utilities;
- (5) Council request the Toronto Parking Authority to consider the allocation of three additional parking spaces required for Phase Two of the project, and that the loss of revenue to the Toronto Parking Authority from these spaces, not to exceed \$8,500.00 in 2005 and not to increase by more than Consumer Price Index in each year thereafter, be funded from the City's share of the Parking Authority profit, and further that the Commissioner of Economic Development, Culture and Tourism be authorized to enter into an agreement with the Toronto Parking Authority to secure use of the three parking spaces;
- (6) upon the execution of the agreement with the Toronto Parking Authority noted in Recommendation No. 5 above, the Commissioner of Economic Development, Culture and Tourism include funding for Phase Two of the Archway project for Council's consideration in the Economic Development, Culture and Tourism capital budget submission for 2005, based upon a 50/50 cost-share partnership with the Chinese Chamber;
- (7) Council establish an obligatory reserve fund, called the "Chinese Archway Reserve Fund", the purpose of which is to provide funding for the construction and maintenance of Phase Two of the Chinese Archway structure at Gerrard Street East at Hamilton Street;
- (8) Municipal Code Chapter 227 (Reserves and Reserve Funds) be amended by adding the "Chinese Archway Reserve Fund" to "Schedule B3 Donations";
- (9) all donations received by the City of Toronto towards the development of the Chinese Archway be held in the "Chinese Archway Reserve Fund" and receipts for income tax purposes be issued for eligible donations to donors in accordance with the Income Tax Act and City policy in this regard;
- (10) any unspent funds from the Economic Development 2004 capital budget allowance for the construction of Phase One of the Chinese Archway project be held in the aforementioned reserve fund until Phase Two of the Chinese Archway project is ready to proceed;

- (11) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto and that leave be granted for the introduction of any necessary bills in Council to give effect thereto.

**67. Installation/removal of on-street parking spaces for persons with disabilities (Davenport, Ward 17; Davenport Ward 18; St. Paul's, Ward 21; Toronto – Danforth, Ward 29; Toronto – Danforth, Ward 30 and Beaches – East York, Ward 32)**

Report (March 22, 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.

**68. Replacement of the existing Pedestrian Crossover with Traffic Control Signals – O’Connor Drive at Rivercourt Boulevard (Toronto – Danforth, Ward 29)**

Report (March 19, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That traffic control signals be installed at the intersection of O’Connor Drive at Rivercourt Boulevard coincident with the removal of the existing pedestrian crossover; and
- (2) That the appropriate City officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.



**69. Gould Street and Bond Street – Request for an all-way “Stop” sign control (Toronto Centre – Rosedale, Ward 27)**

Report (March 17, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That a “Stop” sign be installed for eastbound traffic on Gould Street at its intersection with Bond Street;
- (2) That a “Stop” sign be installed for westbound traffic on Gould Street at its intersection with Bond Street; and
- (3) 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.

**70. Havelock Street at Hepbourne Street – Request for All-Way Stop Control (Davenport, Ward 18)**

Report (March 22 2004) from the Director, Transportation Services South District

Recommendations:

- (1) That a “stop” sign be installed for northbound traffic on Havelock Street at the intersection of Hepbourne Street; and
- (2) That 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.

**71. Spadina Road, at Forest Hill Road and at Old Forest Hill Road – Assessment of southbound left-turn prohibitions during the weekday morning peak period (St. Paul’s, Ward 21 and St. Paul’s, Ward 22)**

Report (March 24 2004) from the Director, Transportation Services South District

Recommendation:

That this report be received for information.

**72. Avenue Road, between Hillholm Road and Kilbarry Road – Assessment of turn prohibitions during the weekday morning peak period (St. Paul’s, Ward 22)**

Report (March 24 2004) from the Director, Transportation Services South District

Recommendation:

That this report be received for information.

**73. Gower Street, between Dawes Road and Cedarcrest Avenue – Expansion of a Disabled Persons Loading Zone at Premises No. 10 Gower Street (Beaches – East York, Ward 31)**

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

Recommendations:

- (1) That the existing Disabled Persons Loading Zone on the north side of Gower Street, between a point 51.5 metres west of Dawes Road and a point 57.3 metres west of Dawes Road, be rescinded;
- (2) That a Disabled Persons Loading Zone be implemented on the north side of Gower Street, between a point 51.5 metres west of Dawes Road and a point 65.5 metres west of Dawes Road; and
- (3) That 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.

**74. One Year Trial Programme to enhance mechanical street sweeping operations by introducing a four-hour parking prohibition on those streets, within the area bounded by Dundas Street to the North, Dufferin Street to the West, Queen Street to the South and Dovercourt Road to the East (Davenport, Ward 18)**

Report (March 24 2004) from the Director, Transportation Services South District

Recommendations:

- (1) That parking be prohibited as described on each of the streets as set out in Schedule “A” attached to this report; 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.

**75. Proposed Installation of Speed Bumps –First Public Lane south of Vaughan Road, between Atlas Avenue and Kenwood Avenue**

Report (April 17, 2003) from the Director, Transportation Services, District 1

Recommendations:

- (1) That the installation of speed bumps in the first public lane south of Vaughan Road, between Atlas Avenue and Kenwood Avenue, of the type and design noted and at the locations shown on Drawing Nos. 421F-6725, 421F-6726, 421F-6727, 421F-6728, 421F-6729, 421F-6730, 421F-6731 and 421F-6732 be approved; 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 may be required.

**76. Premises Nos. 280 King Street East and 10 Ontario Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre – Rosedale, Ward 28)**

Report (March 17, 2004) from the Director, Transportation Services, South District

Recommendations:

- (1) That in order to facilitate construction of an eight-storey building at a site on the north-east corner of King Street East and Ontario Street, the sidewalk and the parking lane on the east side of Ontario Street, between a point 3.0 metres north of King Street East and a point 36.0 metres further north, be closed to pedestrian and vehicular traffic for a period of approximately eighteen 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.

**77. Yorkville-Hazelton Heritage Conservation District By-law (Toronto Centre – Rosedale, Ward 27)**

Report (March 11, 2004) from the City Solicitor

Recommendation:

That this report be received for information.

**78. Use of Nathan Phillips Square: The Toronto Downtown Jazz Festival June 25 to July 4, 2004**

Report (March 10, 2004) from the Commissioner, Corporate Services

Recommendations:

- (1) That exemption be given to the event organizers to operate a beer garden contingent upon the following conditions:
  - a) approval of the A.G.C.O.
  - b) approval of the Medical Officer of Health
  - c) compliance with the City of Toronto's Municipal Alcohol Policy
  - d) receipt of the necessary permits associated with the production of the event i.e. building permit
- (2) That the Toronto Downtown Jazz Festival compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto cost associated with the event;
- (3) That permission be granted for the event organizers to host "ticketed" performances and to solicit donations in support of the Toronto Downtown Jazz Society; and
- (4) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**79. Use of Nathan Phillips Square: The Toronto Outdoor Art Exhibition July 9 to July 11, 2004**

Report (March 10, 2004) from the Commissioner, Corporate Services

Recommendations:

- (1) That exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
  - a) approval of the A.G.C.O.
  - b) approval of the Medical Officer of Health
  - c) compliance with the City of Toronto's Municipal Alcohol Policy
  - d) receipt of the necessary permits associated with the production of the event i.e. building permit
- (2) That the Toronto Art Exhibition compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event; and
- (3) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**80. Ontario Municipal Board Decision - 150 Roehampton (St. Paul's, Ward 22)**

Report (March 11, 2004) from the City Solicitor

Recommendation:

Recommending that this report be received for information.

**81. Traffic Operation and Pavement Narrowing – Derby Street and Erin Street (Toronto Centre-Rosedale, Ward 28)**

Toronto South Community Council Report, Clause 76, titled "Traffic Operation and Pavement Narrowing – Derby Street and Erin Street (Toronto Centre-Rosedale, Ward 28)", which was referred by City Council at its meeting held on March 1, 2, and 3, 2004, to the Toronto South Community Council for further consideration

**82. Appointments – Humber Watershed Alliance and the Don Watershed Regeneration Council of the Toronto and Region Conservation Authority: 2004-2006**

Communication (February 3, 2004) from Brian E. Denney, Chief Administrative Officer, Toronto and Region Conservation, requesting that Toronto South Community Council recommend nominations for appointment to the Humber Watershed Alliance and the Don Watershed Regeneration Council of the Toronto and Region Conservation Authority from 2004 through 2006.

**83. 600 Fleet Street – Malibu Block Public Art Plan (Trinity – Spadina, Ward 19)**

Report (March 22, 2004) from the Director, Urban Design

Recommendation:

That the Toronto South Community Council approve the proposed 600 Fleet Street – Malibu Block Public Art Plan.

**84. 180 Queen Street West Public Art Plan (Trinity – Spadina, Ward 20)**

Report (March 22, 2004) from the Director, Urban Design

Recommendation:

That the Toronto South Community Council approve the proposed 180 Queen Street West Public Art Plan.

**85. Cherry Beach – New Seasonal Service**

Communication (February 26, 2004) from the General Secretary, Toronto Transit Commission, forwarding, for information, the action of the Commission in approving the introduction of new summer weekend and holiday bus service from Union Station to Cherry Beach, for a trial period from May 9 to September 6, 2004 as described in the attached report dated February 25, 2004

**86. Liquor License Application Hearing - 172 Main Street (Beaches – East York, Ward 32)**

Communication (April 7, 2004) from Councillor Bussin requesting the City Solicitor, and any appropriate City staff, to attend a Alcohol and Gaming Commission Liquor License Application Hearing in opposition to the application for 172 Main Street.

**87. Requests for Endorsement of Events for Liquor Licensing Purposes**

**87(a).** (February 13, 2004) from Councillor Palacio, Ward 17, respecting Liquor permit extensions for the Ecuadorian Independence Day at Earls court Park which will take place August 7, 2004

**87(b).** (February 13, 2004) from Councillor Palacio, Ward 17, respecting the CIRV FM SUMMERFEST/2004 at Earls court Park on June 20, 2004

**87(c).** (March 23, 2004) from Lido Chilelli, requesting an extension in hours of the “Taste of Little Italy” on June 18 to June 20, 2004 12:00 p.m. to 12:00 a.m.

**87(c)(i).** request for a non-objection letter to allow the following establishments to extend their patio licenses from June 18 to 19, 2004 in conjunction with the Taste of Little Italy Festival:

- Manzoni Ristorante & Bar, 587 College Street
- El Convento Rico, 750 College Street
- Café Diplomatico, 594 College Street
- Tempo Restaurant, 596 College Street
- Temptation, 552 College Street
- Kalendar, 546 College Street
- Joya, 577 College Street
- Revival, 783 College Street
- Veni Vidi Vici, 650 College Street
- Soul Dal, 636 College Street
- Marlowe Bar and Lounge, 722 College Street
- Sicilian Sidewald Café, 712 College Street
- South Side Louie’s, 583 College Street
- Shallow Grove, 559 College Street
- Standard Club, 667 College Street
- El Bodegon, 537 College Street
- Alto Basso Bar, 718 College Street
- Midtown West Restaurant, 558 College Street
- La Porta Aperta, 651 College Street
- Giovanna’s 637 College Street
- La Forchetta, 613 College Street

- Sotto Voce, 595 College Street
- Butt'r, 587 College Street
- Lily, 656 College Street
- Bella Vista, 660 College Street
- College Street Bar, 574 College Street
- Sinatra, 588 College Street
- Sutra, 596 College Street
- Eat My Martini, 648 College Street
- Malazia, 598 College Street
- Bar Italia, 582 College Street
- The Gatto Nero, 720 College Street
- Sammy Joes, 647 College Street

- 87(d).** (February 27, 2004) from Councillor Giambrone forwarding a communication (January 30, 2004) from Rev. Liborio Tavares, respecting the festival honouring Senhor Santo Cristo on May 15 and May 16, 2004 from 2:00 p.m. to 11:00 p.m. from Tecumseth to Bathurst St. and Portugal Square, and from Adelaide Street to Bathurst Street
- 87(e).** (February 20, 2004) from Chuck McEwen, Producer, the Fringe of Toronto Theatre Festival, respecting the Fringe Festival which will take place June 30 – July 11, 2004, from 1:00 – 11:00 p.m. at the following locations:
- The Toronto Australia New Zealand Club, 292 Brunswick Ave
  - The Factory Theatre, 125 Bathurst St.
  - The Tarragon Theatre, 30 Bridgman Avenue
- 87(f).** (March 5, 2004) from Chapelle Jaffe, Co-Executive Director, Factory Theatre, respecting a non-objection to allow the Factory Theatre, which is located at 125 Bathurst Street, a temporary extension of their existing liquor license
- 87(g).** (March 3, 2004) from Robert Singleton, Vice President and General Manager, Molson Sports and Entertainment Inc. respecting the Molson Indy which will take place on July 9, 10 and 11, 2004
- 87(h).** (February 10, 2004) from Frank Alvarez, President CIRV Radio, respecting CIRV FM's Summerfest which will take place June 19 and 20, 2004 from 11:00 a.m. to 10:30 p.m. at EarlsCourt Park which is located at St. Clair and Caledonia
- 87(i)** (February 19, 2004) from Father Amadeu from St. Agnes Church, 15 Grace Street, respecting the Annual Senhor da Pedra Festival which will take place July 31 and August 1, 2004 and requesting the event to be of Municipal Significance
- 87(j).** (February 28, 2004) from Father Antonio Teixeira Pereira, Santa Cruz Church, respecting the Festivals of the Holy Spirit which will be held on June 19 and 20, 2004 at Santa Cruz Church



- 87(k).** (undated) from Arthur Tongo, President, Africa House of Music, respecting the Festival Bana y' Afrique which will take place on August 29, 2004 at Nathan Phillips Square
- 87(l).** (March 15, 2004) from Steven Lott, Assistant Account Executive, Wever Shandwick Worldwide, respecting the event entitled "Bring a Bistro Home – In the City" which will be held on April 7, 2004 at Yonge – Dundas Square
- 87(m).** (March 19, 2004) from Larry Rossignol, Producer, Distillery Jazz Festival, requesting Municipal recognition of the festival, which will be held from May 20 – 30, 2004, in eight venues at the Distillery District
- 87(n).** (February 18, 2004) from Dean Price, Folsom Fair North Productions Ltd. requesting designation of municipal/community significance for the Folsom Fair North, to be held in various locations throughout the City, and advising of the Festival Opening Night Party at the Steam Whistle Brewing Roundhouse to be held from 9:00 p.m. until 4:00 a.m. on July 17, 2004