
**TORONTO SOUTH COMMUNITY COUNCIL
AGENDA
MEETING No. 5**

Date of Meeting: May 4, 2004
Time: 9:30 a.m.
Location: Committee Room 1
City Hall
100 Queen Street West
Toronto, Ontario

Enquiry: Frances Pritchard
Administrator
416-392-7033
teycc@toronto.ca

Declarations of Interest Under the *Municipal Conflict of Interest Act*

Deputations/Presentations:

10:00 a.m.: Items 1 – 7
11:00 a.m.: Items 8 - 14

12 noon: Items 15 and 16

Communications/Reports:

- 1. City Solicitor submitting Draft By-law - Closing to Vehicular and Pedestrian Traffic - Portions of Public Lane System – Block Bounded by Gerrard Street East, Pembroke Street, Dundas Street East and George Street (Toronto Centre-Rosedale, Ward 27)**

(Public Meeting Under the *Municipal Act*)

- 1(a).** Toronto East York Community Council Report No. 6, Clause 13, headed “Proposed Closing to Vehicular and Pedestrian Traffic – Portions of Public Lane System – Block Bounded by Gerrard Street East, Pembroke Street, Dundas Street East and George Street (Toronto Centre-Rosedale, Ward 27)”, which was adopted by City Council at its meeting held on June 24, 25 and 26, 2003

2. Final Report - Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision – 146 – 160 Wellesley Street East - Wellesley Central Health Corporation (Toronto Centre-Rosedale, Ward 27)

(Public Meeting Under the *Planning Act*)

Report (April 20, 2004) from Director, Community Planning, South District

Recommendations:

It is recommended 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. 12;
- (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. 13;
- (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) prior to the introduction of the necessary Bills to City Council for enactment, require owner to execute and register on title a Section 37 Agreement to secure facilities, services and matters as described in this report;
- (5) require the owner to submit to the Commissioner of Works and Emergency Services, at least 3 weeks prior to the introduction of necessary Bills to City Council for enactment:
 - (i) approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans;
 - (ii) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System delineating thereon by separate PARTS the lands required for the widening of Wellesley Place, the proposed new street (street extension) and the remainder of the site for the preparation of legal descriptions; and
 - (iii) a digital copy of the final site in DGN or DWG formats;
- (6) be advised that the Chief Planner, who has been delegated the authority to approve conditions of draft plan of subdivision approval, proposes to approve Application No. 03 035169 STE 27 SB on the conditions as set out in Attachment 14. This approval applies to the draft plan of subdivision prepared by Rabideau &

Czerwinski O.L.S.dated April 1, 2004 and date stamped as received on April 2, 2004;

- (7) advise the owner of the applicable conditions for any future Site Plan Approval(s) under Section 41 of the *Planning Act* as set out in Attachment 15;
- (8) grant authority for the introduction of a bill in Council to authorize an amendment to exempt the owner's lands from the Toronto Municipal Code, Chapter 165, Article 1, Conveyance of Lands for Parks Purposes enacted pursuant to Section 42 of the *Planning Act* to exempt therefrom such development as is permitted and only to the extent permitted by the proposed draft Zoning By-law Amendment; and
- (9) grant authority for a release from the Development Agreement registered as No. CT187406 relating to additions constructed on the now demolished Wellesley Central Hospital building.

3. Final Report – Application to amend the Zoning By-law - Part of 2230 Gerrard Street East (to be known as 7 to 59 Belleville Street (Ward 32 – Beaches-East York)

(Public Meeting under the *Planning Act*)

Final Report (April 14, 2004) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend Site Specific Zoning By-law No. 191-2001 (OMB) to permit a reduction in the required separation distance between the houses and garages for the properties to be known in the future as 7 to 59 Belleville Street.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 191-2001 (OMB) for the properties to be known as 7 to 59 Belleville Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2.; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

4. Final Report - Application to Amend the Official Plan and Zoning By-law – 456-460 Shaw Street (Trinity – Spadina, Ward 19)

(Public Meeting Under the *Planning Act*)

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

Recommendations:

It is recommended 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. 6;
- (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. 7;
- (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 submit to the Commissioner of Works and Emergency Services at least three weeks prior to the introduction of the necessary Bills to City Council the following:
 - (a) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City and any appurtenant rights-of-way for the preparation of legal descriptions;
 - (b) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed units to enable the preparation of building envelope plans;
 - (c) a municipal lighting assessment for the existing lighting on Shaw Street and within the site; and;
 - (d) a site servicing assessment:
 - (i) to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development;
 - (ii) to demonstrate how this site can be serviced; and
 - (iii) to confirm whether the existing municipal infrastructure is adequate to service the development;

- (5) require the owner to convey to the City, at nominal cost, prior to the issuance of a building permit:
 - (a) a 1.22 metre wide strip of land, extending from the easterly property line to a point 34.85 metres west thereof, abutting the south limit of the east-west public lane; and,
 - (b) a 1.13 metre wide strip of land, extending from a point 6 metres south of the existing south limit of the east-west public lane, to a point 28.65 metres south thereof, abutting the east limit of the north-south public lane; and,
- (6) require the owner to obtain Site Plan Approval and enter into a Site Plan Agreement or Undertaking with the City under Section 41 of the Planning Act;

5. Final Report - Subdivision Approval Application – Centre for Addiction and Mental Health – 1001 Queen Street West (Trinity-Spadina, Ward 19)

(Public Meeting Under the *Planning Act*)

Final report (April 16, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) authorize Planning Staff, along with the City Solicitor, to appear at the Ontario Municipal Board hearing scheduled to consider the appeal brought by the applicant;
- (2) authorize Planning Staff to present to the Ontario Municipal Board appropriate conditions of Draft Plan of Subdivision approval as requested by the City and circulated departments;
- (3) endorse the draft approval of the Draft Plan of Subdivision for the Centre for Addiction and Mental Health (CAMH) at 1001 Queen Street West prepared by Marshall Macklin Monaghan, date stamped as received on February 10, 2004 as on file with the Commissioner of Urban Development Services subject to the owner entering into a Subdivision Agreement in form and content satisfactory to the City Solicitor and the Commissioner of Urban Development Services substantially in accordance with the following:

Sanitary, Storm and Water

- (1) the owner agrees to provide sanitary, storm and water infrastructure (the “Sanitary, Storm and Water Infrastructure”) in accordance with the Preliminary Servicing Report dated July 2003, and the Minimum Servicing Requirements tables revised as of July 2003, both prepared by Marshall Macklin Monaghan, (collectively referred to as the “Master Servicing Report”) subject to Condition (2) below;
- (2) the Sanitary, Storm and Water Infrastructure shall be implemented on a phased basis in accordance with the following:
 - (a) at the time of site plan application for a development within each Block, which may be for an entire Block or Blocks or a portion(s) thereof, the owner shall submit detailed reports and plans, including a functional servicing report, stormwater management and detailed engineering and grading design drawings, in accordance with the City’s design standards and specifications and policies (the “Phased Servicing Submission”);
 - (b) the Phased Servicing Submission shall identify the proposed Sanitary, Storm and Water Infrastructure that is required to service the subject phase of development, and such infrastructure may extend to the owner’s lands beyond the lands which are the subject of the site plan application, as well as beyond the owner’s lands;
 - (c) the Phased Servicing Submission shall be generally in accordance with the Master Servicing Report, or may provide for alternative Sanitary, Storm and Water Infrastructure as may be proposed by the owner and approved by the Commissioner of Works and Emergency Services; and
 - (d) the Phased Servicing Submission shall be to the satisfaction of the Commissioner of Works and Emergency Services (“Approved Phased Servicing Submission”);
- (3) the owner agrees to construct such services and facilities in accordance with the Approved Phased Servicing Submission, at no cost to the City;

Streets and Street Lighting

- (4) the owner agrees to provide the proposed streets both public and private (the “Proposed Streets”) and street infrastructure (the “Street Infrastructure”) in accordance with the Master Servicing Report, subject to Condition (5) below;
- (5) the Proposed Streets and Street Infrastructure shall be implemented on a phased basis in accordance with the following:

- (a) at the time of site plan application for a development within each Block, which may be for an entire Block or Blocks or a portion(s) thereof, the owner shall submit Functional Road Plan(s), including pavement and lane widths, pavement marking, signage plans and traffic calming measures for the Proposed Streets including modifications to existing public streets as may be required by the Commissioner of Works and Emergency Services, detailed engineering and grading design drawings, in accordance with the City's design standards and specifications and policies (the "Phased Street Submission");
 - (b) prior to the submission of the Functional Road Plan(s), the owner shall consult with the Commissioner of Urban Development Services with respect to the traffic calming measures;
 - (c) the Phased Street Submission shall:
 - (i) identify the Proposed Streets and Street Infrastructure required to service the subject phase of development, and such infrastructure may extend to the owner's lands beyond the lands which are the subject of the site plan application, as well as beyond the owner's lands;
 - (ii) include a street lighting assessment and a street lighting system plan for the Proposed Streets, lanes, walkways and abutting public streets, lanes and walkways, as appropriate, to be constructed in conjunction with such development;
 - (iii) include a traffic assessment which shall identify the operations with respect to proposed access configurations and loading arrangements, including truck manoeuvring; and
 - (iv) include a concept plan identifying potential vehicular access and servicing for the entire Block if the proposed site plan application is for a portion of a block;
 - (d) the Phased Street Submission shall be generally in accordance with the Master Street Requirements, or such other alternative street infrastructure as may be proposed by the owner and approved by the Commissioner of Works and Emergency Services;
 - (e) the Phased Street Submission shall be to the satisfaction of the Commissioner of Works and Emergency Services, (collectively defined as an "Approved Phased Street Submission");
- (6) the owner agrees to construct such Proposed Streets and Street Infrastructure identified in the Approved Phased Street Submission, at no cost to the City;

- (7) the owner shall be responsible for the maintenance and repair of all infrastructure and services located within the subdivision lands, including but not limited to the driveways, water, sewer and lighting systems, until Assumption by the City of such services;
- (8) the owner agrees to energize the lighting of the proposed City streets and walkways, at no cost to the City, until Assumption of the street or walkway by the City;
- (9) the owner agrees to erect and maintain, on private property at each pedestrian and vehicular access point to the unassumed portion of the subdivision, signage identifying the lands owned by the owner; (differentiating CAMH lands from the public r-o-w);
- (10) the owner acknowledges and agrees that, except for the Proposed Streets no new driveways or new accesses shall be permitted directly onto Queen Street West and existing vehicular accesses shall be phased out as development occurs, which shall be identified on the application for Site Plan Approval containing an existing driveway;
- (11) the owner agrees to remonument the proposed street limits at the time of conveyance of the proposed road;

Conveyances

- (12) given that the Proposed Streets, and the Street Infrastructure, Sanitary, Storm and Water Infrastructure (the “Municipal Services and Facilities”) will be constructed on a phased basis, the Proposed Streets that will be public street(s) identified as Blocks 14 to 29, 35, 37, 38 and 40 will not be conveyed to the City at the time of the registration of the plan of subdivision;
- (13) the owner will be required to convey the Proposed Streets which are to be public streets, and the respective Municipal Services and Facilities within the proposed public street(s), within 120 days of the subject street becoming physically connected to existing public street(s) such that continuous vehicular and pedestrian access on public streets can occur (i.e. that portion of the Proposed Street that is connected at both ends to an existing public street), subject to terms and conditions satisfactory to the City Solicitor;
- (14) the east/west street identified as Blocks 30 to 33 and 36 is intended to be a private street and the owner agrees to provide easements in favour of the City, if required by the City of Toronto for Sanitary, Storm and Water Infrastructure and pedestrian walkways;

- (15) the owner may propose that the east/west street identified as Blocks 30 to 33 and 36 or a portion thereof be a public street, subject to the approval of the Commissioner of Works and Emergency Services and subject to the requirements in Conditions (13), (16), (17) and (18) and such street will only be accepted as a public street if it is built to City standards;
- (16) the owner agrees to convey to the City all lands, easements, and/or rights-of-way for the Proposed Streets which are to be public streets and Municipal Services and Facilities within the plan of subdivision, free and clear of all encumbrances, except for any encumbrances that may be accepted by the Commissioner of Works and Emergency Services, in consultation with the City Solicitor, with all transfers of land and easements delivered to the City Solicitor together with discharges or postponements of all encumbrances as required by the City Solicitor and accompanied by the owner's solicitor's title opinion, which shall be conveyed on a phased basis as set out above;
- (17) proposed underground servicing tunnels, generally shown on Figure 3 of the Master Servicing Report, are acceptable in principle, or such other underground servicing tunnels as may be proposed by the owner, subject to the owner's municipal consulting engineer submitting to the Commissioner of Works and Emergency Services for review and approval, designs, reports and any other information as may be required, to demonstrate that such underground servicing tunnels will not negatively impact the design, operation and maintenance of the Municipal Services and Facilities;
- (18) the owner acknowledges and agrees that the underground servicing tunnels and any other proposed encroachments within the proposed public streets are subject to a detailed review and approval by the Commissioner of Works and Emergency Services to determine how these encroachments affect the design and maintenance of the proposed Municipal Services and Facilities under the proposed public streets;

Acceptance and Assumption of Street and Municipal Services and Facilities

- (19) the owner acknowledges and agrees that the Commissioner of Works and Emergency Services upon receiving written certification from the owner's municipal consulting engineer that the subject Proposed Street(s) and respective Municipal Services and Facilities have been constructed or carried out in accordance with the approved engineering drawings and with City Standards and Specifications, shall provide a written initial confirmation ("Initial Confirmation") of such, but that this Initial Confirmation shall not be construed as final confirmation ("Acceptance") by the City of the Proposed Street(s) and Municipal Services and Facilities;

- (20) the owner acknowledges and agrees not to submit any requests to the Commissioner of Works for Acceptance by the City of the Proposed Street(s) and Municipal Services and Facilities until such time as there is continuous vehicular access and pedestrian access as referred to in Condition (13) (however, conveyance is not required), or an alternative proposed by the owner, is considered satisfactory by the Commissioner of Works and Emergency Services;
- (21) the owner acknowledges and agrees that the Commissioner of Works and Emergency Services may consider Acceptance by the City of the Proposed Street(s) and Municipal Services and Facilities when Condition (20) has been satisfied, and upon receiving written certification from the owner's municipal consulting engineer that the Proposed Streets and Municipal Services and Facilities continue to meet the Initial Confirmation;
- (22) the owner acknowledges and agrees that Assumption of the Proposed Streets and Municipal Services and Facilities shall not be considered by the Commissioner of Works and Emergency Services until a 2 year maintenance period (or such lesser period as may be agreed to by the Commissioner of Works and Emergency Services) has expired after Acceptance and until all rectifications/repairs as required by the Commissioner of Works and Emergency Services have been completed by the owner, and until all other standard City procedures and conditions required to be satisfied prior to Assumption have been complied with by the owner;
- (23) the owner acknowledges and agrees to comply with the City's procedures and requirements for the release for construction of the Proposed Street(s) and Municipal Services and Facilities on a phased basis, and for Acceptance and Assumption by the City of such Proposed Street(s) and Municipal Services and Facilities on a phased basis, in accordance with Condition (20);

Security for Proposed Streets

- (24) when a Proposed Street(s) is physically connected to existing public street(s) such that continuous vehicular and pedestrian access on public streets can occur in accordance with Condition (20) and prior to conveyance, the owner shall provide:
 - (a) written certification from the owner's municipal consulting engineer that the subject Proposed Street(s) and respective Municipal Services and Facilities continue to meet the Initial Confirmation;
 - (b) a Letter of Credit in a format acceptable to the Commissioner of Works and Emergency Services and the City Treasurer, and in amount equal to twenty five percent (25%) of the full cost to construct that portion of the Proposed Street to be conveyed and its respective Municipal Services and Facilities as a guarantee of the workmanship and materials prior to the conveyance of the Proposed Street and prior to the Commissioner of

Works and Emergency Services providing a letter indicating Acceptance of the subject Proposed Street and its respective Municipal Services and Facilities;

- (c) the Letter of Credit shall be kept in full force and effect, and not be released until the Proposed Streets and Municipal Services have been Assumed by the City and the owner has completed any deficiencies that may be required and identified by the Commissioner of Works and Emergency Services;

Utilities

- (25) the owner agrees to provide a composite utilities plan with each site plan application submitted to the City for a development within each Block, which may be for an entire Block(s) or a portion(s) thereof, to the satisfaction of the Commissioner of Works and Emergency Services (“Approved Composite Utilities Plan”);
- (26) the owner acknowledges and agrees that as the site develops all new utilities will be located underground, and that any existing above ground utilities will be phased out as development proceeds, unless otherwise approved by the Commissioner of Works and Emergency Services;
- (27) the owner agrees to provide space within each development Block for the construction of any transformer vaults, hydro, gas, and communications maintenance holes and pedestals required to service the owner’s respective development within the Block;

Construction Management Plan

- (28) the owner agrees to provide a construction management plan with each site plan application submitted to the City for a development within each Block, which may be for an entire Block(s) or a portion(s) thereof, to the satisfaction of the Commissioner of Works and Emergency Services (“Approved Construction Management Plan”);

Approved Plans and Reports

- (29) the owner acknowledges and agrees that no development (where “development” does not include activities such as remediation of lands, cut and fill, excavation, regrading and installation of soil stabilization structures) will occur on a Block, which may be for an entire Block(s) or a portion(s) thereof, within the subdivision unless it is in accordance with all of the following:
 - (a) Approved Phased Servicing Submission;
 - (b) Approved Phased Street Submission;

- (c) Approved Construction Management Plan; and
- (d) Approved Composite Utilities Plan;

or as otherwise acceptable to the Commissioner of Works and Emergency Services;

Fees

- (30) the owner agrees to pay to the City:
 - (a) an engineering review and inspection fee in the amount of three percent (3%) of the final costs of constructing the public Proposed Streets and Municipal Services and Facilities;
 - (b) up to an additional one percent (1%) for any material changes to the approved drawings requested by the owner;
 - (c) an additional fee in an amount of one-percent (1%) for further inspections of the respective Proposed Streets and Municipal Services and Facilities prior to the Commissioner of Works and Emergency Services providing a notice of Acceptance of the respective Proposed Streets and Municipal Services and Facilities constructed;
 - (d) all fees under the Transfer of Review Program to obtain from the Ministry of the Environment the necessary Certificate of Approvals for the proposed sewer and water works;

Environmental

- (31) the owner agrees to submit dewatering plans outlining the proposed measures to comply with Municipal Code, Chapter 681, Sewers, the City's Sewer Use By-Law No. 457-2000), as amended from time to time, for any future development application of individual projects prior to any building permits issued by the City, if applicable based on findings of a geotechnical report;
- (32) the owner agrees to submit, prior to the issuance of a below grade building permit, all applicable environmental site reports with respect to the subject phase of development, and the proposed remedial action plans, if any, to the Commissioner of Works and Emergency Services, for peer review;
- (33) the owner agrees to pay the actual cost associated with the City retaining a third-party peer reviewer to review the applicable environmental reports and submit, prior to the issuance of a below grade building permit with respect to the subject phase of development, a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as a deposit towards the cost of the peer review;

- (34) the owner agrees to submit, prior to the issuance of an above grade building permit with respect to the subject phase of development, a Statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that, based on all necessary supporting environmental documents, the subject site, including any land to be conveyed to the City, is suitable for its intended use;
- (35) the owner will be required to submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the Statement required under Condition (34);
- (36) the owner agrees to implement the recommendations and remediation plans contained in the environmental site reports required under Condition (32), as approved by the Commissioner of Works and Emergency Services, at no cost to the City;
- (37) the owner agrees to undertake a Municipal Class Environmental Assessment (Class EA) study for the proposed extension of Ossington Avenue and Adelaide Street West, prior to registration of the plan of subdivision;
- (38) the owner agrees to submit to the Commissioner of Urban Development Services, a Noise Impact Statement with each site plan application submitted to the City for a development within each Block, which may be for an entire Block(s) or a portion(s) thereof;
- (39) the owner agrees to have a qualified Architect/Acoustical Consultant certify, in writing, that the development has been designed and constructed in accordance with the Noise Impact Statement;

Community Services and Facilities

- (40) the owner shall conduct a Community Services and Facilities Needs Assessment for the people living and working on the owner's lands to the approval of the Commissioner of Urban Development Services (the "Needs Assessment") as set out below. The Needs Assessment for the owner's land will be based upon the existing uses and those uses permitted in the in force Official Plan and Zoning By-law, and will review the Community Services and Facilities available to the people living and working on the owner's lands. The Needs Assessment will be submitted to the City at the same time as the owner has made application to the City for site plan approval under Section 41 of the Planning Act for a building which contains the 500th dwelling unit within the owner's lands;
- (41) the owner shall provide for the continuous operation of a daycare centre on the owner's lands to accommodate a minimum of 48 children (the "Daycare Centre"). The Daycare Centre shall be operated in compliance with all applicable Provincial and Municipal legislation, by-laws, regulations, guidelines and standards;

Miscellaneous

- (42) the owner agrees to insert a clause into all offers of purchase and sale/deeds and subsequently register on title, a warning clause advising all future owners/tenants indicating the following:
- “the purchaser is advised that as a result of projected impact to TTC service on Queen Street West, westbound left turn movements into the site may be prohibited in the future as development proceeds.”;
- (43) the owner agrees to engage the services of a qualified Municipal Consulting Engineer for the design and field supervision of all surface and underground municipal services and facilities to the satisfaction of the Commissioner of Works and Emergency Services;
- (44) the owner agrees to provide upon completion of the work, 'as constructed' drawings of all surface and underground municipal services and facilities certified by the Municipal Consulting Engineer that such services and facilities have been constructed in accordance with the approved drawings and specifications;
- (45) the owner agrees to submit a mylar copy and a digital copy of the final plan of subdivision in DGN, DXF or DWG format(s) within 30 days of registration of the plan;
- (46) the owner agrees to prepare and deposit on title all necessary reference plans to the satisfaction of the Commissioner of Works and Emergency Services and at no cost to the City;
- (47) the owner agrees to submit, prior to the registration of the plan of subdivision, names for the Proposed Streets which shall be public in accordance with the City Street Naming Policy for circulation and forwarding to Community Council for consideration;

Parks

- (48) the owner shall convey Blocks 6 and 39 prior to the issuance of the first above-grade building permit for the northerly portion of Block 7;
- (49) the owner shall convey Block 13 prior to issuance of the first above-grade building permit for Block 8 which requires the construction of the proposed Adelaide Street West extension on Blocks 18, 19 and 20;
- (50) the owner shall provide access from Block 13 to Joseph Workman Park. The owner is required to design and construct at their cost and subject to the approval of the Commissioner of Economic Development, Culture and Tourism, a

pedestrian opening through the South Wall on Block 13 prior to the conveyance of Block 13 in accordance with Condition (49);

- (51) there are no anticipated openings associated with the East and West Walls abutting the park blocks at this time. However, in the event that City Council decides that there should be openings associated with the East and West Walls abutting the park blocks, they will be subject to the design and construction approval of the Commissioner of Economic Development, Culture and Tourism in consultation with the Manager, Heritage Preservation Services;
- (52) the owner is to pay for the costs of the parkland dedication, including any Land Transfer Tax and the preparation and registration of all relevant documents. Prior to the dedication the owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the parkland dedication lands. The applicable reference plan shall indicate the location of the below grade encumbrances on Blocks 6 and 39;
- (53) the lands to be dedicated as parkland to the City of Toronto are to be free and clear, above and below grade, of all easements, encumbrances and encroachments unless otherwise approved by the Commissioner of Economic Development, Culture and Tourism in consultation with the City Solicitor;
- (54) prior to dedication of the parkland, the owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant acceptable to the Commissioner of Works and Emergency Services in consultation with the Commissioner of Economic Development, Culture and Tourism shall prepare the environmental assessment. Prior to transferring the Parkland to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the conveyance of the Parkland to the City shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the Parkland meets all applicable laws, regulations and guidelines for public park purposes;
- (55) prior to conveyance of each park block, the owner will be responsible for the base construction and installation of the parkland where necessary. The base park improvements will include the following where necessary:
 - (i) grading (inclusive of topsoil supply and placement);
 - (ii) sodding/patching;
 - (iii) fencing (where deemed);

- (iv) all necessary drainage systems (where deemed);
- (v) electrical and water connections to the street line;
- (vi) street trees along all public road allowances, which abut City owned parkland;
- (vii) tree inventory and management plan, with CAMH responsible for the implementation of the management plan prior to conveyance; and
- (viii) implementing the Conservation Plan approved by Heritage Preservation Services, where applicable;

All work is to be completed to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;

- (56) the owner will be responsible for providing light fixtures at their cost in Block 1. The light fixtures will be in a number, distribution and specification to the satisfaction of the Commissioners of Works and Emergency Services and Economic Development, Culture and Tourism;
- (57) at the time of each park block conveyance, the owner will post a Letter of Credit as security for the installation of the base park improvements and the lighting equal to 120% of the value of the base park improvements;
- (58) subject to the conditions of a Parkland Occupancy Permit, the owner may be permitted to use the parkland site as a construction staging area. Should the park blocks be used for construction staging, an arborist report must be submitted after the occupation to ensure that the trees have not been damaged;
- (59) the parkland dedication blocks (Blocks 1, 6, 13 and 39) will be recognized as a park levy credit against any future non-exempt development that occurs on the CAMH lands. To convey land for public park or other public recreation purposes or cash-in-lieu pursuant to any requirements of the Planning Act and such credit shall apply to any future non-exempt development that occurs on the owner's lands, in accordance with Section 165-7 of the Toronto Municipal Code;
- (60) the provision of tree planting within the public boulevard may be a requirement of this application. The applicant should contact Mark Procnier (416-392-7390), Supervisor of Forestry, Planning & Protection to determine if Forestry has any further requirements;
- (61) for the tree planting within the public boulevard, the owner shall provide an irrigation system for all street trees with an automatic timer at the owner's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a backflow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in good continuing order and operation;

Heritage

- (62) the owner shall provide a condition assessment, and a Conservation Strategy that describes the overall approach to the heritage features for the Walls and the east and west storage buildings, that form part of the South Wall which will form part of a Heritage Easement Agreement(s) prior to the lifting of the H holding symbol, and such Agreement(s) will also provide for each conservation plan to be submitted on a phased basis prior to approval of each site plan;
 - (63) the owner shall provide financial security in a form satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement each Conservation Plan on a phased basis, prior to the issuance of any building permit including demolition, excavation and shoring, within each phase;
 - (64) the owner shall provide a Landscape Plan to the satisfaction of the Commissioner of Urban Development Services, in consultation with the Manager, Heritage Preservation Services, prior to the approval of each site plan on a phased basis where the site plan includes heritage features;
 - (65) the owner shall undertake a Stage 2 archaeological assessment prior to any sub-surface soil disturbance in each phase of work to the satisfaction of the Heritage Operations Unit of the Ministry of Culture and the Manager of Heritage Preservation Services;
 - (66) the owner shall execute a Heritage Easement Agreement for that portion of the western brick wall within Blocks 1 and 2, prior to Site Plan approval for the initial phase of development on Block 2.
- 5(a).** Toronto East York Community Council, Clause 30 of Report No. 8 of the headed “Draft By-laws – Official Plan Amendment and Rezoning and Authority to Execute Heritage Easement Agreement – 1001 Queen Street West (Centre for Addiction and Mental Health) (Trinity-Spadina, Ward 19)”, which was amended and adopted by City Council at its meeting held on September 22, 23, 24 and 25, 2003.
- 6. Draft By-law – Amendments to Chapter 297, Signs, of the former City of Toronto Municipal Code – Fort York Precinct and Surrounding Area (Trinity-Spadina, Wards 19 and 20)**

(Public Meeting Under the *Municipal Act*)

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

Recommendations:

It is recommended that:

- (1) the City Solicitor be requested to introduce Bills in Council to amend Chapter 297, Signs, of the former City of Toronto Municipal Code to restrict sign permissions in the Fort York Precinct substantially as set out in the draft by-law attached as Attachment 3 to this report;
 - (2) the City Solicitor be authorized to make any stylistic or technical changes as may be necessary prior to the introduction of Bills in Council; and
 - (3) the Commissioner of Urban Development Services be directed to consult with the Commissioner of Economic Development, Culture and Tourism when considering applications for minor variances to Chapter 297, Signs, of the former City of Toronto Municipal Code, within the area designated by this by-law.
- 6(a).** Toronto East York Community Council Report No. 8, Clause 30, headed, “Fort York Precinct Signage Study (Trinity-Spadina, Wards 19 and 20)”, which was adopted by City Council at its meeting held on September 22, 23, 24 and 25, 2003

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

(Deferred from April 7, 2004)

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

Recommendations:

It is recommended that:

- (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.
- 7(a).** Communication (April 13, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board’s action of April 8, 2004, in recommending adoption of the staff recommendations in the revised report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism.

8. 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)

(Deferred from April 7, 2004)

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

Recommendations:

It is recommended that:

- (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.

9. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 1191 St. Clair Avenue West (Davenport, Ward 17) (WITHDRAWN)

Report (April 6, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that the request for a variance to permit an illuminated roof sign for third party advertising purposes be refused.

10. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 375 Queen Street West (Trinity-Spadina, Ward 20)

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

Recommendations:

It is recommended that the request for a variance to permit three illuminated roof signs for third party advertising purposes be refused.

11. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 746 St. Clair Avenue West (St. Paul’s, Ward 21)

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

Recommendations:

It is recommended that the request for a variance to permit, for third party advertising purposes, enlargement of an existing illuminated two faced roof sign be refused.

12. Request for an exemption from Chapter 202, of the former City of Toronto’s Municipal Code to permit a Natural Garden – 6 Rose Park Drive (Toronto Centre-Rosedale, Ward 27)

Report (April 20, 2004) from the Acting South District Manager, Municipal Licensing and Standards Division, Urban Development Services

Recommendations:

It is recommended that:

- (1) The exemption request for a natural garden be granted subject to all recommended work outlined in this report being completed by June 30, 2004; and
- (2) The Notice of Violation dated August 08, 2003 be cancelled upon written confirmation from the designated staff of Parks and Recreation that all recommended work outlined in this report has been completed to their satisfaction.

13. Application to Amend the Zoning By-law – 175 Avenue Road (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) refuse Zoning By-law Amendment, Application No. 03 159057 STE 27 OZ; and
- (3) request the City Solicitor, the Commissioner of Urban Development Services, and any other appropriate staff to oppose the Ontario Municipal Board appeal and

referral made by the applicant with respect to Application No. 03 159057 STE 27 OZ.

14. Renaming of Davisville Park, Ward 22 to June Rowlands Park (St. Paul's, Ward 22)

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

Recommendations:

It is recommended that:

- (1) The Parkland known as Davisville park be renamed to the June Rowlands park; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

14(a). Communication (March 5, 2004) from Tina Leppik

14(b). Communication (March 18, 2004) from Keith Loach

14(c). Communication (March 18, 2004) from Tim Carter

14(d). Communication (March 11, 2004) from Keith Loach

14(e). Communication (undated) from Murray and Grace Scovell

15. Urban Design Study of Dundas Street East between the Don River and Pape Avenue (Toronto-Danforth, Ward 30)

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

Recommendations:

It is recommended that:

- (1) Toronto South Community Council endorse the planning principles set out in Appendix A and B of this report;
- (2) The 14 metre height limit on the south side of Dundas Street East between De Grassi Street and the lane west of Wardell Street be reduced to 12 metres; and

- (4) The Commissioner of Economic Development, Culture and Tourism be requested to report back to Toronto South Community Council on the opportunity to plant new trees where possible in the Dundas Street East boulevard between the Don River and the rail corridor west of Logan Avenue.

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

(Deferred from April 7, 2004)

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 or 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.

17. Preliminary Report – – Application to amend the Official Plan, Zoning By-Law and Site Plan Approval - 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West and 1 Bedford Road (Trinity-Spadina, Ward 20)

Report (April 13, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

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

18. Preliminary Report – Application to amend the Zoning By-Law and Site Plan Approval (Royal St. George's College) – 100, 112, 120 and 128 Howland Avenue (Trinity-Spadina, Ward 20)

Report (April 13, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

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

19. Preliminary Report – Application to amend the Rezoning By-Law – 90 Stadium Road (Trinity-Spadina, Ward 20)

Report (April 19, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

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

20. Preliminary Report – Application to amend the Official Plan and Zoning By-Law – 736 Dundas Street East (Toronto Centre-Rosedale, Ward 28)

Report (April 19, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

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

21. Preliminary Report – Application to amend the Official Plan and Rezoning By-Law – 7 McGee Street (Toronto-Danforth, Ward 30)

Report (April 19, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

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

22. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 900 Dufferin Street (Davenport, Ward 18)

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

Recommendations:

It is recommended that:

- (1) the request for minor variances to permit, for identification purposes, an illuminated fascia sign on the east elevation of the building at 900 Dufferin Street be approved.
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary permit (s) from the Commissioner of Urban Development Services.

23. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1101 Bay Street (Toronto Centre-Rosedale, Ward 27)

Report (April 6, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to permit, for identification purposes, four temporary non-illuminated projecting banner signs for a period of three years from the date of City Council's approval; and
- (2) 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.

24. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1521 Yonge Street (St. Paul's, Ward 22)

Report (April 6, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for a variance to permit, for identification purposes, an illuminated awning sign at 1521 Yonge Street be approved; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

25. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1150 Queen Street West (Davenport, Ward 18)

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

Recommendations:

It is recommended that:

- (1) the request for minor variances to permit, for identification purposes, an illuminated projecting sign on the front elevation of the building at 1150 Queen Street West be approved; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary permit(s) from the Commissioner of Urban Development Services.

26. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 232 Dupont Street (Trinity-Spadina, Ward 20)

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

Recommendations:

It is recommended that:

- (1) the requested variances to permit an illuminated ground sign at 232 Dupont Street be approved; and
- (2) 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.

27. Status Report - Ontario Municipal Board Hearing - 511 Bremner Boulevard, 2 & 20 Housey Street; 20, 22A, & 24 Bathurst Street (Trinity-Spadina, Wards 19 & 20)

Report (April 15, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that Council:

- (1) receive this report for information; and
- (2) request the Commissioner of Urban Development Services to report directly to Council at its meeting of May 19, 20 and 21, 2004, on the status of discussions with Wittington Properties Limited and to seek further direction from Council on the City's position at the Ontario Municipal Board Hearing, as necessary.

28. Status Report – Area of Study: Ossington Avenue, from Dundas Street West to Queen Street West (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor to discuss the issues raised in this report;

- (2) notice for the community consultation meeting be given to all landowners and residents within 120 metres of the study area and all business operators along both sides of Ossington Avenue;
- (3) staff be directed to consult with the Commissioner of Economic Development, Culture and Tourism in the preparation of a Final Report with appropriate recommendations to Community Council; and
- (4) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

29. Status Report – Official Plan and Rezoning Application – 32, 34 and 36 Spencer Avenue (Parkdale-High Park, Ward 14)

Report (April 14, 2004) from the Director of Community Planning, South District

Recommendation:

It is recommended that Community Council receive this report for information.

30. Amendments to the Development Agreement Related to a Request to Expand the Lobby Area - Official Plan, Rezoning and Site Plan Application – 123 Front Street West (Trinity-Spadina, Ward 20)

Report (April 13, 2004) from the Director, Community Planning, South District

Recommendation:

It is recommended that the City Solicitor be authorized to amend the Development Agreement for 123 Front Street West to modify the list of approved drawings and requirements for PATH access as outlined in this report, and that the appropriate City Officials be authorized to enter into such agreement.

31. Procedure for Boulevard Café Licences

Report (April 19, 2004) from the Manager, Licensing, Municipal Licensing and Standards

Recommendation:

It is recommended that this report be received for information.

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

(Deferred from April 7, 2004)

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

Recommendations:

It is recommended 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.

33. 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)

(Deferred from April 7, 2004)

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

Recommendations:

It is recommended that:

- (1) parking be prohibited as described on each of the streets as set out in Schedule "A" attached to this report; and
- (2) 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.

34. Installation of "Stop" Sign Control – Goodwood Park Crescent and Newman Avenue (Beaches-East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) a "Stop" sign be installed for northbound traffic on Newman Avenue at Goodwood Park Crescent; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

35. Installation of “Stop” Sign – Southbound Blackburn Street at Mount Stephen Street (Toronto-Danforth, Ward 30)

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

Recommendations:

It is recommended that:

- (1) a “Stop” sign be installed for southbound vehicles on Blackburn Street at its intersection with Mount Stephen Street; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

36. Amendments to Parking Regulations – Queen Street East, south side, between Northern Dancer Boulevard and Winners Circle (Beaches-East York, Ward 32)

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

Recommendations:

It is recommended that:

- (1) a “No Parking Anytime” regulation be enacted on the south side of Queen Street East, between Northern Dancer Boulevard and Winners Circle;
- (2) the “Parking Machine” Schedule entry in the appropriate by-law for the south side of Queen Street East, between Kingston Road and Woodbine Avenue, be amended to exclude Queen Street East, between Northern Dancer Boulevard and Winners Circle; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

37. Changes to Traffic Regulations in vicinity of Jackman Avenue Public School – Jackman Avenue (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) the “No Parking from 8:30 a.m. to 4:30 p.m., Monday to Friday” regulation on the east side of Jackman Avenue from Browning Avenue to a point 57 metres south, be rescinded;
- (2) the “10-minute, from 8:30 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:30 p.m. to 4:30 p.m., Monday to Friday” maximum parking regulation, on the east side of Jackman Avenue from a point 57 metres south of Browning Avenue to a point 28 metres further south, be rescinded;
- (3) the “No Parking from 9:00 a.m. to 11:30 a.m., and 1:00 p.m. to 3:30 p.m., Monday to Friday” regulation on the east side of Jackman Avenue from a point 57 metres south of Browning Avenue to a point 28 metres further south, be rescinded;
- (4) a “10-minute, from 8:30 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:30 p.m. to 4:30 p.m., Monday to Friday, Except Public Holidays” regulation be established on the east side of Jackman Avenue, from a point 9 metres south of Browning Avenue to a point 76 metres further south;
- (5) parking be prohibited from 9:00 a.m. to 11:30 a.m., and 1:00 p.m. to 3:30 p.m., Monday to Friday, Except Public Holidays, on the east side of Jackman Avenue from a point 9 metres south of Browning Avenue to a point 76 metres further south; 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 may be required.

38. Carlaw Avenue, from Danforth Avenue to a point 43 Metres North of Fulton Avenue – Transferring Parking During Winter Months from the West Side to the East Side of the Street (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) the “No Parking, 16th day to the last day of each month, from Apr. 1 to Nov. 30, and No Parking Anytime, from Dec. 1 to Mar. 31” regulation on the east side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue, be rescinded;
- (2) the “No Parking, 1st day to the 15th day of each month, from Apr. 1 to Nov. 30” regulation on the west side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue, be rescinded;
- (3) a “No Parking, 16th day to the last day of each month, from Apr. 1 to Nov. 30” regulation be implemented on the east side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue;
- (4) a “No Parking, 1st day to the 15th day of each month, inclusive, from Apr. 1 to Nov. 30, and No Parking Anytime, Dec. 1 to Mar. 31” regulation be implemented on the west side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue;
- (5) the existing permit parking regulations on the subject section of Carlaw Avenue, both sides, be amended to coincide with the changes to parking restrictions set out in Recommendation Nos. 1 to 4 above; 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 may be required.

39. Amendments to Parking Regulations – Parkmount Road, between Danforth Avenue and Mountjoy Avenue – (Toronto-Danforth, Ward 30)

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

Recommendations:

It is recommended that

- (1) the existing parking regulations on Parkmount Road listed in the attached Appendix “A” of this report be rescinded;
- (2) in order to increase availability of parking for residents on Parkmount Road, the parking regulations listed in the attached Appendix “B” of this report be enacted;
- (3) a new Part AM of Schedule XXVI (Permit Parking) of the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto, be introduced to incorporate Parkmount Road, from Danforth Avenue to Mountjoy Avenue, to operate from 12 midnight to 10:00 a.m., seven days a week, and from 4:00 p.m. to 7:00 p.m., Monday to Friday; and
- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

40. Request to allow parking – Manning Avenue, west side, and Claremont Street, east side, between Dundas Street West and Treford Place (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that

- (1) the “No Parking from 8:30 a.m. to 5:00 p.m., Monday to Friday” prohibition on the west side of Manning Avenue from a point 39.6 metres north of Dundas Street West to a point 137.2 metres further north thereof, be rescinded;
- (2) the “No Parking from 8:30 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Claremont Street, from a point 39.6 metres north of Dundas Street West to a point 137.2 metres further north thereof, be rescinded; and
- (3) 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.

41. Reduction of Permit Parking Hours on Relmar Road, between Lonsdale Road and the north end of Relmar Road (St. Paul's, Ward 21)

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

Recommendations:

It is recommended that:

- (1) the permit parking hours on Relmar Road, between Lonsdale Road and the north end of Relmar Road, be reduced from 10:00 p.m. to 11:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;
- (2) Part P of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Relmar Road, between Lonsdale Road and the north end of Relmar Road;
- (3) the existing one hour maximum parking limit in effect from 11:00 a.m. to 10:00 p.m. daily, be adjusted so as to be in effect from 10:00 a.m. to 12:00 midnight daily, on the east side of Relmar Road, between Lonsdale Road and the north end of Relmar Road; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary Bills.

42. Rushton Road, between Vaughan Road and Arlington Avenue – Request for the installation of speed humps (St. Paul's, Ward 21)

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

Recommendations:

It is recommended that:

- (1) the speed limit on Rushton Road, between Vaughan Road and Arlington Avenue, be reduced from 50 km/h to 40 km/h; and

- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

43. Acores Avenue, between Ossington Avenue and Shaw Street – Request for the installation of speed humps (St. Paul’s, Ward 21)

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

Recommendation:

It is recommended that this report be received for information.

44. Fairleigh Crescent, between Eglinton Avenue West and W. R. Allen Bridge – Request for the installation of speed humps (St. Paul’s, Ward 21)

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

Recommendation:

It is recommended that this report be received for information.

45. Hillsdale Avenue East, from Forman Avenue to Cleveland Street – Request for the installation of speed humps (St. Paul’s, Ward 22)

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

Recommendations:

It is recommended that:

- (1) (a) appropriate staff be authorized to conduct a poll of eligible residents of Hillsdale Avenue East, from Forman Avenue to Cleveland Street, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy;
- (b) public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Service;
- (2) subject to favourable results of the poll:

- (a) a draft by-law be prepared for the alteration of section of the roadway on Hillsdale Avenue East, from Forman Avenue to Cleveland Street, for traffic calming purposes as described below:

“The construction of speed humps on Hillsdale Avenue East, between Forman Avenue and Cleveland Street, generally as shown on the attached print of Drawing No. 421F-7215, dated January 2004”;

- (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit be reduced from 40 km/h to 30 km/h on Hillsdale Avenue East, from Forman Avenue to Cleveland Street, coincident with the implementation of speed humps; and
- (3) 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.

46. Lisgar Street - Request for speed humps between Queen Street West and Dundas Street West (Davenport, Ward 18)

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

Recommendations:

It is recommended that:

- (1) the speed limit on Lisgar Street, between Queen Street West and Afton Avenue, be reduced from 50 km/h to 40 km/h; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

47. Avenue Road/Queen’s Park Avenue and Bloor Street West – Request to Review Feasibility of Realigning the Northerly Road Leg (Toronto Centre-Rosedale, Ward 27)

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

Recommendation:

It is recommended that this report be received for information.

48. Premises No. 740 Dundas Street East - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a three-storey building at a site on the north side of Dundas Street East, the public laneway between Dundas Street East and Cornwall Street, between a point 2.0 metres north of Dundas Street East and a point 39.6 metres further north, be closed to traffic for a period of approximately nine months; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

49. Premises No. 444 Sherbourne Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a three-storey elementary school at a site on the west side of Sherbourne Street, the cyclist only lane on the west side of Sherbourne Street between a point 64.0 metres south of Wellesley Street and a point 73.0 metres further south be closed to traffic for a period of approximately eighteen months; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

50. Premises No. 1 St. Thomas Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 29-storey residential condominium at a site on the north-east corner of St. Thomas Street and Charles Street, the sidewalk and the curb lane on the north side of Charles Street, between a point approximately 36.0 metres west of Bay Street and 2.0 metres east of St. Thomas Street, be closed to vehicular and pedestrian traffic for a period of approximately twenty-four months;
- (2) stopping be prohibited at any time on both sides of Charles Street, between a point approximately 36.0 metres west of Bay Street and St. Thomas Street;
- (3) 'stop' control be implemented on Charles Street at St. Thomas Street;
- (4) a 10-minute maximum parking regulation be implemented between 8:00 a.m. and 4:00 p.m., Monday to Friday, on the north side of Charles Street, between a point 15 metres west of St. Thomas Street and 22.0 metres further west, to facilitate a Student pick-up/drop-off zone;
- (5) the "No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday", regulation on the north side of Charles Street, between a point 15 metres west of St. Thomas Street and 22.0 metres further west, be rescinded;
- (6) upon completion of this project, Charles Street revert to its pre-construction traffic operation; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

51. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Toronto-Danforth, Ward 30; Beaches-East York, Ward 31 and Beaches-East York, Ward 32)

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

Recommendations:

It is recommended that:

- (1) the installation/removal of on-street disabled parking spaces as noted in Table “A” of this report be approved; and
- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

52. Grosvenor Street, north side, between Bay Street and Yonge Street, fronting Premises No. 32 - Provision of a Disabled Persons Loading Zone (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulation on the north side of Grosvenor Street, from Yonge Street to a point 70.1 metres west of Yonge Street, be rescinded;
- (2) the “Two-Hour, from 8:00 a.m. to 6:00 p.m., Monday to Saturday” maximum parking regulation on the north side of Grosvenor Street, from Queen’s Park Crescent to a point 70.1 metres west of Yonge Street, be rescinded;
- (3) a “Disabled Persons Loading Zone” be established on the north side of Grosvenor Street, from a point 67.0 metres west of Yonge Street to a point 10 metres further west thereof;
- (4) parking be allowed for a maximum period of two hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the north side of Grosvenor Street, from Queen’s Park Crescent to a point 77.0 metres west of Yonge Street;
- (5) parking be prohibited at all times on the north side of Grosvenor Street, from Yonge Street to a point 67.0 metres west of Yonge Street; 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.

53. Yardley Avenue, between Westview Boulevard and Baron Road, fronting Premises No. 19 - Provision of a Disabled Persons Loading Zone (Beaches-East York, Ward 31)

Report (April 8, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) a disabled persons loading zone be established on the south side of Yardley Avenue, from a point 38.0 metres east of Westview Boulevard to a point 6 metres further east; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

54. Winchester Public School – Creation of School Pick-up/Drop-off Area and Relocation of School Bus Loading Zone (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) the existing “School Bus Loading Zone” on the west side of Rose Avenue, between Winchester Street and a point 76.2 metres north thereof, be rescinded;
- (2) a “School Bus Loading Zone” be created on the west side of Rose Avenue, between a point 37 metres south of Prospect Street and a point 18 metres south thereof;
- (3) the existing “No Parking Anytime” regulation on the north side of Winchester Street, between Ontario Street and Metcalfe Street, be rescinded;
- (4) a “Ten-Minute Maximum, 8:30 a.m. to 9:30 a.m., 11:00 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday” parking regulation be enacted on the north side of Winchester Street, between Ontario Street and Rose Avenue;

- (5) a “No Parking, 9:30 a.m. to 11:00 a.m., 1:00 p.m. to 3:00 p.m. and 4:00 p.m. to 8:30 a.m. Monday to Friday and all day Saturday and Sunday” regulation be enacted on the north side of Winchester Street, between Ontario Street and Rose Avenue;
- (6) a “No Parking Anytime” regulation be enacted on the north side of Winchester Street, between Rose Avenue and Metcalfe Street; and
- (7) 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. Dedication and Naming of the 0.6 metre wide reserve strip to form part of Minto Street (Beaches-East York, Ward 32)

Report (April 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the Reserve be dedicated and named for public highway purposes, to form part of Minto Street; and
- (2) 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.

56. Ontario Municipal Board Proceedings – Appeal of Committee of Adjustment Decision – 50 Brunswick Avenue (Trinity-Spadina, Ward 20)

Report (April 19, 2004) from the City Solicitor

Recommendation:

It is recommended that this report be received for information.

57. Ontario Municipal Board Proceedings – Appeal of Official Plan and Zoning Amendment Applications – 764 Yonge Street and 35 Balmuto Street (Toronto Centre-Rosedale, Ward 27)

Report (April 19, 2004) from the City Solicitor

Recommendation:

It is recommended that City council receive this report for information.

58. Lower Brunswick Heritage Conservation District Study (Trinity-Spadina, Ward 20)

Report (March 17, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) City Council pass a by-law pursuant to Part V of the *Ontario Heritage Act* identifying the area shown in Attachment No. 1 of this report as the Lower Brunswick Heritage Conservation District Study Area; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

58(a). Communication (April 13, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of April 8, 2004 in recommending adoption of the report (March 17, 2004) from the Commissioner of Economic Development, Culture and Tourism

59. Expansion of the Fort York Heritage Conservation District (Trinity-Spadina, Ward 19)

Report (March 12, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) In accordance with Section 41 of the *Ontario Heritage Act*, Council designate the area shown on Attachment No. 2, save and except those properties which have been designated under Part V of the *Act*, as the Fort York Heritage Conservation District; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

59(a). Communication (April 13, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of April 8, 2004 in recommending adoption of the report (March 12, 2004) from the Commissioner of Economic Development, Culture and Tourism

60. Status Report – 100 and 112 College Street (Trinity-Spadina, Ward 20)

Report (March 17, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendation:

It is recommended that this report be received for information.

61. Designation of 151 King Street East (St. Lawrence Hall) (Toronto Centre-Rosedale, Ward 28)

Report (April 7, 2004) from the City Clerk

Recommendations:

It is recommended that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 151 King Street East for cultural resource value or interest under Part IV of the *Ontario Heritage Act*; and
- (2) The appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said *Act* in respect to such designations

62. Appointment – Todmorden Mills Heritage Museum and Arts Centre Board (Toronto Danforth, Ward 29)

Report (April 13, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) The Toronto South Community Council nominate the selected individuals listed in Attachment No. 1 to the Todmorden Mills Heritage Museum and Arts Centre Board for a term expiring on November 30, 2006, or until a successor is appointed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

63. Use of Nathan Phillips Square: African Festival (Festival Bana Y’Africa)

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

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - a) approval of the Alcohol & Gaming Commission of Ontario (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; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

64. Use of Nathan Phillips Square: Tastes of Thailand

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

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - a) approval of the Alcohol & Gaming Commission of Ontario (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; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

65. Use of Nathan Phillips Square: International Student Day

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

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (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; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

66. Use of Nathan Phillips Square: The Toronto Urban Music Festival – Irie Music Festival

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

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (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; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

67. Use of Nathan Phillips Square: Hiroshima Day Observance

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

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to place lanterns with open flame in the reflecting pool; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

68. Use of Nathan Phillips Square: Toronto Cuba Friendship Day

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

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (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; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

69. Summer Weekday Service to Cherry Street and the Rochester Ferry Terminal

Report (March 25, 2004) from the Toronto Transit Commission, forwarding the Toronto Transit Commission Report No. 22 to the Toronto South Community Council for information.

70. Requests for Endorsement of Events for Liquor Licensing Purposes

70(a). (April 13, 2004) from Elke Town, Executive Director, Toronto Outdoor Art Exhibition respecting the 43rd Annual Toronto Outdoor Art Exhibition to be held on Nathan Phillips Square on July 9, 10 and 11

70(b). (March 10, 2004) from Gabe Simms and Greg Cosway, respecting the Toronto's Festival of Beer 2003, to be held at Fort York on August 6 and 7, from 2:00 p.m. – 10:00 p.m. and August 8, from 12:00 p.m. to 8:00 p.m.

70(c). (April 14, 2004) from Charlie Johnston, Executive Director Molson IndyFest respecting the Molson IndyFest celebrations during July 3 – 10, 2004 be held on Exhibition Place Grounds July 3 – July 7, 10:00 a.m. to 5:30 p.m. on the weekend, and 4:00 p.m. to 9:30 p.m. during the weekday. Also, application includes the extension of existing liquor license to cover the street and sidewalk from Wellington Street east thereof from 8:00 a.m. on Friday July 9, 2004 to 2:00 a.m. on Saturday July 10, 2004

70(d). (April 12, 2004) from Cameron Heaps, Beer Garden Committee, Rosedale Moorepark Association respecting the hosting of a Beer Garden in the west end of Mayfair Rosedale Park on Saturday, May 8th, 2004 from 11:00 a.m to 6:00 p.m.

70(e). (April 7, 2004) from Carolyn Fleming, Club Manger, East York Curling Club respecting their annual Summer Bonspiel on June 11 and 12, 2004 to be held at 91 Cosburn Avenue.

70(f). (April 4, 2004) from Malcolm Thorburn respecting a wedding reception on July 10, 2004 from 5:30 to 1:00 am to be held at Trinity College, 6 Hoskin Avenue.

70(g). (April 14, 2004) from Paul Aquino, Canadian Underwriter Magazine respecting the hosting of its 70th Anniversary reception at the Steam Whistle Brewery on Thursday May 27, 2004 from 5:00 p.m. to 9:30 p.m.

- 70(h).** (April 16, 2004) from Lynn Clay, Liberty Village Business Improvement Area respecting “Give Me Liberty” community festival to be held on June 10, 2004 from 3:30 to 11:00 p.m. Plans include a partial closure of Fraser Avenue., south of King St.
- 70(i).** (April 10, 2004) from Ela Landegger, Junior League of Toronto (JLT) Showhouse 2004. The event runs from May 4 – June 6, 2004. The hours are 10:00 a.m. to 4:00 p.m. daily and Wednesday and Thursday evenings from 6:00 to 9:00 p.m.
- 70(j).** (April 21, 2004) from Sue Graham-Nutter, Kronos Taste of the Danforth 2004, respecting the Taste of the Danforth, to be held from August 6 to 8, 2004
- 70(k).** (March 29, 2004) from Sue Graham-Nutter, Kronos Taste of the Danforth 2004, respecting the Olympic Opening and Closing Games Ceremonies on August 15 and 29 respectively from 2:00 p.m. – 11:00 p.m