
**TORONTO SOUTH COMMUNITY COUNCIL
AGENDA
MEETING No. 6**

Date of Meeting: June 8, 2004
Time: 9:30 a.m.
Location: Committee Room 1
City Hall
100 Queen Street West
Toronto, Ontario

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

Under the *Municipal Act, 2001*, the Toronto South Community Council must adopt a motion to meet In-camera (privately) and the reason must be given.

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

Deputations/Presentations:

10:00 a.m.:	Items 1 – 8	3:00 p.m.:	Items 29 - 34
11:00 a.m.:	Items 9 – 18	4:00 p.m.:	Items 35 and 36
2:00 p.m.:	Items 19 - 28		

Communications/Reports:

- 1. City Solicitor submitting Draft By-law – Closing to Vehicular and Pedestrian Traffic – Portions of Public Lane System – Extending southerly from Lombard Street, then westerly, in block west of Church Street, between Lombard Street and Adelaide Street East (Toronto Centre-Rosedale, Ward 28)**

(Public Meeting Under the *Municipal Act*)

- 1(a).** Administration Committee Report No. 2, Clause 19, headed “Sale of Part of the Public Lane Extending Southerly from Lombard Street, then Westerly, in the Block West of Church Street, between Lombard Street and Adelaide Street East in Exchange for Certain Lands for Public Lane Purposes (Ward 28 – Toronto Centre-Rosedale)”, which was adopted by City Council at its meeting held on March 1, 2 and 3, 2004

- 1(b).** Administration Committee Report No. 5, Clause 21, headed “Surplus Land Declaration and Proposed Closing of the Public Lane Extending Southerly from Lombard Street, then Westerly, in the Block West of Church Street between Lombard Street and Adelaide Street East (Ward 28 – Toronto Centre-Rosedale)”, which was amended and 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 - 2276 to 2284 Gerrard Street East (Ward 32 - Beaches-East York)

(Public Meeting Under the *Planning Act*)

Report (May 18, 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. 6.
- (2) amend the Zoning By-law for the properties known as 2276 to 2284 Gerrard Street East 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/or draft Zoning By-law Amendment as may be required.
- (4) prior to the issuance of Site Plan Approval the owner shall enter into and register on title a Heritage Easement Agreement for the retained principal (south) elevation, to the satisfaction of the City Solicitor and the Manager, Heritage Preservation Services.

3. Final Report – Application to Amend the Zoning By-law - 1435 and 1471 Queen Street East (Ward 32 - Beaches-East York)

(Public Meeting Under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) prior to the introduction of bills in Council, require the owner to submit a site servicing review to determine the storm runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate.

4. Final Report - Official Plan Amendment & Rezoning Application - 1245 Dupont Street (Ward 18 – Davenport)

(Public Meeting Under the *Planning Act*)

Report (May 25, 2004) from Director, Community Planning, South

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. 11;
- (2) amend the Zoning By-law for the former City of Toronto as described in the body of the report;
- (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 introducing the necessary Bills to Council for enactment, require the owner to enter into a Section 37 agreement with the City;
- (5) prior to introducing the necessary Bills to Council for enactment, require the owner to submit a letter to the City Solicitor confirming their withdrawal of its appeal to the new Official Plan pertaining to these lands;

- (6) require the owner to:
- (a) provide space within the development for the construction of any transformer vaults, hydro, gas, bell and sewer and communications maintenance holes and pedestals required in connection with the development of each phase;
 - (b) submit to the Commissioner of Works and Emergency Services for review and acceptance;
 - (i) a functional road plan/detailed cross section drawings of the new proposed street system;
 - (ii) a pavement marking and signage plan for all new public roads including any modifications required to the pavement markings and signage on existing public roads;
 - (iii) an overall infrastructure phasing plan to describe the roads and municipal services and utilities including the relocation of the watermain within the easement that will be required to accommodate each phase of development, and to indicate, among other things, the demolition/construction sequencing/construction access and staging areas;
 - (iv) an overall municipal servicing report to: determine the storm runoff, sewage flow and water demand resulting from the redevelopment of the entire development site; describe how the entire site is to be serviced including the relocation of the existing watermain within an easement; and whether the existing municipal infrastructure is adequate or upgrades to it are required to service this development;
 - (v) an overall stormwater management report to describe how stormwater run-off generated by the redevelopment of the entire site is to be managed and how the objectives of the City's Wet Weather Flow Management Master Plan are to be satisfied;
 - (vi) an overall municipal lighting assessment for the proposed internal street network and for Dupont Street, Dufferin Street and Royce Street, along the boundaries of the site;
 - (c) submit to the Commissioner of Works and Emergency Services, for review and acceptance, at least three weeks prior to the introduction of Bills in Council:

- (i) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System delineating thereon by separate PARTS the lands under application, lands to be conveyed as indicated in Recommendation No. 6(e)(ii) and any appurtenant rights-of-way and the remainder of the site;
 - (ii) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings and townhouse unit blocks to enable the preparation of building envelope plans;
- (d) pay for all costs associated with:
- (i) streetlighting for the development of the site including any required upgrades to the existing lighting on Dupont Street, Dufferin Street and Royce Street, along the boundaries of the site;
 - (ii) energizing the lighting of the proposed City streets and walkways, until assumption of the streets or walkways by the City;
 - (iii) new municipal infrastructure and/or upgrades to existing municipal infrastructure required to service this development including the relocation of the existing watermain within the easement and construction of the public roads noted in Recommendation No. 6(b)(iv);
 - (iv) the installation of regulatory signage and pavement markings, prior to the issuance of any building permit, that are required in connection with the development including any modifications required to the pavement markings and signage on existing public roads, shown in the accepted plan referred to in Recommendation No. 6(b)(ii);
 - (v) construction of the proposed streets and associated infrastructure identified in the infrastructure phasing plan in Recommendation No. 6(b)(iii);
- (e) enter into an agreement with the City, prior to the issuance of a below-grade building permit for the site, to the satisfaction of the Commissioner of Works and Emergency Services in consultation with the City Solicitor, to secure, among other matters, the design, relocation of the existing watermain within the easement, construction and conveyance of the public roads and associated municipal services and facilities, the Owner's financial obligations and responsibilities for this development respecting:

- (i) the design and construction of the proposed streets and associated municipal services and utilities in accordance with the approved engineering drawings and City standards and specifications, and at no cost to the City;
- (ii) conveyance to the City on a phased basis, for a nominal fee, prior to the issuance of building permits for each of the phases, the lands required by the City for the construction of the proposed new public rights-of-way, as identified Drawing No. A102 (date stamped October 9, 2003, by Urban Development Services), and in respect of Street "A", convey a strata conveyance of a minimum of 1.5 m from finished grade, or such lesser depth as may be acceptable to the Commissioner of Works and Emergency Services such lands to be free and clear of any encumbrances, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public highway purposes;
- (iii) retention of a qualified municipal consulting engineer to carry out and certify all necessary engineering design and inspection works required for the provision and construction of the new roads and associated municipal services and utilities;
- (iv) submission of all reports (e.g. stormwater, geotechnical, construction management plan, environmental site assessment, soil and groundwater, remediation, etc.), drawings, legal plans, calculations, and certifications deemed necessary by the Commissioner of Works and Emergency Services for review and acceptance;
- (v) relocation of the existing 400 mm diameter watermain presently located within an easement (Registered on title as Instrument No. 59672WH, dated January 11, 1951), while maintaining a looped system at all times, as approved by and to the satisfaction of the Commissioner of Works and Emergency Services, at no expense to the City, to facilitate the construction of the development and grant the appropriate easements for the relocated watermain;
- (vi) granting the necessary easements as determined by the Commissioner of Works and Emergency Services, for the portion(s) of any municipal services that are required to service a specific phase and extend onto proposed street(s) that are yet to be conveyed to the City;
- (vii) submission of functional road plans at the time of future site plan applications for a development phase or portion(s) thereof,

including pavement and lane widths, pavement marking and signage plans 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;

- (viii) submission for each phase or portion(s) thereof, of a street lighting system plan for the proposed streets, lanes, walkways and abutting public streets, and walkways, in accordance with the approved overall municipal lighting assessment, to be constructed in conjunction with the development;
- (ix) submission to the Commissioner of Works and Emergency Services, updated Traffic Impact Studies in conjunction with future site plan applications for each respective block or portion(s) thereof, for review and acceptance, and agree to pay for all costs associated with the implementation of any mitigating measures or road improvements required by the Commissioner of Works and Emergency Services based on the review of the studies;
- (x) payment for all costs associated with the installation and maintenance of the traffic control signals at the future intersection of Dupont Street and Street "B" as determined by the Commissioner of Works and Emergency Services prior to the issuance of the 1st building permit for either phase 1 or phase 2;
- (xi) receipt of and/or submission of all permits, letters of credit, proof of insurance, fees, applicable Certificate of Approvals from the Ministry of the Environment, engineering drawings, easement documents, and any other documentation deemed necessary by the Commissioner of Works and Emergency Services for acceptance prior to commencing construction of the new roads and its associated municipal services;
- (xii) the repairs to any damages to any existing City infrastructure caused during the construction of the roads and the associated municipal services including but not limited to the driveways, water, sewer and lighting systems, until assumption by the City of such services, to the satisfaction of the Commissioner of Works and Emergency Services;
- (xiii) submission of all progress reports at the request of the Commissioner of Works and Emergency Services;

- (xiv) the access by the Commissioner of Works and Emergency Services or his designate to the site to inspect the construction of the new roads and the associated municipal services and utilities;
- (xv) the repairs to the roads and the municipal services that have been deemed by the Commissioner of Works and Emergency Services as not having been constructed properly;
- (xvi) installation of all new utilities within the proposed new streets underground, and that any existing and above-ground utilities will be phased out as development proceeds, unless otherwise approved by the Commissioner of Works and Emergency Services;
- (xvii) submission of 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 for the block or portion(s) thereof, prior to any building permits issued by the City, if applicable based on findings of a geotechnical report;
- (xviii) submission of Completion Certificates in a format and with wording satisfactory to the Commissioner of Works and Emergency Services;
- (xix) compliance with standard City conditions relating to the acceptance of the works, guarantee of works and assumption of works as they relate to the construction of the roads and associated municipal services and utilities;
- (xx) provision for winter maintenance for the roads, until its acceptance and/or assumption by the City, to the satisfaction of the Commissioner of Works and Emergency Services;
- (xxi) installation of all temporary street signs as determined by the Commissioner of Works and Emergency Services;
- (xxii) compliance with standard City conditions relating to the Construction Lien Act as it relates to the construction of the new roads and associated municipal services;
- (xxiii) the design and construction of the roof of the underground garage structure to be in accordance with the Ontario Highways and Bridge Design standards;

- (f) in connection with the stratified conveyance noted in Recommendation No. 6(e)(ii), 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 underneath the public highway;
 - (ii) maintain the structure in good and proper repair and 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 structure resulting from the maintenance and reconstruction of the street pavement, unless such loss or damage is caused by negligence of the City;
 - (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;
- (g) provide and maintain parking spaces on the site to serve the residential component of the development, in accordance with the following minimum ratios:
- | <u>Unit Type</u> | <u>Parking Ratio</u> |
|------------------|----------------------|
| 1 bedroom Units | 0.7 space/unit |
| 2 bedroom Units | 1.0 space/unit |
| Live/Work Units | 1.0 space/unit |
| Visitor parking | 0.12 spaces/unit |
- (h) provide and maintain 3-Type G loading spaces (1 loading space for each of the Phases) on the site;
 - (i) provide a continuous drop curb across the private road (east/west leg of Street A) /Street "A" intersection;
 - (j) submit, prior to the issuance of the 1st below-grade building permit regardless of the construction phasing sequence, 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;
 - (k) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of the 1st building permit for

the development regardless of the construction phasing sequence, a certified cheque payable to the Treasurer, City of Toronto, in the amount of \$3,000.00 as a deposit towards the cost of peer review;

- (l) submit, prior to the issuance of the 1st above-grade building permit for each phase of the development, 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 respective phase of the site including the lands to be conveyed for public highway purposes is suitable for its intended use;
 - (ii) the condition of the respective phase is adequately protected from re-contamination from adjacent phases which are yet to be cleaned up;
 - (iii) 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;
- (m) enter into an agreement with the City, prior to the issuance of the 1st above-grade building permit for the development regardless of the construction phasing sequence, 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;
- (n) submit, prior to occupancy of the 1st building in each of the phases of the development, 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 the 1st above-grade building permit;
- (o) apply to the Commissioner of Works and Emergency Services, prior to filing a formal application for the 1st building permit regardless of the construction phasing sequence, for revised municipal numbering which must include a site plan showing entrances to the proposed buildings and townhouse unit blocks;
- (p) submit to the Commissioner of Works and Emergency Services, a name for the proposed roads in accordance with the City of Toronto Street Naming Policy so that it can be circulated for comments and forwarded to the appropriate Community Council for consideration;

- (q) submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to approval of the requested amendments to the Zoning By-law, revised drawings/documentation in respect to Recommendation Nos. 6(c)(i), 6(c)(ii), 6(e)(ii), 6(h) and 6(i);
- (7) advise the owner:
- (a) that this development is subject to an easement agreement for the watermain within private property, registered on title as Instrument No. 59672WH, dated January 11, 1951;
 - (b) that a detailed review of the vehicular access arrangements will be conducted for each development phase in conjunction with the future site plan applications, and additional analysis or conditions may be required accordingly at that time;
 - (c) 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 of fire fighting, as discussed in the body of this memorandum;
 - (d) that the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and acceptance by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on the site may contaminate the storm runoff;
 - (e) 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 rights-of-way;
 - (f) that although the transferring/collection of refuse to and from the storage rooms in any of the phases can be done using a small tractor, at no time are container bins to be transported over portions of the public rights-of-way;
 - (g) of the City's requirement for payment of a service charge associated with the provisions of City containerized garbage collection;
 - (h) that in the event the on-site staff member is not available at collection time, the vehicle will leave the site and not return until the next scheduled collection day;

- (i) of the need to contact the 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 for this project; and
- (8) the owner shall provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation.

5. Final Report - Application to Amend the Official Plan and Zoning By-law - 630 and 650 Mount Pleasant Road (Ward 22 - St. Paul's)

(Public Meeting Under the *Planning Act*)

Report (May 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. 10;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) authorize the City Solicitor to prepare a Section 37 Agreement to secure the off-site improvements identified in this report prior to introducing the necessary Bills to City Council;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement in a manner satisfactory to the City Solicitor;

- (6) require that the owner, in accordance with the terms of the Section 37 Agreement, pay \$200,000.00 to the City of Toronto in a form satisfactory to the Chief Financial Officer and Treasurer;
- (7) require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act* before introducing the necessary Bills to City Council for enactment;
- (8) submit to the Commissioner of Works and Emergency Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a bill in Council;
- (9) submit to the Commissioner of Works and Emergency Services a strata Reference Plan of Survey, in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to form part of the condominium corporation, the lands to be under the jurisdiction of the Toronto Parking Authority and any appurtenant rights-of-way and easements. Such plan should be submitted at least 3 weeks prior to the introduction of a bill in Council;
- (10) submit, prior to the introduction of a bill in Council, documentation to the satisfaction of the Commissioner of Works and Emergency Services that the reciprocal right-of-way between Premises No. 168 Manor Road East and the subject site has been extinguished;
- (11) submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the introduction of bills in Council for the rezoning application, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (12) submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the introduction of bills in Council for the rezoning application, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required; and
- (13) the owner shall provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation.

6. Final Report - Application to Amend the Official Plan and Zoning By-law – 36 Whitewood Road (Bethel Baptist Church) (Ward 22 - St. Paul's)

(Public Meeting Under the *Planning Act*)

Report (May 21, 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. 8;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) require the applicant, before introducing the necessary Bills to City Council for enactment, to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
- (5) submit to the Commissioner of Works and Emergency Services, for review and acceptance, approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a bill in Council;
- (6) submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the introduction of bills in Council for the rezoning application, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate; and

- (7) submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the introduction of bills in Council for the rezoning application, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required.

6(a). Communication (March 1, 2004) from Edna Beange, Stay at Home in Leaside

7. Final Report - Garrison Common North Community Improvement Plan (Trinity-Spadina, Ward 19)

(Public Meeting Under the *Planning Act*)

Report (May 17, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) adopt the Community Improvement Plan for Garrison Common North substantially as set out in Attachment 1 of this report;
- (2) direct the City Solicitor to introduce the necessary Bills in Council to give effect to the foregoing recommendation; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft by-law attached to this report as may be required.

8. Final Report - Application to Amend the Official Plan, Draft Plan of Condominium and Alterations to a Designated Property and Authority to Enter into a Heritage Easement Agreement - 1 Benvenuto Place (Ward 22 - St. Paul's)

(Public Meeting Under the *Planning Act*)

Report (May 18, 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. 4

- (2) amend the new City of Toronto Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments as may be required;
- (4) authorize Draft Approval of the Plan of Condominium for 1 Benvenuto Place, stamp dated as received on 23 December, 2003 and that the Chief Planner is authorised to permit any red line revisions as deemed appropriate;
- (5) require the owner to fulfil the following conditions of Draft Approval of the Plan of Condominium, including the execution and satisfactory register any condominium agreement deemed necessary by the City Solicitor, prior to the City's consent for final registration and authorize the City Solicitor to prepare any necessary condominium agreement to secure the conditions, as the City Solicitor deems necessary:
 - A. The plan of condominium (declaration and description) shall be registered within 3 years from the date that Council approves this Draft Plan of Condominium, otherwise the approval shall lapse and be of no further force and effect.
 - B. Comprehensive Reserve Study:
 - (1) The declarant shall, at its own expense, carry out and complete a comprehensive reserve fund study, as defined in s. 27 of O. Reg. 48/01 made under the Condominium Act, 1998 as a "comprehensive study", prior to registration of the plan of condominium (declaration and description);
 - (2) The comprehensive study required in condition B(1) above shall be carried out in accordance with the requirements of the Condominium Act, 1998 and the regulations made thereunder, provided that the persons conducting the study shall in connection with the physical analysis, be a professional engineer registered as such and holding a certificate of authorization within the meaning of the Professional Engineers Act;
 - (3) In addition to the requirements under the regulations made under the Condominium Act, 1998:
 - (a) the financial analysis component of the comprehensive study shall include a simple, easily read table setting out, by unit type, the recommended average dollar amount of contributions to the reserve fund that will be required to be paid annually per unit to the reserve fund for each year

covered by the study (not less than 30 years) based on the reserve fund required to be established by the declarant in accordance with condition D below. The table shall be in the form of the Cash Flow Table forming part of Form 15 of O. Reg. 48/01, as amended from time to time, made under the Condominium Act, 1998;

- (b) the physical analysis component of the comprehensive study shall include in addition to the component inventory and assessment of each item within the component inventory, a detailed list of:
 - (i) the repairs and components to be replaced as a result of outstanding work orders issued by the City of Toronto;
 - (ii) the repairs and components to be replaced in order to bring the building into compliance with c. 629, Property Standards, of the City of Toronto Municipal Code; and
 - (iii) any other repairs and components to be replaced which in the opinion of the consultant(s) carrying out such study should be completed by the declarant prior to registration of the plan of condominium (declaration and description) against the lands; and
- (c) in addition to their signatures, the persons conducting the comprehensive study in respect of the property shall include the following statement in the study:

“Notwithstanding that our fee for this study will be paid by the Declarant, we have prepared this study for the Declarant and the Condominium Corporation which will be created upon registration of the plan of condominium (the “Condominium Corporation”) and we acknowledge that this study will be turned over to the Board of Directors of the Condominium Corporation and they can rely upon this study and the opinions and findings expressed herein, and consent and agree to such reliance.”

- C. The declarant shall, prior to registration of the plan of condominium (declaration and description), at its own expense:

- (1) complete each of the repairs and replace each of the components set out on the lists compiled pursuant to conditions B(3)(b)(i), (ii) and (iii) above as detailed in the comprehensive study; and
 - (2) provide to the City of Toronto's Commissioner of Urban Development Services ("the Commissioner") a certificate from the persons carrying out the study confirming all of the repairs and replacements set out on the lists compiled pursuant to conditions B(3)(b)(i), (ii) and (iii) have been satisfactorily completed.
- D. The declarant shall, prior to registration of the plan of condominium (declaration and description), at its own expense, establish a reserve fund for the benefit of the condominium corporation to be created in an amount not less than the greater of:
- (1) the amount, if any, recommended in the comprehensive study required in condition B above; and
 - (2) the amount required pursuant to the Condominium Act, 1998, if any.
- E. The declarant shall provide a copy of the comprehensive study required in condition B(1) above, including the matters required in condition B(3) above, to the Commissioner prior to the registration of the plan of condominium (declaration and description).
- F. The declarant shall, prior to the registration of the plan of condominium (declaration and description) provide its solicitors confirmation that the disclosure statement required to be delivered to every person who purchases a unit or a proposed unit pursuant to Section 72 of the Condominium Act, 1998, did in addition to the matters specified in such Act:
- (1) include a copy of the table required to be prepared in condition B(3) (a) above as updated and signed by the person who carried out the financial analysis component of the comprehensive study required in condition B(1) to:
 - (a) reflect the actual reserve fund established by the declarant pursuant to condition D above;
 - (b) describe the repairs/renovation work that must be completed by the declarant as a condition of registration; and

- (c) take into account all repairs and renovations completed by the declarant which are set out on the lists compiled pursuant to conditions B(3)(b)(i), (ii) and (iii) above as detailed in the comprehensive study; and
 - (2) that such updated table be included in the statement required in condition B(3)(c) above.
 - G. Upon presentation to the Commissioner of a certificate from a professional engineer registered as such and holding a certificate of authorization within the meaning of the Professional Engineers Act stating that Conditions A, D, E and F have been satisfied and provided Conditions A, E and I, have been satisfied, the plan may be registered.
 - H. The condominium declaration shall clearly identify and explain the nature of any short-term residential uses permitted in the condominium, to the satisfaction of the Commissioner of Urban Development Services.
 - I. The declarant shall provide a tax certificate, which confirms that all municipal taxes have been paid in full.
 - J. The declarant agrees not to pass on, in the form of rent increases to existing tenants, any costs associated with the extensive renovations or alterations of the building identified in this application.
 - K. Prior to the final approval of the Plan of Condominium, the Declarant be required to enter into and register on title a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the City to provide for the permanent protection of Benvenuto Place Apartments and in a form satisfactory to the City Solicitor in consultation with the manager of Heritage and Preservation Services.
 - L. That authority be granted for the introduction of any necessary Bills in Council to give effect to the Heritage Easement Agreement.
 - M. Prior to the issuance of any building permit, final plans for alterations to this building be to the satisfaction of the Manager of Heritage Preservation.
- 8(a).** Report (April 13, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) alterations to the property at 1 Benvenuto Place (Benvenuto Place Apartments) designated under Part IV of the Ontario Heritage Act be approved subject to:
 - (i) the Owner entering into and registering on title a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the City to provide for the permanent protection of Benvenuto Place Apartments prior to the introduction of Bills in Council;
 - (ii) the owner providing Heritage Preservation Services with two (2) copies of the required photographs for inclusion in the Heritage Easement Agreement; and
 - (iii) final plans for alterations to this property be to the satisfaction of the Manager of Heritage Preservation, prior to the issuance of any building permit, including any permit for excavation or demolition;
- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 1 Benvenuto Place, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services, and;
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

8(b). Communication (May 7, 2004) from the City Clerk, Toronto Preservation Board, forwarding the action of the Board of May 6, 2004, in recommending adoption of the report (April 13, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to amending Recommendation No. (1)(i) to read as follows:

“(1)(i) prior to the final approval of the Plan of Condominium, the Owner entering into and registering on title a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the City to provide for the permanent protection of Benvenuto Place Apartments prior to the introduction of Bills in Council;”.

9. Residential Demolition Application – 6 Howard Street (Toronto Centre-Rosedale, Ward 28)

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

Recommendation:

It is recommended that City Council refuse the application to demolish the subject residential apartment building at 6 Howard Street.

10. Residential Demolition Application – 9-17 Christie Street (Trinity-Spadina, Ward 20)

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

Recommendations:

It is recommended that:

City Council approve the application to demolish the subject residential buildings with the following conditions:

- a) that the demolition permit not be issued until a building permit has been issued;
- b) that all debris and rubble be removed from the site immediately after demolition
- c) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Deputy Chief Building Official;
- d) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code 632-5 and 629-10, Paragraph B;
- e) that any holes on the property be backfilled with clean fill;
- f) that a replacement building is erected on the site not later than two (2) years from the day demolition of the existing building is commenced;
- g) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand (\$20,000) dollars for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;
- h) that the applicant submit a Designated Substance Report, a Dust Control Plan and any other required information for the review and approval of the Commissioner of Urban Development Services in consultation with the Medical Officer of Health, prior to the issuance of the demolition permit; and

- i) that the applicant submit environmental reports with respect to soil and groundwater conditions; and comply with any standard conditions of the Commissioner of Works and Emergency Services in respect of the peer review process of the environmental submissions, in order to achieve compliance with applicable Ministry of the Environment Guideline objectives and regulations.

11. Refusal Report - Application to Amend the Official Plan & Zoning By-law – 103 - 105 West Lodge Avenue (Ward 14 - Parkdale-High Park)

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

Recommendations:

It is recommended that:

- (1) City Council refuse Official Plan and Zoning By-law Amendment No. 03 192778 SHY 14 OZ;
- (2) the City Solicitor, the Commissioner of Urban Developments Services and any other appropriate staff be authorized and directed to oppose any appeal of Council's refusal of the application to the Ontario Municipal Board;
- (3) if the applicant appeals Council's refusal of the application to the Ontario Municipal Board, the Commissioner of Urban Development Services be requested to hold an information meeting in the community to discuss the application and to notify owners and tenants with 120 metres of the site and the Ward Councillor; and
- (4) City Officials be authorized and directed to take the necessary actions to give effect thereto.

12. Refusal Report - Applications to Amend the Official Plan and Zoning By-law and for Site Plan Approval - 151-169 St. Clair Avenue West (Ward 22 - St. Paul's)

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

Recommendations:

It is recommended that City Council:

- (1) Refuse Official Plan and Zoning By-law Amendment Application and Site Plan Approval Application Nos. 03-184322 SMI 22 OZ and 03-184335 SA

- (2) 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 in respect of Application Nos. 03-184322 SMI 22 OZ and 03-184335 SA
- (3) Authorize and direct the appropriate City Officials to take the necessary actions to give effect thereto.

13. Directions Report - Prohibiting Entertainment Facilities west of Spadina Avenue in the King-Spadina Part II Plan Area (Ward 20 - Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) City Council request City Legal, Urban Development Services, and any other appropriate staff to oppose the Ontario Municipal Board appeal and referral made by Allied Properties; and
- (2) this report be received for information.

14. Nevada Restaurant – Boulevard Café – 1963 Queen Street East (Beaches-East York, Ward 32)

Report (May 20, 2004) from the Manager, Licensing, Municipal Licensing and Standards

Recommendation:

Toronto South Community Council may recommend that City Council maintain the existing hours of operation for the boulevard café on the Kenilworth Avenue flankage of 1963 Queen Street East at 10:00 p.m., 7 days a week, and that such approval be subject to the operator complying with the criteria set out in 313-36 of Municipal Code Chapter 313, Street and Sidewalks, of the former City of Toronto Municipal Code i.e. no amplified music.

15. Mediterranean 2Go – Boulevard Café – 197 Dundas Street West (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

The Toronto South Community Council may recommend that:

- (1) The application for a boulevard café license at 197 Dundas Street West be denied as an objection letter was received in response to the posted fourteen-day public notice; or
- (2) The application for a boulevard café license be granted for the proposed location.

16. Maintenance of a Wooden Fence, Stone Retaining Walls and Stone Steps - Hogarth Avenue Flank of 750 Logan Avenue (Toronto-Danforth, Ward 30)

Report (May 12, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) City Council approve the ongoing maintenance of a 2.26 m high wooden fence, stone retaining walls and stone steps within the public right of way on the Hogarth Avenue flank of 750 Logan Avenue, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the fence, stone retaining walls and stone steps at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the fence, stone retaining walls and stone steps upon receiving 90 days written notice to do so; and

- (d) accept such additional conditions as the City Solicitor or the Commissioner of Work and Emergency Services may deem necessary in the interest of the City; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

17. Maintenance of Fence – 181 Pinewood Avenue and on the Vaughan Road Flank (St. Paul’s, Ward 22)

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

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of the wooden fence within the City’s right of way fronting 181 Pinewood Avenue and on the Vaughan Road flank, after the recommended modifications are completed and subject to the property owners entering into an agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) modifying the fence to a height no greater than 1.22 m fronting the property and 2.0 m on the Vaughan Road flank;
 - (b) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (c) maintain the fence at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (d) remove the fence upon receiving 90 days written notice to do so; and
 - (e) accept such additional conditions as the City Solicitor or the Commissioner of Work and Emergency Services may deem necessary in the interest of the City; and

- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

18. Maintenance of a Retractable Awning over Licensed Boulevard Marketing – 2996 Danforth Avenue (Beaches-East York - Ward 31)

Report (April 26, 2004) from the Manager, Licensing, Municipal Licensing and Standards

Recommendation:

It is recommended that City Council approve the maintenance of a retractable awning encroaching over the public right of way at 2996 Danforth Avenue, subject to the owners of the building, Alexandra Petheriotis, 8 Ashall Boulevard, Toronto, Ontario M4B 3C1, and Konstantine Petheriotis, 2996A Danforth Avenue, Toronto, Ontario M4C 1M7, entering into an agreement with the City of Toronto, agreeing to:

- (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
- (b) maintain the retractable awning in good and proper repair and a condition satisfactory to the Commissioner of Urban Development Services;
- (c) remove the retractable awning upon receiving ninety (90) days notice from the City to do so; and
- (d) accept such additional conditions as the City Solicitor or the Commissioner of Urban Development Services may deem necessary in the interest of the Corporation.

19. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 53 Hillside Avenue West (St. Paul's, Ward 22)

Report (May 18, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

It is recommended that City Council deny the application for driveway widening at 53 Hillside Avenue West.

20. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Three Vehicles – 17 Lynwood Avenue (St. Paul’s, Ward 22)

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

Recommendation:

It is recommended that City Council deny the application for driveway widening for three vehicles at 17 Lynwood Avenue.

21. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit the Existing Paving to Remain in Connection with Driveway Widening – 391 Manor Road East (St. Paul’s, Ward 22)

Report (May 18, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendation:

It is recommended that City Council deny the request to maintain the existing paving in connection with driveway widening at 391 Manor Road East.

22. Removal of One Privately Owned Tree – 7 Glenayr Road (St. Paul’s, Ward 21)

Report (May 3, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) Toronto South Community Council deny the request for the removal of one privately owned tree at 7 Glenayr Road; or

- (2) Toronto South Community Council approve the request for the removal of one privately owned tree at 7 Glenayr Road, conditional on the owner agreeing to implement the planting plan on file with Urban Forestry Services.

23. Removal of One Privately Owned Tree – 120 Glenayr Road (St. Paul’s, Ward 21)

Report (April 29, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) Toronto South Community Council deny the request for a permit to remove one privately owned tree at 120 Glenayr Road; or
- (2) Toronto South Community Council approve the request for a permit to remove one privately owned tree at 120 Glenayr Road, conditional on the owner agreeing to implement the planting plan on file with Urban Forestry Services.

24. Removal of One Privately Owned Tree – 6 Dale Avenue (Toronto Centre-Rosedale, Ward 27)

Report (May 3, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) Toronto South Community Council deny the request for the removal of one privately owned tree at 6 Dale Avenue; or
- (2) Toronto South Community Council approve the request for the removal of one privately owned tree at 6 Dale Avenue.

25. Removal of One Privately Owned Tree – 49 Ridge Hill Drive (St. Paul’s, Ward 21)

Report (May 3, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) Toronto South Community Council deny the request for the removal of one privately owned tree at 49 Ridge Hill Drive; or
- (2) Toronto South Community Council approve the request for the removal of one privately owned tree at 49 Ridge Hill Drive, conditional on the owner agreeing to implement the planting plan on file with Urban Forestry Services.

26. Removal of 10 Privately Owned Trees – 1 Dundas Street West (Toronto Centre-Rosedale, Ward 27)

Report (May 3, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) The request for a permit for tree removal at 1 Dundas Street West be denied; or
- (2) The request for a permit for tree removal at 1 Dundas Street West be approved subject to:
 - a) the trees in question not being removed until permitted construction and/or demolition related activities commence which warrant the destruction of the trees; and
 - b) the applicant agreeing to plant replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.

27. Request for Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking - 43 Indian Trail (Parkdale-High Park, Ward 14)

Communication (April 27, 2004) from the City Clerk, Toronto West Community Council forwarding the Community Council action of April 7, 2004, in referring the report (January 30, 2004) from the Director, Transportation Services, West District, to the Toronto South Community Council for consideration. The report recommends that this application be refused.

28. Balmy Beach Heritage Conservation District Study (Beaches-East York, Ward 32)

Report (April 19, 2004) from the Commissioner, 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 Balmy Beach Heritage Conservation District Study Area; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

28(a). Communication (May 7, 2004) from City Clerk, Toronto Preservation Board, forwarding the action of the Board of May 6, 2004 in recommending the adoption of the report (April 19, 2004) from the Commissioner of Economic Development, Culture and Tourism.

29. Intention to designate under Part IV of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 385 Brunswick Avenue (Loretto Abbey School) (Trinity-Spadina, Ward 20)

Report (April 15, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) Council states its intention to designate the property at 385 Brunswick Avenue (Loretto Abbey School) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) the alterations to the heritage property at 385 Brunswick Avenue containing the Loretto Abbey School substantially as shown in the plans and drawings prepared by Architects Alliance, dated March 22, 2004 on file with the Manager, Heritage Preservation Services and generally described in the Heritage Impact Statement prepared by E.R.A. Architects Inc. dated March 2004 be approved subject to:
 - (a) the owner entering into and registering on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building, prior to Site Plan approval;
 - (b) the owner submitting a detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services, prior to the Site Plan approval;
 - (c) the owner providing exterior architectural details and building materials to the additions to the satisfaction of the Manager, Heritage Preservation Services, prior to the Site Plan approval;
 - (d) the owner providing Heritage Preservation Services with two (2) copies of the required photographs for inclusion in the Heritage Easement Agreement;
 - (e) the owner documenting the boiler house and the interior elements of the main building to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit, including permits for demolition, excavation and shoring;
 - (f) the owner providing a Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit, including permits for demolition, excavation and shoring;
 - (g) the owner providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, for the protection of the heritage building during construction and to

implement the Conservation Plan, prior to the issuance of any building permit, including permits for demolition, excavation or shoring;

- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 385 Brunswick Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services, and;
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

29(a). Communication (May 7, 2004) from City Clerk, Toronto Preservation Board, forwarding the action of the Board of May 6, 2004, in recommending:

- (1) the adoption of the report (April 15, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
- (2) that the Applicant be requested to make every attempt to look at continuing the cornice on the Court Yard side of the building.

30. Alterations to a Property Protected under a Heritage Easement Agreement – 303 Bay Street (The National Club) (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) alterations to the property at 303 Bay Street (The National Club) protected under a heritage easement agreement be approved subject to:
 - (i) submission of architectural drawings and photographic documentation of the existing condition.
 - (ii) final plans for alterations to this property are to the satisfaction of the Manager of Heritage Preservation, prior to the issuance of any building permit.
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 30(a).** Communication (May 7, 2004) from City Clerk, Toronto Preservation Board, forwarding the action of the Board of May 6, 2004 in recommending the adoption of the report (April 16, 2004) from the Commissioner of Economic Development, Culture and Tourism.

31. Alterations to a Designated Property – 130 Queen Street West (East Wing of Osgoode Hall) (Toronto Centre-Rosedale, Ward 27)

Report (April 15, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the alterations to the designated property at 130 Queen Street West containing the Osgoode Hall substantially as shown in the plans and drawings prepared by The Ventin Group Ltd., Architects, dated April 2004 on file with the Manager, Heritage Preservation Services be approved; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 31(a).** Communication (May 7, 2004) from the City Clerk, Toronto Preservation Board, forwarding the action of the Board of May 6, 2004 in recommending the adoption of the report (April 15, 2004) from the Commissioner of Economic Development, Culture and Tourism.

32. Intention to Designate under Part IV of the *Ontario Heritage Act* - 30 The Queensway (St. Joseph's Hospital East Wing) (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 30 The Queensway (St. Joseph's Hospital East Wing) under Part IV of the *Ontario Heritage Act*;

- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

32(a). Communication (May 7, 2004) from the City Clerk, Toronto Preservation Board, forwarding the action of the Board of May 6, 2004 in recommending the adoption of the report (April 13, 2004) from the Commissioner of Economic Development, Culture and Tourism.

33. Authority to Enter into a Heritage Easement Agreement – 176 Roxborough Street East (Toronto Centre-Rosedale, Ward 27)

Report (April 14, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) authority be granted by City Council for the execution of a Heritage Easement Agreement (HEA) for 176 Roxborough Street East under Section 37 of the *Ontario Heritage Act* with the owner of the subject property, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services.
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

33(a). Communication (May 7, 2004) from the City Clerk, Toronto Preservation Board, forwarding the action of the Board of May 6, 2004 in recommending the adoption of the report (April 14, 2004) from the Commissioner of Economic Development, Culture and Tourism.

34. Issuance of a Heritage Permit for a New Residence within the South Rosedale Heritage Conservation District - 50 Crescent Road (Toronto Centre-Rosedale, Ward 27)

Report (May 25, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the heritage permit, which includes plans by Ridgely Projects Inc. submitted to Heritage Preservation Services on May 6, 2004, for the construction of a replacement residence at 50 Crescent Road be approved;
- (2) the approved building permit plans be substantially in accordance with the approved heritage permit plans; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

35. Inclusion of 77 Elm Street (Uno Prii) on the City of Toronto Inventory of Heritage Properties (Toronto Centre-Rosedale, Ward 27)

(Deferred from January 11, 2004)

Report (September 4, 2003) from the Commissioner Economic Development, Culture and Tourism

Recommendation:

That City Council include on the City of Toronto Inventory of Heritage Properties, 77 Elm Street which was designed by the important Toronto architect, Uno Prii.

- 35(a).** Communication (September 25, 2003) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of September 25, 2003, in recommending the adoption of the report (September 4, 2003) from the Commissioner of Economic Development, Culture and Tourism, with amendments
- 35(b).** Communication (January 2, 2004) from Catherine E. Bray, Borden Ladner Gervais

36. Alterations to a Designated Property and Authority to Enter into a Heritage Easement Agreement - 438 Church Street (Maple Leaf Gardens) (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) City Council approve, under Part IV of the *Ontario Heritage Act*, the alterations to the property at 438 Church Street (Maple Leaf Gardens) substantially as shown on drawings SK-2, SK-4, A-402 dated February 2004, prepared by E.R.A. Architects Inc. (Attachments No. 3, 4, 5), subject to the following conditions:
 - (i) prior to the issuance of Site Plan Approval, the owner provide to the satisfaction of the Manager, Heritage Preservation Services:
 - (a) a storefront plan for the south, east, and north elevations;
 - (b) a revised south elevation, if necessary, that addresses any City concerns with the proposed enlargement of the opening for the proposed parking garage entrance and exit on Carlton Street;
 - (c) any revisions to the floor plans that may arise from further design work to determine whether a formal lobby space can be created at the main entrance fronting onto Carlton Street;
 - (ii) prior to the issuance of Site Plan Approval, the owner shall enter into and register on title a Heritage Easement Agreement for the property to the satisfaction of the City Solicitor and the Manager, Heritage Preservation Services.
 - (iii) prior to the issuance of a building permit, the owner provide to the satisfaction of the Manager, Heritage Preservation Services:
 - (a) a Conservation Plan containing a detailed description of restoration and conservation work relating to the heritage defining features of the property and an interpretative program detailing the history and architecture of Maple Leaf Gardens;
 - (b) a letter of credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the Conservation Plan;

- (c) an exterior lighting and signage plan for the south, east, and north elevations;
 - (2) Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 438 Church Street (Maple Leaf Gardens), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services; and
 - (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 36(a).** Communication (May 7, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of May 6, 2004, in recommending:
- (1) the adoption of the report (April 23, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
 - (2) that the lobby be so designed as to promote the history of the events and structure of Maple Leaf Gardens.

36(b). Communication (May 15, 2004) from Ken Demerling

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

(Deferred from May 4, 2004)

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*.

37(a). (April 30, 2004) from Neighbours of St. Albans Park

38. Preliminary Report – Application to amend the Official Plan and Rezoning Application – 13 Balmuto Street (Toronto Centre-Rosedale, Ward 27)

Report (May 17, 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.

39. Preliminary Report – Application to amend the Zoning By-Law – 6 and 16 Plymouth Avenue (Trinity-Spadina, Ward 19)

Report (May 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.
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

40. Preliminary Report – Application to amend the Zoning By-Law – Galati Homes Inc. (Garth Norbraten Architect Inc.) 5 Everett Crescent (Beaches-East York, Ward 31)

Report (May 17, 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.

41. Preliminary Report – Application to amend the Zoning By-Law – 901 - 903 Coxwell Avenue (Beaches-East York, Ward 31)

Report (May 17, 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.

42. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 444 Yonge Street (College Park) (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit four additional illuminated, encroaching banner signs and two additional, encroaching, illuminated fascia signs at 444 Yonge Street; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

43. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1000 Gerrard Street East (Toronto-Danforth, Ward 30)

Report (May 7, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit, for identification purposes, 37 signs at the newly renovated Gerrard Square Shopping Centre; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

44. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 10-24 St. Clair Avenue West (St. Paul's, Ward 22)

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

Recommendations:

It is recommended that:

- (1) the request for minor variances be approved to permit, for identification purposes, two illuminated fascia signs on the south elevation and one illuminated fascia signs on the east elevation of the building at 10-24 St. Clair Avenue West; and

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

45. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1920 (1944) Yonge Street (St. Paul’s, Ward 22)

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

Recommendations:

It is recommended that:

- (1) the request for a minor variance be approved to permit, for third party advertising purposes, a non-illuminated mural sign on the north elevation of the building at 1920 (1944) Yonge Street; 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.

46. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 2 Bloor Street West (Toronto Centre-Rosedale, Ward 27)

Report (May 12, 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, an illuminated fascia sign at 2 Bloor Street West; 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.

47. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1656 Queen Street East (Beaches East-York, Ward 32)

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

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to permit a fascia sign on the west elevation for identification purposes at 1656 Queen Street East; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Commissioner of Urban Development Services.

48. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 720 King Street West (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit the installation of two non-illuminated fascia signs at 720 King Street West for the purposes of identification; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

49. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 181 Bay Street (Toronto Centre-Rosedale, Ward 28)

Report (May 17, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to permit an illuminated fascia sign at 181 Bay Street, on the Wellington Street elevation of the building; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Commissioner of Urban Development Services.

50. Request for amendments to the conditions imposed by Council in regard to approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 280 Spadina Avenue (Trinity-Spadina, Ward 20)

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

Recommendations:

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

51. Installation and Maintenance of Signs for Ryerson University Properties – Various Locations in the Vicinity of 55 Gould Street (Toronto Centre-Rosedale, Ward 27)

Report (May 18, 2004) from the Manger, Right of Way Management, Transportation Services South District

Recommendations:

It is recommended that:

- (1) City Council approve the installation of a sign on Gould Street and the maintenance of ten directional signs on Victoria Street, Bond Street, Gerrard Street East and Gould Street, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;

- (b) pay for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services;
 - (c) remove the directional signs upon receiving 90 days written notice to do so; and
 - (d) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (2) In the event of sale or transfer of the properties abutting the encroachments, the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services; and
 - (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

52. Prince Arthur Avenue, from Avenue Road to Bedford Road – Removal of Pedestrian Crossover and Adjustment to Parking Regulations (Trinity-Spadina, Ward 20)

Report (May 6, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the “No Stopping Anytime” prohibition, on both sides of Prince Arthur Avenue, between Avenue Road and a point 72 metres west thereof, be rescinded;
- (2) the pedestrian crossover on Prince Arthur Avenue at a point 60 metres west of Avenue Road be removed; 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.

53. Parking Regulations on Jenet Avenue, between Lansdowne Avenue and Wade Avenue (Davenport, Ward 18)

Report (May 14, 2004) from the Director, Transportation Services, South District

Recommendations :

It is recommended that:

- (1) the existing “No Parking Anytime” regulation on the south side of Jenet Avenue be rescinded;
- (2) a “No Stopping Anytime” prohibition be introduced on the south side of Jenet Avenue, from Lansdowne Avenue and Wade Avenue; and
- (3) 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.

54. Premises No. 466 Dovercourt Road (Matador Club) – Taxi-cab stands (Davenport, Ward 18 and Trinity Spadina, Ward 19)

Report (May 14, 2004) from the Director, Transportation Services, South District

Recommendations :

It is recommended that:

- (1) taxi-cab stands operating between 1:30 a.m. and 6:30 a.m., Saturday and Sunday, be rescinded on the west side of Dovercourt Road for two taxi-cabs from a point 36 metres north of College Street to a point 11 metres further north and on the east side of Dovercourt Road for one taxi-cab from a point 38.5 metres north of College Street to a point 5.5 metres further north; 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.

55. Victoria Street, west side, south of Dundas Square – Prohibition of Standing at All Times and Delineation of a “Motorcoach Loading Area” (Toronto Centre - Rosedale, Ward 27)

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

Recommendations :

It is recommended that:

- (1) the regulation authorizing the operation of Parking Machines for a maximum period of two hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday and for a maximum period of three hours, from 6:00 p.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$2.00 for one hour, on the west side of Victoria Street, from a point 32.8 metres north of Shuter Street to Dundas Square, be rescinded;
- (2) standing be prohibited at all times on the west side of Victoria Street, from a point 48 metres south of Dundas Square to a point 45 metres further south thereof;
- (3) parking be allowed for a maximum period of two hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday on:
 - (a) the west side of Victoria Street, from a point 32.8 metres north of Shuter Street to a point 93 metres south of Dundas Square;
 - (b) the west side of Victoria Street, from a point 48 metres south of Dundas Square to a point 17 metres south of Dundas Square;
- (4) the operation of Parking Machines for a maximum period of two hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday and for a maximum period of three hours, from 6:00 p.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$2.00 for one hour, be authorized on:
 - (a) the west side of Victoria Street, from a point 32.8 metres north of Shuter Street to a point 93 metres south of Dundas Square;
 - (b) the west side of Victoria Street, from a point 48 metres south of Dundas Square to a point 17 metres south of Dundas Square; and
- (5) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

56. The Queensway – Prohibition of eastbound and westbound U-turns at two signalized intersections (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) westbound U-turns at the intersection of The Queensway and Glendale Avenue be prohibited at all times;
- (2) eastbound U-turns at the intersection of The Queensway and Roncesvalles Avenue/King Street West/Queen Street West be prohibited at all times; 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 may be required.

57. Premises No. 33 Bay Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre - Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 37-storey condominium at a site on the west side of Yonge Street, the curb lane on the west side of Yonge Street between a point 21.0 metres south of Lake Shore Boulevard and a point 45.0 metres further south be closed to traffic for a period of 24 months effective June 24, 2004; 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.

58. Villiers Street, south side, between Don Roadway and Saulter Street South – rescind the “No Stopping” regulation to allow parking (Toronto-Danforth, Ward 30)

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

Recommendations:

It is recommended that:

- (1) the “No Stopping Any Time” regulation on the south side of Villiers Street between Don Roadway and Saulter Street South be rescinded;
- (2) the “No Parking Any Time” regulation on the south side of Villiers Street between Don Roadway and Saulter Street South be rescinded; 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 may be required.

59. Davenport Road, north side from a point 48 metres west of Bathurst Street to a point 135.3 metres west of Bathurst Street – Request for a Bus Loading Zone (St. Paul's, Ward 21)

Report (May 14, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) parking be permitted for a maximum period of one hour from 10:00 a.m. to 1:00 p.m., Tuesdays, for buses only, on the north side of Davenport Road, from a point 48 metres west of Bathurst Street to a point 135.3 metres west of Bathurst Street; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

60. Introduction of Permit Parking on both sides of Ossington Avenue, between Dundas Street West and Queen Street West (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that:

- (1) permit parking be introduced on both sides of Ossington Avenue, between Dundas Street West and Queen Street West, on an area basis, within permit area 3K, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week;
- (2) Part A of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be introduced to incorporate both sides of Ossington Avenue, between Dundas Street West and Queen Street West; and

- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary Bills.

61. Woodville Avenue – Install a student pick-up/drop-off area in the vicinity of William Burgess Elementary School (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) the “No Stopping Anytime” regulation on the south side of Woodville Avenue from Pape Avenue to a point 228 metres east thereof, be rescinded;
- (2) a “No Stopping Anytime” regulation be established on the south side of Woodville Avenue from Pape Avenue to a point 177 metres east thereof;
- (3) a “No Parking, from 9:00 a.m. to 11:30 a.m., 1:00 p.m. to 3:30 p.m., and 4:30 p.m. to 8:30 a.m., Monday to Friday” regulation be established on the south side of Woodville Avenue from a point 16 metres east of Rivercourt Boulevard to a point 51 metres further east;
- (4) a “No Parking Anytime, Saturdays and Sundays” regulation be established on the south side of Woodville Avenue from a point 16 metres east of Rivercourt Boulevard to a point 51 metres further east;
- (5) a “10-minute parking, 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 south side of Woodville Avenue, from a point 16 metres east of Rivercourt Boulevard to a point 51 metres further east;
- (6) a “No Stopping, 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 north side of Woodville Avenue from a point 16 metres east of Rivercourt Boulevard to a point 51 metres further east; 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 may be required.

62. Queen Street East, south side, east of Greenwood Avenue – Amendment to Parking Regulations (Beaches-East York, Ward 32)

Report (May 21, 2004) from the Director, Transportation Services, South District.

Recommendations:

It is recommended that:

- (1) stopping be prohibited on the south side of Queen Street East, from a point of Greenwood Avenue to a point 12 metres further east thereof; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

63. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Parkdale-High Park, Ward 14, St. Paul's, Ward 22, Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)

Report (May 21, 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.

64. Macdonell Avenue, west side, from Wright Avenue to Wabash Avenue and Wabash Avenue, both sides, from Sorauren Avenue to Macdonell Avenue – Amendments to Parking Regulations (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) the “No Parking 8:00 a.m. to 6:00 p.m., Monday to Saturday” parking regulation on the west side of Macdonell Avenue, from Wabash Avenue to Wright Avenue, be rescinded;
- (2) the “No Parking Anytime” parking regulation on both sides of Wabash Avenue from Macdonell Avenue to a point 43 metres further west, be rescinded;
- (3) parking be permitted on the west side of Macdonell Avenue, from Wabush Avenue to Wright Avenue, for a maximum period of one hour, from 8:00 a.m. to 6:00 p.m. daily;
- (4) parking be prohibited at anytime on the south side of Wabash Avenue from Macdonell Avenue to a point 15 metres further west;
- (5) parking be prohibited at anytime on the north side of Wabash Avenue from Sorauren Avenue to a point 25 metres further east;
- (6) the parking regulation on the north side of Wabash Avenue, from a point 43 metres west of Macdonell Avenue to a point 132.2 metres west of Macdonell Avenue and from a point 137.2 metres west of Macdonell Avenue to Sorauren Avenue, allowing parking by permit only from 12:01 a.m. to 7:00 a.m., daily, be changed to be in effect commencing from Macdonell Avenue to a point 25 metres east of Sorauren Avenue;
- (7) the parking regulation on the south side of Wabash Avenue, from a point 137.2 metres west of Macdonell Avenue to Sorauren Avenue, allowing parking by permit only from 12:01 a.m. to 7:00 a.m., daily, be changed to be in effect commencing from a point 15 metres west of Macdonell Avenue to Sorauren 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.

65. Berryman Street – Installation of Short-term Parking and Delineation of a “Daycare Pick-up/Drop-off Area” in the vicinity of Jesse Ketchum School/Daycare (Toronto Centre-Rosedale, Ward 27)

Report (May 21, 2004) from the Director, Transportation Services, South District.

Recommendations:

It is recommended that:

- (1) the “No Parking 8:00 a.m. to 6:00 p.m.” regulation on the north side of Berryman Street from Davenport Road to a point 45.7 metres west thereof, be rescinded;
- (2) parking be restricted to a maximum period of 15 minutes, from 7:30 a.m. to 10:00 a.m. and from 3:30 p.m. to 6:00 p.m., Monday to Friday, Except Public Holidays, on the north side of Berryman Street, from Davenport Road to a point 45.7 metres further west;
- (3) a “No Parking, 10:00 a.m. to 3:30 p.m., Monday to Friday, Except Public Holidays” regulation be established on the north side of Berryman Street, from Davenport Road to a point 45.7 metres further west; and
- (4) 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.

66. Gerrard Street East, south side, between Broadview Avenue and Boulton Avenue - Provision of a “Commercial Loading Zone” in the vicinity of the entrance/exit at Premises No. 639 Gerrard Street East (Toronto-Danforth, Ward 30)

Report (May 11, 2004) from the Director, Transportation Services, South District.

Recommendations:

It is recommended that:

- (1) the installation of a “Commercial Loading Zone” be approved, on the south side of Gerrard Street East, from a point 166 metres east of Broadview Avenue to a point 11 metres further east; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

67. Pauline Avenue – Request for Speed Humps between Bloor Street West and Wallace Avenue (Davenport, Ward 18)

(May 18, 2004) from Councillor Giambrone requesting that the report (June 19, 2003) from the Director, Transportation Services, District 1, to the Humber York Community Council be reopened for the Toronto South Community Council.

Recommendation:

It is recommended that this report be received for information.

68. Naming of the New Community Centre at the corner of Sherbourne and Wellesley Streets to the Wellesley Community Centre (Toronto Centre-Rosedale, Ward 28)

Report (May 19, 2004) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations :

It is recommended that:

- (1) the new Community Centre located at the corner of Sherbourne and Wellesley Streets be named the Wellesley Community Centre; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

69. Status Report - 317 Dundas Street West Art Gallery of Ontario (AGO) (Trinity-Spadina, Ward 20)

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

Recommendations :

It is recommended that this report be received for information.

70. Use of Nathan Phillips Square: Camp Trillium's "Tour for Kids", August 12, 2004

Report (May 4, 2004) from the Commissioner of Corporate Services

Recommendations :

It is recommended that:

- (1) exemption be given to the event organizers of the "Tour for Kids" to solicit donations in support of Camp Trillium, a non-profit organization;

- (2) exemption be given to the event organizers of the “Tour for Kids” to ride bicycles on Nathan Phillips Square; and
- (3) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

71. Use of Nathan Phillips Square: Canadian Breast Cancer Foundation's “CIBC Run for the Cure”, October 3, 2004

Report (May 4, 2004) from the Commissioner of Corporate Services

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers of the “CIBC Run for the Cure” to solicit donations in support of the Canadian Breast Cancer Foundation, a non-profit organization; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

72. Use of Nathan Phillips Square: Procter and Gamble's “Leaps and Bounds for the United Way”, September 12, 2004

Report (May 4, 2004) from the Commissioner of Corporate Services

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers of the Procter and Gamble’s “Leaps and Bounds for the United Way” to solicit donations in support of the United Way of Greater Toronto, a non-profit organization; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

73. Use of Nathan Phillips Square: “Toronto Festival Costumes Monde”, August 8, 2004

Report (May 4, 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.

74. 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)

(Deferred from May 4, 2004)

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.

75. Implementation of Overnight On-Street Permit Parking - Crewe Avenue, between Westlake Avenue and Chisholm Avenue (Beaches-East York, Ward 31)

Clause No. 33, of Report No. 4 of the Toronto East York Community Council at its meeting on April 14, 15 and 16, 2003, headed “Implementation of Overnight On-Street Permit Parking -Crewe Avenue, between Westlake Avenue and Chisholm Avenue (Beaches-East York, Ward 31)”, which was referred back to the Toronto South Community Council.

76. Request to Prohibit Front Yard Parking Applications and Appeals, and to Grandparent all Existing Licensed Locations Within Ward 18 (Davenport - Ward 18)

Report (May 25, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) front yard parking be prohibited with no right of appeal within Ward 18;
- (2) all currently licensed locations within Ward 18 be grandparented; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of all necessary Bills.

77 Requests for Endorsement of Events for Liquor Licensing Purposes

- 77(a)** (May 14, 2004) from Shane Carmichael, respecting the Craft Beer Show at the St. Lawrence in Market Lane Park and the North Market Building of the St. Lawrence Market Complex from Friday, June 11 to June 13, 2004 from 11:30 a.m - 8:00 p.m.;
- 77(b)** (May 5, 2004) from Dr. Duam Bangala, respecting the Toronto World Costumes Festival at Nathan Philips Square which will be held on August 8, 2004;
- 77(c)** (May 12, 2004) from Kathryn Reed-Garrett, respecting the Toronto Bluesfest, which will be held at the Queen Elizabeth Theatre on July 16-18 and July 22-25, 2004 from 12:30 p.m. - 12:00 a.m.
- 77(d)** (May 14, 2004) from David Bednar, respecting the designation of the Canadian National Exhibition as an event of Municipal Significance from August 20 – September 6, 2004;
- 77(e)** (May 14, 2004) from Ronald Fiorelli, respecting the German Wines – Vintage Tasting Event which will be held at Roy Thompson Hall on September 22, 2004 at 10:00 a.m.;
- 77(f)** (May 17, 2004) from Charlotte R. Mudge, respecting the Strawberry Social which will be held on June 20, 2004 from 12:00 p.m. – 3:00 p.m.;
- 77(g)** (May 14, 2004) from Wendy Boylan respecting a Summer Barbeque which will be held on June 13, 2004 from 12:00 p.m. – 2:30 p.m.;
- 77(h)** (May 14, 2004) from Tim Martin respecting AIDS Walk Toronto which will be held on Church Street between Wellesley and Montielth on September 19, 2004 from 12:00 p.m. – 8:00 p.m.;
- 77(i)** (May 12, 2004) from Mark Smith respecting the Annual EMI Music Publishing Reception which will be held at 119 Spadina Avenue on June 10, 2004 from 4:00 p.m. – 9:00 p.m.;
- 77(j)** (April 5, 2004) from Francine Socket respecting the MuchMusic Video Awards which will be held at 299 Queen Street West and 260 Richmond Street West on June 20, 2004;
- 77(k)** (April 5, 2004) from Heidi M. Spannbauer respecting the 15th Annual Toronto Volvo Cup Easter Seals Regatta which will be held at the Royal Canadian Yacht Club on July 18, 2004 from 2:00 p.m. – 8:00 p.m.;
- 77(l)** (May 25, 2004) from Maria Radford respecting a Graduation Ceremony which will be held at the Bishop Strachan School on June 11, 2004 from 2:00 p.m. – 7:00 p.m.;

- 77(m).** (May 25, 2004) from Councillor Joe Pantalone respecting “Varekai” which will be held at Ontario Place on September 26, 2004, to be declared a event of Municipal Significance;
- 77(n).** (May 12, 2004) from Antoinette S Marwitz, Consulate General of the United States of America respecting an event at the Canadian Forces College on July 4, 2004 to celebrate the United States’ 228th Independence Day, between the hours of 5:00 p.m. and 7:00 p.m..