
**TORONTO AND EAST YORK COMMUNITY COUNCIL
AGENDA
MEETING 7**

Date of Meeting: July 6, 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 and East York 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- 11

11:00 a.m.: Items 12 - 24

2:00 p.m.: Items 25 - 36

3:00 p.m.: Items 37 - 40

Communications/Reports:

- 1. Final Report - Application to Amend the Official Plan Zoning By-law – 15 Wilson Park Road (Parkdale-High Park, Ward 14)**

(Public Meeting under the *Planning Act*)

Report (June 18, 2004) from Acting Director, Parkdale Pilot Project.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.

- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
- (4) that the owner of the property be required to:
 - (a) provide supervision of the premises on a regular basis;
 - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
 - (c) maintain records documenting any complaints or concerns received from the area residents.

2. Final Report -- Application to Amend the Official Plan and Zoning By-law - 16 Temple Avenue (Parkdale-High Park, Ward 14)

(Public Meeting under the *Planning Act*)

Report (June 18, 2004) from Acting Director, Parkdale Pilot Project.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
- (4) that the owner of the property be required to:

- (a) provide supervision of the premises on a regular basis;
- (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
- (c) maintain records documenting any complaints or concerns received from the area residents.

3. Final Report - Application to Amend the Official Plan and Zoning By-law – 5 Elm Grove (Parkdale-High Park, Ward 14)

(Public Meeting under the *Planning Act*)

Report (June 18, 2004) from Acting Director, Parkdale Pilot Project.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for the reconstruction of the fire damage portion of the building and for certain other repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment;
- (4) that the owner of the property be required to:
 - (a) provide supervision of the premises on a regular basis;
 - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
 - (c) maintain records documenting any complaints or concerns received from the area residents.

4. Final Report - Application to Amend the Official Plan Zoning By-law – 189 Dunn Avenue (Parkdale-High Park, Ward 14)

(Public Meeting under the *Planning Act*)

Report (June 18, 2004) from Acting Director, Parkdale Pilot Project.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment;
- (4) that the owner of the property be required to:
 - (a) provide supervision of the premises on a regular basis;
 - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
 - (c) maintain records documenting any complaints or concerns received from the area residents.

5. Final Report - Application to Amend the Official Plan and Zoning By-law – 26 Lansdowne Avenue (Parkdale-High Park, Ward 14)

(Public Meeting under the *Planning Act*)

Final Report (June 20, 2003) from Acting Director, Parkdale Pilot Project

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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. Report (June 18, 2004) from Acting Director, Parkdale Pilot Project.

5(a). Supplementary Report (June 18, 2004) from the Acting Director, Parkdale Pilot Project

Recommendation:

It is recommended this report be received for information and that the Final Report of June 20, 2003 from the Acting Director, Parkdale Pilot project be adopted.

6. Final Report – Interim Control By-law Study - Official Plan Amendment and Rezoning Application – 1 to 29 Musgrave Street, 600 Victoria Park Avenue, 2234 to 2276 Gerrard Street East, 2284 to 2316 Gerrard Street East and 2236 to 2366 Gerrard Street East (Beaches East York, Ward 32)

(Public Meeting under the *Planning Act*)

Report (June 17, 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. 7;

- (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. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;

7. Final Report – Application to Amend the Official Plan and Zoning By-law – 7 McGee Street (Toronto-Danforth, Ward 30)

(Public Meeting under the *Planning Act*)

Report (June 10, 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 the new Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;
- (3) amend the Zoning By-law for the City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (5) require the owner to:
 - (a) submit to the Commissioner of Works and Emergency Services for review and acceptance prior to the introduction of Bills in Council:
 - (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed houses to enable the preparation of building envelope plans;
 - (ii) a municipal lighting assessment for the site and for the existing lighting on McGee Street;

- (iii) a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;
 - (iv) agreement to pay for any improvements to the municipal infrastructure in association with Recommendation 5 (a)(iii), should it be determined that upgrades are required to the existing infrastructure to support development;
- (b) submit, prior to the issuance of a below-grade building permit for the development, 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;
- (c) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of a below-grade building permit for the development, a certified check payable to the City, in the amount of \$3,000.00, as a deposit towards the cost of peer review;
- (d) submit, prior to the issuance of an above-grade building permit, a statement from a Professional Engineer for peer review and concurrence, that based on all the necessary supporting environmental documents:
 - (i) the site is suitable for its intended use;
 - (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives or regulations;
- (e) enter into an agreement with the City, prior to the issuance of an above-grade building permit, should it be determined that remediation of the adjacent right-of-way be required, in which the owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;
- (f) submit, prior to occupancy of the first townhouse unit, a Record of Site Condition to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted prior to the issuance of an above-grade building permit;

- (g) apply for revised municipal numbering to the Commissioner of Works and Emergency Services prior to filing a formal application for building permit;
- (h) insert the following warning clause in all development agreements, offers to purchase, agreements of Purchase and Sale or Lease:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CN will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way”; and

- (i) insert the following warning clause in all development agreements, offers to purchase, agreements of Purchase and Sale or Lease:

“Purchasers or tenants are advised that despite the inclusion of noise control features in this development area and within the building units, noise levels from increasing road traffic and other operations may continue to be a concern, occasionally interfering with some activities of the dwelling occupants as the noise level exceeds the Ministry of Environment’s criteria. This dwelling unit was fitted with forced air heating.”

8. Final Report – Application to Amend the Zoning By-law – 349 Carlaw Avenue (Toronto-Danforth, Ward 30)

(Public Meeting under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;

- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the applicant to:
 - (a) enter into a Site Plan Agreement under Section 41 of the Planning Act;
 - (b) submit a municipal lighting assessment for Carlaw Avenue and Dundas Street East; and
 - (c) submit a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;
- (4) request the applicant to submit a condominium application to the City.

9. Final Report – Application to Amend the Zoning By-law – 345 Carlaw Avenue (Toronto-Danforth, Ward 30)

(Public Meeting under the *Planning Act*)

Report (June 14, 2004) from Director, Community Planning, South District.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the applicant to:
 - (a) enter into a Site Plan Agreement under Section 41 of the Planning Act;
 - (b) submit a municipal lighting assessment for Carlaw Avenue and Dundas Street East; and

- (c) submit a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;
- (4) request the applicant to submit a condominium application to the City.

10. Final Report - Application to Amend the Zoning By-law – 595 Commissioners Street, 600 Unwin Avenue (Toronto-Danforth, Ward 30)

(Public Meeting under the *Planning Act*)

Report (June 18, 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. 3;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) require the owner to:
 - (a) satisfy, prior to the introduction of Bills in Council, all outstanding requirements of the Commissioner of Works and Emergency Services with respect to the April 2004 Traffic Impact Study, prepared by the BA Group Transportation Consultants in support of the proposed development, the details of which will be provided in a separate letter to the consultant;
 - (b) convey to the City, at nominal cost, prior to the issuance of the first building permit, a 4.76 metre wide strip of land abutting the south limit of Commissioners Street, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
 - (c) convey to the City, at nominal cost, prior to the site plan application for the property known municipally as 600 Unwin Avenue a 9.33 metre wide strip of land abutting the north limit of Unwin Avenue, such lands to be

free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes, unless the owner submits verification to the satisfaction of the Commissioner of Works and Emergency Services that Unwin Avenue, in this location, is a private road;

- (d) submit to the Commissioner of Works and Emergency Services, for review and approval to deposit in a Land Registry Office, a draft Reference Plan of Survey in metric units and integrated into the Ontario Co-ordinate System with co-ordinate values shown on the face of the plan, and delineating thereon by separate PARTS the lands to be conveyed to the City, the remainder of the site, and any appurtenant easements;
- (e) submit to the review and approval of the Commissioner of Works and Emergency Services prior to the introduction of Bills in Council an addendum to the April 2004 Traffic Impact Study, prepared by the BA Group Transportation Consultants that will identify the parking and loading demands generated by this project;
- (f) provide space within the development for the construction of any transformer vaults, 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;
- (g) 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;
- (h) pay for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that upgrades are required to the infrastructure to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
- (i) 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;

- (j) pay for any improvements to the municipal lighting required to support this development, according to the review accepted by the Commissioner of Works and Emergency Services;
- (k) submit, prior to the issuance of a below grade building permit, all environmental site assessment reports describing the current site conditions and any proposed remedial action plans, if required, for peer review and acceptance by the Commissioner of Works and Emergency Services;
- (l) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of a below grade building permit, a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as a deposit towards the cost of the peer review;
- (m) submit, prior to the issuance of an above-grade building permit, a Statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that, based on all necessary supporting environmental documents:
 - (i) the site, including any lands to be conveyed to the City, is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from past land uses on the site, that has migrated from the site to the adjacent rights-of-way, that would exceed applicable MOE Guideline objectives or regulations;
- (n) enter into an agreement with the City, prior to the issuance of an above grade building permit, should it be determined that remediation of the adjacent rights-of-way is required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City; and
- (o) submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the statement submitted prior to the issuance of an above-grade building permit.

11. Final Report - Application to Amend the Official Plan Zoning By-law – 21 Carlton Street (Toronto Centre-Rosedale, Ward 27)

(Public Meeting under the *Planning Act*)

Report (June 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. 10;
- (2) 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. 11;
- (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; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, such agreement(s) to be registered against the title to the lands for the development to secure the following facilities, services, and matters:
 - (a) a contribution in the amount of \$300,000 as directed by the Commissioners of Urban Development Services and Economic Development, Culture and Tourism for the 519 Church Street Community Centre;
 - (b) a contribution in the amount of \$250,000 as directed by the Commissioners of Urban Development Services, Economic Development, Culture and Tourism and Works and Emergency Services for capital improvements at Sheard Parkette, and the areas within the right-of-way in the vicinity;
 - (c) a contribution in the amount of \$250,000 as directed by the Commissioner of Urban Development Services for capital improvements at Dundas Square;
 - (d) a public art contribution in accordance with the City of Toronto's public art program for a value not less than one percent of the construction cost of all buildings and structures on the lands;
 - (e) the payment of costs associated with the installation of signs related to the left-turn prohibitions onto Carlton Street from the site;
 - (f) the payment of costs related to the improvements to the municipal lighting required to support this development, as directed by the Commissioner of Works and Emergency Services;

- (g) improvement of the Carlton and Granby Street rights-of-way abutting the site, including streetscaping and tree installation, as directed by the Commissioners of Urban Development Services, Works and Emergency Services and Economic Development, Culture and Tourism;
- (h) the provision of an irrigation system at the owners expense for all street trees in the public right-of-way with automatic timer at the owner's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation;
- (i) public access to the pedestrian walkway extending the width of the site between Carlton and Granby Streets, as directed by the Commissioner of Urban Development Services; and
- (j) the phasing of development of the lands and the timing of the contributions set out above in a manner satisfactory to the Commissioner of Urban Development Services.

11(a). Communication (June 21, 2004) from Melvyn E. Plewes

11(b). Communication (June 21, 2004) from Valerie Veinotte, PAL-Reading Services Inc.

12. Final Report – Application to Amend the Official Plan and Zoning By-law – 532–570 Bay Street, 101-111 and 127 – 141 Dundas Street West, 91–111 Elizabeth Street, 9 Foster Place (Toronto Centre-Rosedale, Ward 27)

(Public Meeting under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan No. 172 to the former City of Toronto Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3;
- (2) amend Site Specific Zoning By-law 848-2000 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;

- (3) amend the new Official Plan adopted by Council on November 28, 2002 substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required.
- (5) authorize the City Solicitor to amend the existing Section 37 Agreement for such matters as necessary to recognize the Official Plan and Zoning By-law amendments in Recommendations 1, 2 and 3, including , among other matters,
 - (a) removal of the use restriction and open space requirements for Lot B;
 - (b) provisions requiring the owner to provide:
 - (i) a \$250,000 contribution for local parks and open spaces, prior to the issuance of an above grade permit for the Phase 1 development on 111 Elizabeth Street;
 - (ii) a \$50,000 contribution for the temporary landscaping of Lot B, no later than 60 days from the substantial completion of the construction of the Phase 1 development on 111 Elizabeth Street;
 - (c) obligations requiring the owner to decommission and convey Lot B to the City for a nominal amount;
 - (d) provisions to permit the interim use of Lot B for construction office trailers associated with the Phase 1 development; and
 - (e) any other technical amendment as may be required and in keeping with the recommended Official Plan and Zoning By-law amendments to the satisfaction of the Commissioner of Urban Development Services and the City Solicitor;
- (6) prior to the introduction of the necessary Bills to City Council for enactment, require the owner to execute and register on title an amending Section 37 Agreement, referenced in Recommendation 5, to the satisfaction of the City Solicitor; and
- (7) request the owner of 532 – 570 Bay Street, 101-111 and 127 – 141 Dundas Street West, 91 – 111 Elizabeth Street and 9 Foster Place to withdraw its site specific appeal of the new Toronto Official Plan adopted by Council on November 28, 2002.

13. Final Report - Application to Amend the Official Plan and Zoning By-law – 60 Bathurst Street (Trinity-Spadina, Ward 19)

(Public Meeting under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) amend the Garrison Common North Secondary Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (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. 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; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 agreement;
- (5) require the owner to provide and maintain a minimum of 193 parking spaces to serve this development, including 162 spaces for the use of residents, 24 spaces for the use of residential visitors, and 7 spaces for the use of the retail component;
- (6) require the owner to pay all costs associated with:
 - (a) the installation of one-way arrow and “Do Not Enter” signs on Wellington Street West and Niagara Street at each vehicular site access point;
 - (b) implementation of the appropriate “No Left Turn” prohibition at the Niagara Street site access, necessary to restrict outbound left turns during the AM and PM peak periods;
- (7) require the owner to provide and maintain a minimum of 1-Type G loading space on site to serve the development with a minimum length of 13 m;
- (8) require the owner to submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:

- (a) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building and townhouse units to enable the preparation of building envelope plans;
 - (b) a municipal lighting assessment for the existing lighting on Bathurst Street, Wellington Street West and Niagara Street and within the site; and
 - (c) a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development, to demonstrate how this site can be serviced, and to confirm whether the existing municipal infrastructure is adequate to service the development;
- (9) require the owner to pay for all streetlighting costs associated with this development including any required upgrades to the existing lighting on the rights-of-way;
- (10) require the owner to pay for any improvements to the municipal infrastructure in connection with Condition No. (12)(c), should it be determined that upgrades are required to the existing infrastructure to support this development;
- (11) require the owner to, at the time of site plan approval:
- (a) provide space within the development for the construction of any transformer vaults, Hydro, Bell and sewer maintenance holes required in connection with this development;
 - (b) provide a continuous sidewalk across both the Wellington Street West and Niagara Street vehicular site access points with 2 m driveway flares on both sides of each driveway;
 - (c) reinstate with full curbs, any existing vehicular access ramps on Bathurst Street, Wellington Street West, and Niagara Street that do not form part of the new vehicular site accesses, and restore the public boulevards to the satisfaction of the Commissioner of Works and Emergency Services and at no cost to the City;
 - (d) reconfigure the Type G loading space such that City refuse collection vehicles can access the loading space via the Niagara Street vehicular site access and egress the site via the Wellington Street West access;
 - (e) submit, prior to the issuance of the first below-grade building permit for the development, 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;
 - (f) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of the first building permit for

the development, 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;

- (g) submit, prior to the issuance of the first above-grade building permit for 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 site is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
 - (h) enter into an agreement with the City, prior to the issuance of the first above-grade building permit for the development, 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;
 - (i) require the owner to submit, prior to occupancy of the first building component 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 for peer review;
 - (j) require the owner to submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/additional information with respect to Conditions Nos. (5), (7), (11)(d), (8)(b) and (8)(c);
- (12) advise the owner:
- (a) to contact Transportation Operations Staff of Works and Emergency Services, at least 6 months prior to occupancy of the development, with regards to the implementation of the “No Left Turn” prohibition at the Niagara Street vehicular site access and the installation of one-way arrow and “Do Not Enter” signs at the Wellington Street West and Niagara Street vehicular site access points;
 - (b) 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-ways of Bathurst Street, Wellington Street West and Niagara Street;

- (c) to submit, in conjunction with an application for a building permit, revised 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;
- (d) of the City's requirement for payment of a service charge associated with the provisions of City containerized garbage collection;
- (e) that, in the event that the on-site staff members are not available at collection time, the vehicle will leave the site and not return until the next schedule collection day;
- (f) to contact Solid Waste Management Services Section of Works and Emergency Services about this project to complete the necessary application and waiver forms prior to the commencement of City waste collection; and
- (g) 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 approval 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.

14. Final Report - Application to Amend the Official Plan and Zoning By-law – 40-42 Westmoreland Avenue (Davenport, Ward 18)

(Public Meeting under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the (former) City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Zoning By-law 438-86 for the (former) City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require the owner to enter into a Section 37 agreement with the City before introducing the necessary Bills to City Council for enactment;
- (5) require the owner to provide and maintain a minimum of 22 parking spaces for residents to serve this project;
- (6) require the owner to submit, to the Commissioner of Works and Emergency Services for review and acceptance, at least three weeks prior to the introduction of Bills in Council:
 - (a) site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and
 - (b) whether the existing municipal infrastructure is adequate to service the development;
- (7) require the owner to pay, prior to site plan approval, for any improvements to the existing municipal infrastructure in connection with Recommendation No. 8 above, should it be determined that such upgrades are required to support this development, according to the site servicing assessment accepted by the Commissioner of Works and Emergency Services;
- (8) require the owner to, at the time of site plan approval:
 - (a) provide and maintain a reversible one-way operation drive aisle with warning signage and signaling system;
 - (b) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes as required, in connection with the development;
 - (c) provide and maintain on-site facilities for the collection and storage of garbage and other waste materials; and
- (9) advise the owner:
 - (a) to make separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-ways;

- (b) to submit a separate application to the Commissioner of Works and Emergency Services for approval to maintain the existing brick pillar encroachments that extend within the Westmoreland Avenue right-of-way;
- (c) that collection of garbage and recyclable materials will take place at curbside on Westmoreland Avenue;
- (d) 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 provisions for fire fighting; and
- (e) that the public lane used to access the site will be given low priority for winter maintenance by the City and that public lanes are salted only, not ploughed; and
- (f) to enter into and register on title a heritage easement agreement with the City.

15. Refusal Report – 578 Spadina Avenue - Application to Amend the Zoning By-law (Trinity-Spadina, Ward 20)

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

Recommendations:

It is recommended that:

- (1) City Council refuse Zoning By-law Amendment No. 03-165640 STE 20 OZ;
- (2) the City Solicitor, the Commissioner of Urban Development 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 within 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.

16. Request for Direction - 511 Bremner Boulevard and 2 and 20 Housey Street – Ontario Municipal Board Hearing (Trinity-Spadina, Ward 20)

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

Recommendation:

It is recommended that Council request the Commissioner of Urban Development Services to report directly to Council, in consultation with the Chief Financial Officer, on the financial implications of a settlement with Wittington Properties Limited, and to request further direction on the Ontario Municipal Board hearing scheduled to continue October 12, 2004.

17. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit - 751 King Street West (Ward 19 - Trinity-Spadina)

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

Recommendations:

It is recommended that the request for a variance to permit, for identification purposes, an illuminated roof sign be refused.

18. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 699 Yonge Street (Toronto Centre – Rosedale, Ward 28)

(Deferred from February 17, 2004)

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

Recommendations:

It is recommended that the request for variances be refused for reasons outlined in the report.

19. Construction and Maintenance of a Decorative Wall With Pillars – 174 Warren Road (St. Paul’s, Ward 22)

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

Recommendation:

It is recommended that:

- (1) City Council approve the construction and maintenance of a decorative wall with pillars which will vary in height from 0.64 m to 0.79 m, and footings that will extend 1.22 m below grade within the public right-of-way fronting 174 Warren Road, 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) construct and maintain the decorative wall with pillars 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) obtain approval for associated work on private property from Urban Development Services;
 - (d) remove the decorative wall with pillars upon receiving 90 days written notice to do so; and
 - (e) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or Commissioner of Works and Emergency Services are authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

20. Maintenance of a Circular Driveway - 9 Windley Avenue (St. Paul's, Ward 21)

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

Recommendation:

It is recommended that City Council approve the ongoing maintenance of the circular driveway at 9 Windley Avenue, notwithstanding the circular driveway does not meet the provisions of the by-law.

21. Installation of Bollards and Decorative Paving on the Pullan Place and Simcoe Street Roadways - 180 Queen Street West (Trinity-Spadina, Ward 20)

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

Recommendation:

It is recommended that:

- (1) City Council approve the installation of bollards on the Pullan Place roadway, and the proposal to pave the Pullan Place and Simcoe Street roadways with decorative paving, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) design, construct and maintain the bollards and the decorative roadway paving at their own expense and 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 encroachments beyond what is allowed under the terms of the Agreement;
 - (c) assume responsibility for street cleaning and the winter maintenance of the Simcoe Street and Pullan Place roadways including snow and ice removal;

- (d) limit the life of the decorative paving or the date of the demolition of the building, whichever is the lesser;
 - (e) remove the bollards upon receiving 30 days written notice to do so;
 - (f) pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - (g) provide as constructed drawings within 90 days of completing the streetscape improvements; and
 - (h) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (2) in the event of sale or transfer of the property abutting the encroachments, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services; and
- (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

22. Request for an Exemption from Chapter 313 of the Former City of Toronto Municipal Code to Permit Commercial Boulevard Parking Fronting 469 Merton Street (St. Paul's, Ward 22)

Report (June 15, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

Recommendations:

It is recommended that City Council deny the application for commercial boulevard parking fronting 469 Merton Street.

23. Construction of a Decorative Wall – 97 Old Forest Hill Road (St. Paul's, Ward 22)

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

Recommendations:

It is recommended that:

- (1) City Council approve the construction and maintenance of the decorative wall within the public right of way fronting, on the flank and at the rear of 97 Old Forest Hill Road, subject to the property owner entering into an encroachment agreement with the City of Toronto agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the decorative wall 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 decorative wall upon receiving 90 days written notice so to do; and
 - (d) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City; and
- (2) in the event of sale or transfer of the properties abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services.

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

(Deferred from February 17, 2004)

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

Recommendation:

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

25. Request for appeal of an application for a Boulevard Café Licence – 2375 Queen Street East, o/a Kitty O’Shea’s Traditional Irish Pub(Beaches-East York - Ward 32)

Report (June 17, 2004) from the Manager, Licensing, Municipal Licensing and Standards

Recommendations:

It is recommended that:

- (1) Toronto South Community Council refuse the application for a boulevard café licence at 2375 Queen Street East; or
- (2) Toronto South Community Council grant the application for a boulevard café licence at 2375 Queen Street East, notwithstanding the negative response to the public notice, and that such approval be subject to the applicant complying with the criteria set out in §313-36 of the Toronto Municipal Code, Chapter 313, Streets and Sidewalks, of the former City of Toronto.

26. Inclusion on the Toronto Inventory of Heritage Properties and authority to enter into a Heritage Easement Agreement – 2276 Gerrard Street East (Lake Simcoe Ice Company) (Beaches-East York, Ward 32)

Report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) Council include the property at 2276 Gerrard Street East (Lake Simcoe Ice Company façade) in the City of Toronto Inventory of Heritage Properties; and
- (2) the Lake Simcoe Ice Company façade as shown on the plans dated May 2, 2004 by Milton Katz Architect be approved, subject to the following conditions:
 - (a) 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;
 - (b) the owner provide two (2) copies of photographs of the Lake Simcoe Ice Company façade, subject to the approval of the Manager of Heritage Preservation Services for inclusion in the Heritage Easement Agreement;

- (c) prior to Site Plan Approval, the owner shall submit a detailed landscape plan for the walkways adjacent to the retained principal (south) elevation, to the satisfaction of the Manager, Heritage Preservation Services;
 - (d) prior to the issuance of any permit, including a permit for demolition or excavation, the owner provide to the satisfaction of the Manager, Heritage Preservation Services:
 - (i) a complete Conservation Plan for the retained principal (south) elevation;
 - (ii) 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;
 - (e) prior to release of the letter of credit, a plaque shall be erected at no cost to the City on the retained façade stating the history of the Lake Simcoe Ice Company and its operations at the subject property.
- (3) Authority be granted by City Council for the execution of a Heritage Easement Agreement (HEA) for Lake Simcoe Ice Company facade located at 2276 Gerrard 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; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

26(a). Communication (June 17, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommends to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

27. Approval of Alterations to a Designated Building in the South Rosedale Heritage Conservation District - 1 Dale Avenue (Toronto Centre-Rosedale, Ward 27)

Report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism to the Toronto South Community Council and the Toronto Preservation Board.

Recommendations:

It is recommended that:

- (1) Council approve the proposed building elevations by Jan Tymstra Architect dated January 22, 2004, and a revised site plan dated May 27, 2004, subject to approval by the Manager of Heritage Preservation Services, prior to the issuance of a building permit of:
 - (a) a revised front elevation designed to minimize the impact of the below-grade garage opening; and
 - (b) a detailed landscape plan for the front yard.
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

27(a). Communication (June 17, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommends to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

28. Approval of a Heritage Permit for the Partial Demolition of a Heritage Structure located within the South Rosedale Heritage Conservation District – 39 Chestnut Park (Toronto Centre-Rosedale – Ward 27)

Report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) Council approve a heritage permit under Part V of the *Ontario Heritage Act* for:
 - (i) the partial demolition of 39 Chestnut Park as set out in permit application No: 04-133206; and

- (ii) the building permit plans be substantially in accordance with the plans submitted by William R. Dewson Architect dated May 6, 2004; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

28(a). Communication (June 17, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommends to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

29. Inclusion on the City of Toronto Inventory of Heritage Properties – 43 Hanna Avenue (Trinity-Spadina, Ward 19)

Report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 43 Hanna Avenue (Hinde and Dauch Paper Company Factory) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

29(a). Communication (June 17, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommends to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

30. Inclusion on the City of Toronto Inventory of Heritage Properties – 651 Dufferin Street (St. Anne’s Parish Hall) (Davenport, Ward 18)

Report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 651 Dufferin Street (St. Anne’s Parish Hall) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

30(a). Communication (June 17, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommends to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

31. Proposal for Adaptive Reuse of a Heritage Property - 550 Bayview Avenue (Don Valley Brickworks) (Toronto-Danforth, Ward 29)

Report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the adaptive reuse of the heritage property at 550 Bayview Avenue (Don Valley Brickworks) as set out in the report titled “Don Valley Brick Works Centre, Draft Development Plan”, dated March 2004 prepared by the Evergreen Foundation be approved in principle, subject to:
 - (i) prior to any planning approval, the applicant submitting, to the satisfaction of the Manager, Heritage Preservation Services:

- (a) detailed plans that identify the alterations to the heritage features of the property for approval by City Council;
 - (b) a Conservation Plan prepared by a qualified conservation consultant and containing the conservation strategy for mitigating impacts on the heritage buildings, proposals for the machinery and an interpretation program focussed on the history, architecture and industrial processes of the site;
 - (b) a detailed Landscape Plan;
 - (ii) the applicant retaining a consultant archaeologist licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O. 1990) to carry out an archaeological assessment of the property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. A copy of the relevant assessment report(s) shall be submitted by the consultant archaeologist to the Heritage Preservation Services Unit;
 - (iii) no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Culture Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

31(a). Communication (June 17, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommends to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to amending Recommendation (1)(i)(b) by adding after the word "architecture" the word "geology" so the recommendation reads:

- "(b) a Conservation Plan prepared by a qualified conservation consultant and containing the conservation strategy for mitigating impacts on the heritage buildings, proposals for the machinery and an interpretation program focussed on the history, architecture, geology and industrial processes of the site; and".

32. Inclusion on the City of Toronto Inventory of Heritage Properties – 16-18 Kimberley Avenue (William Brown House and Coach House) (Beaches-East York, Ward 32)

Report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism to the Toronto South Community Council and the Toronto Preservation Board.

Recommendations:

It is recommended that:

- (1) City Council include the property at 16-18 Kimberley Avenue (William Brown House and Coach House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

32(a). Communication (June 17, 2004) from the Toronto Preservation Board.

Action taken by the Toronto Preservation Board:

The Toronto Preservation Board deferred consideration of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism until its July 15, 2004 meeting and requested Heritage Preservation Services staff to ensure that the information in the report is accurate.

33. Installation of A Building Access Ramp – Fronting 14 Elm Street – “Arts and Letters Club of Toronto” (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) City Council deny the application for permission to install a building access ramp fronting 14 Elm Street;
- OR
- (2) City Council approve the installation of the building access ramp within the City sidewalk fronting 14 Elm 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 as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) pay for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services;
 - (c) pay \$1,176.00 for the tree removal cost to Economic Development, Culture & Tourism, Forestry Division;
 - (d) pay \$4,500.00 to cover the cost for the removal of the existing tree pit and the restoration of the area to the existing sidewalk condition consistent to what is along Elm Street;
 - (e) obtaining clearance and satisfying any requirements of Economic Development, Culture & Tourism, Heritage Preservation Services regarding the construction of the building access ramp; and
 - (f) accepting such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (3) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services; and
 - (4) Legal Services be requested to prepare and execute the Encroachment Agreement.

34. Designation under Part V of the Ontario Heritage Act within the North Rosedale Heritage Conservation District (Toronto Centre-Rosedale, Ward 27)

Report (May 31, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) In accordance with Section 41 of the *Ontario Heritage Act*, Council designate by By-law the area shown on Attachment No. 1 as the North Rosedale Heritage Conservation District;
- (2) Council adopt by By-law Attachment No. 2, the North Rosedale Heritage Conservation District Plan as the District Plan for the North Rosedale Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and Council when making decisions regarding matters set out under Sections 42 and 43 of the *Ontario Heritage Act*;
- (3) until such time as the By-law designating the area as the North Rosedale Heritage Conservation District comes into force, all properties within the area, unless designated under Part IV of the *Ontario Heritage Act*, be listed in the City's Inventory of Heritage Properties;
- (4) the North Rosedale Ratepayers Association be requested to appoint one committee of no fewer than 5 and no more than 10 property owners in the North Rosedale Heritage Conservation District to advise City staff on applications made under Sections 42 and 43 of the Ontario Heritage Act; and
- (5) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto including the introduction of Bills in Council and attendance at the Ontario Municipal Board.

34(a). Communication (June 17, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommends to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (May 31, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to minor amendments in Section 7 of Attachment 2 regarding recognition of modern architecture being reported directly to the Toronto South Community Council.

34(b). Communication (June 17, 2004) from Jane Wilton.

35. Proposed Bicycle Lanes on Cosburn Avenue from Broadview Avenue to Oak Park Avenue (Toronto-Danforth, Ward 29; Beaches-East York, Ward 31)

Report (June 21, 2004) from the Director, Transportation Infrastructure Management

Recommendation:

It is recommended that:

- (1) bicycle lanes be approved on both sides of Cosburn Avenue from Broadview Avenue to Oak Park Avenue, as detailed in Appendix A of this report;
- (2) in conjunction with the approval of the bicycle lanes identified in Recommendation (1), the traffic and parking regulations detailed in Appendix B of this report be approved; and
- (3) the appropriate City Officials be authorized to take the necessary action to give effect thereto.

36. Harmonized City-wide Private Tree By-law (All Wards)

Communication (June 1, 2004) from the Planning and Transportation Committee.

Action Taken by the Committee:

The Planning and Transportation Committee:

- (1) referred the report (May 7, 2004) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism to the Community Councils for further public consultation and report back to the Planning and Transportation Committee for its meeting scheduled to be held on September 7, 2004;
- (2) requested the Community Council Administrators to advise ratepayer associations when this item will be considered by the Community Councils;
- (3) reiterated the fact that the fee be waived for trees which are dead, dying or diseased or in serious decline as determined by City Arborist staff;
- (4) referred the tree canopy issue to the Roundtable on a Beautiful City for consideration and report to the Planning and Transportation Committee for its meeting to be held on September 7, 2004; and
- (5) requested the Commissioner of Urban Development Services to submit a report to the meeting of the Planning and Transportation Committee scheduled to be held on June 28, 2004 on the use of site plan control specifically for the purpose of protecting City trees on public property for unauthorized removal and that this report include a cost recovery proposal.

37. Injury to 2 Privately Owned Trees – 136 Silver Birch Avenue (Beaches-East York, Ward 32)

Report (June 11, 2004) from the Commissioner Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) the request for a permit for tree injury at 136 Silver Birch Avenue be denied; or
- (2) the request for a permit for tree injury at 136 Silver Birch Avenue be approved subject to the owner implementing the tree protection recommendations outlined in the Arborist Report, prepared by Bras d'Or Forestry Services Ltd., dated April 28, 2004, and on the Driveway Layout and Tree Protection Plan, prepared by Keith Evans Landscape Services Ltd., dated May 7, 2004.

38. Removal of One Privately Owned Tree – 87 Roxborough Street West (Toronto-Centre – Rosedale, Ward 28)

Report (June 3, 2004) from the Commissioner 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 87 Roxborough Street West; or
- (2) Toronto South Community Council approve the request for the removal of one privately owned tree at 87 Roxborough Street West, conditional on the owner agreeing to plant two new trees to the satisfaction of the Commissioner Economic Development, Culture and Tourism.

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

(Deferred from June 8, 2004)

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.

39(a). Communication (June 14, 2004) from the City Clerk, Toronto South Community Council, forwarding the action of the Community Council of June 8, 2004

40. Residential Demolition Application – 6 Howard Street (Toronto Centre-Rosedale, Ward 28) *(Not Yet Available)*

Toronto South Community Council Report 5, Clause 9, titled, “Residential Demolition Application – 6 Howard Street (Toronto Centre-Rosedale, Ward 28)”, which was referred back by City Council at its meeting held on June 22, 2004

41. Preliminary Report - Applications to amend the Official Plan and Zoning By-law 438-86, as amended – (Governing Council of the University of Toronto) 299 Bloor Street West, portion of Devonshire Place, 100 Devonshire Place (Varsity Stadium) (Trinity-Spadina, Ward 20)

Report (June 14, 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. Preliminary Report - Application to Amend the Official Plan and Draft Plan of Condominium -75 & 79 Oriole Road and 73 Oriole Gardens (Ward 22 - St. Paul's)

Report (June 16, 2004) from 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 general the public by way of a newspaper advertisement; and
- (3) notice for the Public Meeting under the Planning Act serve as notice of the public meeting required by Council for condominium conversion and demolition permits.

43. Preliminary Report - Official Plan and Zoning By-law Amendment Application - City Block Bounded by Yonge Street, College Street, Bay Street and Gerrard Street West (College Park Block) 444 Yonge Street (44 & 71 Gerrard Street West, 717, 761, 763 and 777 Bay Street) (Ward 27 - Toronto Centre-Rosedale)

Report (June 18, 2004) from 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.

44. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 475 Yonge Street (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit the replacement of existing signage with nine new signs including Sign A1 (3.41m x 2.16m), Sign B2 (5.38m x 1.78m), Signs C1 and C2 (each 5.97m x 1.31m), and Signs D1 and D2 (each 1.24m x 0.91m) at 475 Yonge Street; 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 minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code and Metro By-law 118 - 222 Spadina Avenue (Trinity-Spadina, Ward 20)

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

Recommendations:

It is recommended that:

- (1) the request for minor variances be approved to permit an illuminated projecting sign at 222 Spadina Avenue for the reasons outlined in this report; and
- (2) the applicant be advised that upon approval of this application, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

46. Request for approval of variance(s) from Chapter 297, Signs, of the former City of Toronto Municipal Code - 185 Roncesvalles Avenue (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) the request for variance be approved to permit the installation of an illuminated fascia sign for identification purposes at 185 Roncesvalles Avenue; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit 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 - 181 Bay Street (Toronto Centre-Rosedale, Ward 28)

Report (June 10, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit the two illuminated blade signs and two overhead entrance signs; 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.

48. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 1077 Yonge Street (St. Paul's, Ward 22)

Report (June 10, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the requested variances to permit an illuminated ground sign at 1077 Yonge Street be approved; and

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

49. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 179 Carlton Street (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) the request for a minor variance to permit, for identification purposes, a non-illuminated ground sign along the Carlton Street frontage of the property at 179 Carlton Street be approved; 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.

50. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 160 Eglinton Avenue East (St. Paul’s, Ward 22)

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

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to replace an existing illuminated corporate logo fascia sign, for identification purposes, with a newly designed illuminated logo fascia sign located on the east elevation of the building at 160 Eglinton Avenue East; 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

51. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 721 Coxwell Avenue (Beaches-East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) the request for minor variances to permit, for identification purposes, two illuminated ground signs along the south and west frontage of the property at 721 Coxwell Avenue be approved, on condition that the signs be turned off between 10:00 p.m. to 7:00 a.m. by means of an automated timing device; 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.

52. One St. Thomas Residences, Public Art Plan (Toronto Centre-Rosedale, Ward 27)

Report (June 16, 2004) from the Director of Urban Design

Recommendation:

It is recommended that the Toronto South and East York Community Council approve the proposed One St. Thomas Residences – Public Art Plan.

53. Request to realign the intersection of Wychwood Avenue at Vaughan Road (St. Paul's West, Ward 21)

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

Recommendations:

It is recommended that:

- (1) a by-law be prepared for the realignment of Wychwood Avenue at its intersection with Vaughan Road, as described below:

“reconfiguration and narrowings on the south-west and south-east sides of WYCHWOOD AVENUE and Vaughan Road, generally as shown on the attached Drawing No. 421F-7445, dated June 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 are required.

54. Annual Caribana and Canadian National Exhibition – Temporary Adjustments to Existing Traffic/Parking Regulations on Streets in the Vicinity of Exhibition Place (Parkdale-High Park, Ward 14; Davenport, Ward 18 and Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that:

- (1) the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the annual Caribana and Canadian National Exhibition, as noted in appendix “A” and “B” 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.

55. Premises No. 927 Bloor Street West – Removal of Taxi-Cab Stand (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that:

- (1) the taxi-cab stand for one taxi-cab operating anytime except 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, be rescinded on the south side of Bloor Street West, west of Concord Avenue; 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.

56. Laneway system bounded by Dundas Street West, Indian Grove, Annette Street and Indian Road Crescent – Prohibition of large vehicles (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) vehicles over 2.0 metres in width be prohibited from travelling in the laneway system bounded by Dundas Street West, Indian Grove, Annette Street and Indian Road Crescent; 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.

57. Tiago Avenue, between Victoria Park Avenue and Westview Avenue – Installation of Speed Humps (Beaches-East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Tiago Avenue, between Victoria Park Avenue and Westview Avenue, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Service;
- (2) subject to favourable results of the poll:
 - (i) A by-law be prepared for the alteration of sections of the roadway on Tiago Avenue, between Victoria Park Avenue and Westview Avenue, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-7426, dated June 2004 and circulated to residents through the polling process;

- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) The speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Tiago Avenue, between Victoria Park Avenue and Westview Avenue, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

58. Hannaford Street, between Gerrard Street East and Kingston Road – Installation of Speed Humps (Beaches-East York, Ward 32)

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

Recommendation:

It is recommended that this report be received for information.

59. Yardley Avenue, between Victoria Park Avenue and Westview Boulevard – Installation of Speed Humps (Beaches-East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Yardley Avenue, between Victoria Park Avenue and Westview Boulevard, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Service;
- (2) subject to favourable results of the poll:
 - (i) A by-law be prepared for the alteration of sections of the roadway on Yardley Avenue, between Victoria Park Avenue and Westview Boulevard, for traffic calming purposes generally as shown on the attached print of

Drawing No. 421F-7427, dated June 2004 and circulated to residents through the polling process;

- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) The speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Yardley Avenue, between Victoria Park Avenue and Westview Boulevard, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

60. Shallmar Boulevard/Mayfair Avenue between Eglinton Avenue West and Bathurst Street – Request for installation of speed humps (St. Paul’s West, Ward 21)

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

Recommendation:

It is recommended that this report be received for information.

61. Proposed Installation of Speed Bumps on Milan Street, between Shuter Street and Coatsworth Street (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) the installation of speed bumps on Milan Street, between Shuter Street and Coatsworth Street, of the type and design noted and at the locations shown on Drawing Nos. 421F-7444 and 421F-7446 dated June 2004, be approved;
- (2) the forty kilometre per hour speed limit on Milan Street, between Shuter Street and Coatsworth Street, be rescinded and replaced with a thirty kilometre per hour maximum speed limit coincident with the installation of speed bumps; and

- (3) the appropriate City officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

62. Parking Regulations on Widmer Street, between Richmond Street West and Adelaide Street West (Trinity-Spadina, Ward 20)

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

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulation on the west side of Widmer Street, between Richmond Street West and Adelaide Street West be rescinded;
- (2) a “No Stopping Anytime” prohibition be introduced on the west side of Widmer Street, between Richmond Street West and Adelaide Street West; 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.

63. Floyd Avenue, south side, from a point 86 metres east of Pape Avenue to a point 22 metres further east thereof – Prohibition of Parking (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime, January, February, March, April, June, August, October and December” regulation on the south side of Floyd Avenue, from Pape Avenue to Donlands Avenue, be rescinded;
- (2) parking be prohibited at all times on the south side of Floyd Avenue, from a point 86 metres east of Pape Avenue to a point 22 metres further east thereof;
- (3) a “No Parking Anytime, January, February, March, April, June, August, October and December” regulation be implemented on the south side of Floyd Avenue:
 - (a) from Pape Avenue to a point 86 metres east thereof;
 - (b) from a point 108 metres east of Pape Avenue to Donlands Avenue; and

- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

64. Carlaw Avenue, east side, from a point 86 metres north of the easterly leg of Cruikshank Avenue to a point 26 metres further north thereof – Prohibition of Parking (Toronto-Danforth, Ward 29)

Report (June 17, 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” regulations on the east side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue, be rescinded;
- (2) parking be prohibited at all times on the east side of Carlaw Avenue from a point 86 metres north of the easterly leg of Cruikshank Avenue to a point 26 metres further north thereof;
- (3) “No Parking, 16th day to the last day of each month, from Apr. 1 to Nov. 30” and “No Parking Anytime, from Dec. 31 to Mar. 31” regulations be implemented on the east side of Carlaw Avenue:
 - (a) from Danforth Avenue to a point 86 metres north of the easterly leg of Cruikshank Avenue;
 - (b) from a point 112 metres north of the easterly leg of Cruikshank Avenue to a point 43 metres north of Fulton Avenue;
- (4) the existing permit parking regulations on the subject section of Carlaw Avenue, be amended to coincide with the changes to parking regulations set out in Recommendation Nos. 1 to 3 above; 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 may be required.

65. Garden Avenue, fronting Garden Avenue Public School – Request for the extension of the hours of operation of the existing “10 minute Student Pick-up/Drop-off zone” (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) the existing ten-minute maximum parking limit in operation from 7:00 a.m. to 9:00 a.m., from 11:00 a.m. to 1:30 p.m. and from 3:30 p.m. to 6:00 p.m., except Saturdays, Sundays and public holidays, on the south side of Garden Avenue from a point 67 metres west of Roncesvalles Avenue to a point 71 metres further west, be rescinded;
- (2) the “No Parking” prohibition from 9:00 a.m. to 11:00 a.m., from 1:30 p.m. to 3:30 p.m., and from 4:30 p.m. to 6:00 p.m., except Saturdays, Sundays and public holidays, on the south side of Garden Avenue, from a point 67 metres west of Roncesvalles Avenue to a point 71 metres further west, be rescinded;
- (3) parking be permitted for a maximum period of ten-minutes from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Garden Avenue, from a point 67 metres west of Roncesvalles Avenue to a point 71 metres further west; and
- (4) appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

66. Proposed Relocation of a “Disabled Persons’ Parking Space” associated with Premises No. 120 Bingham Avenue (Beaches-East York, Ward 32)

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

Recommendations:

It is recommended that:

- (1) the existing on-street “disabled persons’ parking space” on the west side of Bingham Avenue, between a point 73.25 metres north of Kingston Road and a point 5.5 metres further north, be relocated to between a point 56 metres north of Kingston Road and a point 5.5 metres further north;

- (2) the existing “No Parking Anytime” regulation on the west side of Bingham Avenue, between Kingston Road and a point 75 metres north thereof, be rescinded;
- (3) a “No Parking Anytime” regulation be enacted on the west side of Bingham Avenue, between Kingston Road and a point 56 metres north thereof;
- (4) a “No Parking Anytime” regulation be enacted on the west side of Bingham Avenue, between a point 61.5 metres north of Kingston Road and a point 75 metres north of Kingston Road; and
- (5) the appropriate City officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

67. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Trinity-Spadina, Ward 19; Trinity-Spadina, Ward 20; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)

Report (June 18, 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.

68. Upper Beaches Estates Community – Introduction of Parking Regulations and Intersection Controls on Ted Reeve Drive, Whistle Post Street, William Hancox Avenue, and Crossovers Street (Beaches-East York, Ward 32)

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

Recommendations:

It is recommended that:

- (1) the parking regulations outlined in Appendix 1 of this report be implemented;

- (2) the intersection controls outlined in Appendix 2 of this report be implemented; 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.

69. Use of Nathan Phillips Square: “Artweek 2004 Celebration”, September 23, 2004

Report ((June 7, 2004) from the Commissioner of Corporate Services

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.

70. Sale of Surplus Property – 117 Fermanagh Avenue (Parkdale-High Park, Ward 14)

Communication (June 21, 2004) from the President, Toronto Parking Authority

Recommendations:

It is recommended that:

- (1) The Offer to Purchase from Jesse Parker to purchase the City-owned land located at 117 Fermanagh Avenue, in the amount of \$340,000.00, be accepted on the terms outlined in the body of this report and that the President of the Toronto Parking Authority (“TPA”) be authorized to accept the offer on the behalf of the City;
- (2) The City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to

such earlier or later date(s) and on such terms and conditions as she from time to time consider reasonable; and

- (3) The appropriate City Officials be authorized to take the actions necessary to give effect thereto.

71. Appointments of Two Citizen Representatives from Toronto and East York Community Council Area to the Heritage Toronto Board of Directors

(In Camera Attachment – Personal Information about Identifiable Individuals)

Report (June 21, 2004) from the Executive Director, Heritage Toronto

Recommendations:

It is recommended that:

- (1) the Toronto and East York Community Council recommend to Council the appointment of the selected individuals listed in Attachment No. 1, to the Heritage Toronto Board of Directors for a term commencing once Council passes the by-law making the new Heritage Toronto Board composition effective, and expiring on November 30, 2006, or until a successor is appointed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

72. Appointments – Applegrove Community Complex Board of Management

Communication (June 8, 2004) from the Executive Director, Applegrove Community Complex, forwarding nominations for appointment to the Board of Management.

73. Requests for Endorsement of Events for Liquor Licensing Purposes

- 73(a).** (June 16, 2004) from David Bednar, General Manager, CNE, respecting a request for extended Casino License by the Alcohol and Gaming Commission of Ontario for a number of licensed restaurants operating during the CNE to include the time period from the beginning of the CNE Horse Show on August 2, 2005 until Labour Day;
- 73(b).** (June 15, 2004) from Luis Fernando Cardona, respecting the Colombia, Tierra Querida! Festival to be held in Christie Pits Park on July 16 and 17, 2004, from 1:00 p.m. to 11:00 p.m.