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**TORONTO AND EAST YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 8**

**Date of Meeting:** September 14, 2004      **Enquiry:** Frances Pritchard  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Committee Room 1      **416-392-7033**  
City Hall      **teycc@toronto.ca**  
100 Queen Street West  
Toronto, Ontario

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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- 10      2:00 p.m.: Items 20 - 31  
11:00 a.m.: Items 11 - 19

Communications/Reports:

**1. Interim Report – Archaeological Master Plan (All Wards)**

Economic Development and Parks Committee Report 3, Clause 2, titled, “Archaeological Master Plan – Interim Report (All Wards)”, which City Council, on May 18, 19 and 20, 2004 referred to the Community Councils for comment to the Economic Development and Parks Committee

**2. Further Report – Proposal to Amend the Garrison Common North Community Improvement Plan (Trinity-Spadina, Ward 19)**

**(Public Meeting under the *Planning Act*)**

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

Recommendations:

It is recommended that City Council:

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

**2(a).** Toronto South Community Council Report 5, Clause 7, titled, “Community Improvement Plan – Garrison Common North Community Improvement Project Area (Trinity-Spadina, Ward 19)” which was adopted by City Council on June 22, 23 and 24, 2004

**3. Final Report – Application to Amend the Zoning By-law – Bounded by King Street West, Hanna Avenue, the Lakeshore rail corridor and Dufferin Street (Liberty Area) (Parkdale-High Park, Ward 14)**

**(Public Meeting under the *Planning Act*)**

Report (August 23, 2004) from the 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 1; and
- (2) authorise the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**4. Final Report – Application to Amend the Official Plan and Zoning By-law – 43 Hanna Avenue (Trinity-Spadina, Ward 19)**

**(Public Meeting under the *Planning Act*)**

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

Recommendations:

It is recommended that City Council:

- (1) amend the Garrison Common North Part II 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/or draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment require the owner to:
  - (a) enter into a Section 37 agreement and any other agreement to the satisfaction of the City Solicitor to secure the community benefits and the other requirements as described in this report;
  - (b) provide written confirmation of its support in principle for the establishment of a Heritage Conservation District that includes the subject property, should the establishment of such a Heritage Conservation District be recommended to City Council; and
  - (c) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
    - (i) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way for the preparation of legal descriptions;
    - (ii) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans; and
    - (iii) a municipal lighting assessment for the existing street lighting on Hanna Avenue and Liberty Street including the impact of relocating the hydro-light pole in the vicinity of

the main vehicular access on Hanna Avenue and identifying any improvements that may be required;

- (5) authorize the execution of a Section 37 agreement and any other agreements required to secure matters outlined in this report in connection with the proposed development of 43 Hanna Avenue;
- (6) authorize staff to report directly to the September 28-30, 2004 meeting of City Council if necessary to address any revisions necessary to the draft Zoning By-law Amendment attached as Attachment No. 7 with respect to the parking standards, based on the outcome of discussions between the applicant and staff, in consultation with the Commissioner of Works and Emergency Services;
- (7) require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;
- (8) require the owner to pay all costs associated with improvements to the existing street lighting as identified in the lighting assessment accepted by the Commissioner of Works and Emergency Services, including the relocation of the hydro lighting pole situated in the vicinity of the Hanna Avenue main vehicular site access;
- (9) as a matter of Site Plan approval, require the owner to:
  - (a) submit, prior to application for 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;
  - (b) pay all costs associated with the City retaining a third-party peer review consultant prior to the application for the first building permit;
  - (c) submit, prior to application for 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;

- (d) enter into an agreement with the City, prior to the application for 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;
  - (e) submit, prior to the application for an above-grade building permit, a Record of Site Condition (RSC) acknowledged by the MOE, to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted for peer review; and
  - (f) install, at the owner's expense, an irrigation system with automatic timer, to the satisfaction of the Commissioner of Works and Emergency Services, and ensure that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA), and constructed with a back flow preventer including the requirements to maintain in good order and operation; and
- (10) advise the owner:
- (a) of the need to make a separate application to the Commissioner of Works and Emergency Services for:
    - (i) permits to carry out any works involving construction in, or occupancy of, the abutting public rights-of-way and enter into an encroachment agreement as may be required for the stairs and building access ramp; and
    - (ii) the proposed glass and/or metal canopy on Hanna Avenue and enter into the respective agreement;
  - (b) of the need to undertake all proposed streetscaping on East Liberty Street in accordance with the approved landscape plan for the King-Liberty Subdivision Plan (registered as 66M-2394) and to coordinate all such work within the public right-of-way with that developer;
  - (c) of the need to provide fire access routes in accordance with the requirements of the Ontario Building Code;

- (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 an on-site staff member is not available at waste collection time, the vehicle will leave the site and not return until the next schedule collection day; and
- (f) of the need to contact Solid Waste Management Services Section of Works and Emergency Services of this project to complete the necessary application and waiver forms prior to the commencement of City waste collection.

**5. Final Report – Application to Amend the Official Plan and Zoning By-law – 450, 470 and 500 Lakeshore Boulevard West (Trinity-Spadina, Ward 20)**

**(Public Meeting under the *Planning Act*)**

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

**Recommendations:**

It is recommended that City Council:

- (1) amend the Official Plan for the (former) City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) amend the Zoning By-law 438-86 for the (former) City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) prior to the introduction of the necessary Bills to Council for enactment, authorize the City Solicitor and require the owner to enter into agreements pursuant to Section 37 of the Planning Act, and any other agreement required to implement and secure matters outlined in this report, satisfactory to the City Solicitor, and to register this agreement on title, including the following:

- (i) an affordable housing contribution of \$200,000;
- (ii) a contribution of 1 per cent of the gross construction cost of the project for the provision of public art;
- (iii) the implementation of the Phasing Plan;
- (iv) The design and construction of Housey Street, Dan Leckie Way (between Lake Shore Boulevard West and Bremner Boulevard), and Fort Street (between Bremner Boulevard and Housey Street) in accordance with the accepted engineering drawings and City standards and specifications and in accordance with approved cost-sharing provisions, if any;
- (v) Conveyance of the lands for public highway purposes, at nominal cost, including any required lands for intersection improvements to accommodate the installation of traffic control traffic signals at the Lake Shore Boulevard/Dan Leckie Way intersection, with such conveyance to be made prior to any site plan approval for the blocks, or when required by the Commissioner of Works and Emergency Services to implement the Phasing Plan; The implementation of the Phasing Plan;
- (vi) Financial contribution towards the design and construction costs of Bremner Boulevard;
- (vii) Payment of 50% of the cost to design and implement traffic control signals and intersection improvements at the Dan Leckie Way/Lake Shore Boulevard West intersection, prior to site plan approval of any of the blocks;
- (viii) Financial reimbursement to the other landowner in the Railway Lands West for the costs incurred by that landowner for the design and construction of Dan Leckie Way (south of the proposed Bremner Boulevard to Lake Shore Boulevard West) in the event that this section of Dan Leckie Way is constructed by that landowner prior to this development proceeding;
- (ix) “Pre-build” mechanisms to permit the Owner to assume the responsibilities of the other landowner in the Railway Lands West for the construction of the roads and municipal services in the event this development proceeds prior to the construction of such roads and services required to be constructed by the other landowner;

- (xi) Retention of a qualified municipal consulting engineer to carry out and certify all necessary engineering design and inspection works required for the provision and construction of the new roads and associated municipal services and utilities;
- (xii) Submission of all reports (e.g. stormwater, geotechnical, construction management plan, environmental site assessment, soil and groundwater, remediation, etc.), drawings, legal plans, calculations, and certifications deemed necessary by the Commissioner of Works and Emergency Services for review and acceptance;
- (xiii) Payment(s) to the City for its costs of retaining a consultant to undertake a peer review of all soil and groundwater remediation report, environmental site assessment reports, etc., that are required to be submitted by the Owner to the Commissioner of Works and Emergency Services, as it relates to the public roads that are to be conveyed to the City for public highway purposes and the development of the site, to ensure that the report(s) and its recommendations have been prepared in accordance with all current and applicable Ministry of the Environment guidelines;
- (xiv) Remediation of the lands to be constructed and conveyed for public highway purposes in a manner satisfactory to the Commissioner of Works and Emergency Services;
- (xv) Receipt of and/or submission of all permits, letters of credit, proof of insurance, fees, applicable Certificate of Approvals from the Ministry of the Environment, engineering drawings, easement documents, and any other documentation deemed necessary by the Commissioner of Works and Emergency Services for acceptance prior to commencing construction of the new roads and its associated municipal services;
- (xvi) Repairs to any damages to any existing City infrastructure caused during the construction of the roads and the associated municipal services to the satisfaction of the Commissioner of Works and Emergency Services;
- (xvii) Submission of all progress reports at the request of the Commissioner of Works and Emergency Services;
- (xviii) Access by the Commissioner of Works and Emergency Services or his designate to the site to inspect the construction of the new roads and the associated municipal services and utilities;



- (xix) Repairs to the roads and the municipal services that have been deemed by the Commissioner of Works and Emergency Services as not having been constructed properly;
  - (xx) Submission of Completion Certificates in a format and with wording satisfactory to the Commissioner of Works and Emergency Services;
  - (xxi) Compliance with standard City conditions relating to the acceptance of the works, guarantee of works and assumption of works as they relate to the construction of the roads and associated municipal services and utilities;
  - (xxii) Provision for winter maintenance for the roads, until its acceptance and/or assumption by the City, to the satisfaction of the Commissioner of Works and Emergency Services;
  - (xxiii) Installation of all temporary street signs as determined by the Commissioner of Works and Emergency Services;
  - (xxiv) Compliance with standard City conditions relating to the *Construction Lien Act* as it relates to the construction of the new roads and associated municipal services;
  - (xxv) Upgrades to be undertaken to the CN Plaza pumping station and costs associated with such upgrades to accommodate the increase in sanitary flows expected to be generated as a result of the requested amendments to the zoning by-law and transfer of density;
- (5) That the Owner, as a condition of approval of future site plan application(s), will be required to, among other things:
- (a) Provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
  - (b) Provide and maintain in connection with City waste collection for the residential components of the development, sufficient Type G loading spaces to be determined as part of the site plan application review process for each block, with generally level surfaces;
  - (c) Design the Type G loading spaces and all driveways and passageways providing access thereto to the requirements of the Ontario Building Code, including allowance for City of Toronto

bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures;

- (d) Provide and maintain for the residential component in each of the development blocks, separate garbage and recycling storage rooms and install and maintain a stationary compactor in each of the garbage rooms, the sizes of which will be determined during the site plan application review process, or alternatively, combined garbage/recycling rooms, equipped with automated recycling and waste systems (i.e. tri-sorter type). If automated recycling waste systems are not being installed, convenient storage space for recycling materials must be provided on each floor of the buildings for collection by building maintenance staff;
- (e) Install and maintain double or overhead doors of a width necessary to accommodate the movement of container bins between the garbage and recycling storage rooms in each of the blocks and the Type G loading spaces;
- (f) Provide and maintain level corridors between the storage rooms in each of the blocks, the Type G loading spaces and the collection pads of a width necessary to accommodate the passage of container bins for collection;
- (g) Provide and maintain service connections between each residential garbage and recycling storage rooms in each of the blocks, each retail store/office established and the Type G loading spaces;
- (h) Provide and maintain concrete storage collection pads immediately fronting the loading spaces in each of the blocks, with maximum slopes of 2%, the sizes of which will be determined during the site plan application review process;
- (i) Show on the plans the route that City waste collection vehicles will travel on site for each of the blocks including the route used for the transferring of the bins to the collection pad and the path the townhouse residents will use to dispose of the refuse materials;
- (j) Provide trained staff-members for each of the buildings to transfer the bins from the residential garbage and recycling storage rooms and be present at all times during City refuse collection to manoeuvre the containers onto the waste collection vehicle and act as flagpersons when the vehicle is reversing;
- (k) Provide and maintain for the retail/office components of this development in each of the blocks:

- (i) Private refuse collection services;
  - (ii) Dedicated, separate or combined garbage and recycling storage rooms of sufficient width that individually or collectively accommodate the refuse generated by the non-residential components;
  - (iii) Doors and corridors leading from the rear of each unit to the garbage and recycling storage rooms;
  - (iv) Separate collection pads of sufficient width to accommodate the bins on collection day or, if the residential collection pad is shared, that additional space is provided to accommodate those bins;
  - (v) If the residential collection pad is shared, the containers are to be properly labeled (painted or stenciled lettering ranging 0.15 to 0.20 m in height) to indicate for “Retail/Office Use Only” and collection is to be done on alternate days from that of City collection;
- (l) Agree to advise all tenants/Owners, in writing and in their deeds/leases, of the refuse collection arrangements for the retail/office and residential components;
  - (m) Apply to the Commissioner of Works and Emergency Services, prior to filing an application for a building permit, for revised municipal numbering;
  - (n) Submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to the issuance of a below-grade building permit, a report respecting the existing Bathurst Street bridge, the F. G. Gardiner Expressway and the 750 mm x 1500 mm storm sewer which demonstrates that these structures are not adversely impacted. The report is to outline the details of the proposed design(s) for the buildings(s) and underground parking structures, proposed clearances between the building(s) and parking structure and the Bathurst Street and F. G. Gardiner Expressway structures and between the building(s) and parking structure and the existing 750 mm x 1500 mm storm sewer, excavation, shoring, de-watering and construction procedures, and backfill materials to be used, as noted in the body of this memorandum;
  - (o) Submit in conjunction with an application for a building permit, plans and documentation, detailing how each of the development blocks will be constructed in accordance with the Ontario Building Code relating to the provisions of fire fighting, as discussed in the body of this report;
  - (p) Submit to the Commissioner Works and Emergency Services, for review and acceptance, prior to the issuance of an above-grade building permit:

- (i) Grading and servicing plans to show existing and proposed service connections, existing and proposed elevations within the site and at property lines, overland flow routes , and fire access routes and dimensions; and
  - (i) A stormwater management report to indicate how stormwater is proposed to be managed
- (6) prior to the introduction of the necessary Bills to Council for enactment, require the owner to enter into a Heritage Easement Agreement for Block 8 (the “Loblaw Groceteria Company Building”) to the satisfaction of the City Solicitor and the Commissioner of Economic Development, Culture and Tourism;
- (7) prior to the introduction of the necessary Bills to Council for enactment, require the owner to provide a satisfactory infrastructure phasing plan including financial commitments, to the satisfaction of the City Solicitor, in consultation with the Commissioners of Works and Emergency Services and Urban Development Services; and
- (8) Authorize the execution of a Section 37 agreement, and any other agreement required, to secure the matter outlined in this report in connection with the proposed development.

**6. Final Report – Application to Amend the Official Plan and Zoning By-law – 200 Balliol Street and Removal of Seven Privately Owned Trees (St. Paul’s, Ward 22)**

**(Public Meeting under the *Planning Act*)**

Report (August 26, 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. 8;
- (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. 9;

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) require the owner to enter into a Section 37 Agreement, to the satisfaction of the City Solicitor, to secure the existing rental housing on the site and the on and off-site improvements and funds in the amount of \$79,550.00 for the design and construction of improvements to Davisville/June Rowlands Park, both as identified in this report, prior to introducing the necessary Bills to City Council;
- (5) require the owner to pay the funds referred to in recommendation 4 above be paid by the owner prior to the issuance of an above-grade building permit and be deposited into the Planning Act Reserve Fund to be used for the design and construction of a new splashpad or a retrofit conversion of the existing wading pool in Davisville/June Rowlands Park to a splashpad or to be used otherwise for general improvements in said park;
- (6) require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of a building permit;
- (7) require the owner to submit to the Commissioner of Works and Emergency Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a bill in Council;
- (8) require the owner to submit to the Commissioner of Works and Emergency Services a Reference Plan of Survey, in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way for the preparation of legal descriptions. Such plans should be submitted at least 3 weeks prior to the issuance of a building permit;
- (9) require the owner to submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, 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;
- (10) require the owner to submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, a street lighting review to determine the adequacy of the

existing street lighting and identify any improvements that may be required; and

- (11) require the owner to provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of works and Emergency Services, including requirements to maintain in good order and operation.

- 6(a).** Report (August 19, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

1. The request for a permit for tree removal at 200 Balliol Street be approved subject to:
  - a) the trees in question not being removed until permitted construction and/or demolition related activities in accordance with plans approved under Official Plan Amendment, Zoning Amendment and Site Plan Approval Application No. 03 035067 SMI 22 OZ commence which warrant the destruction of the trees; and
  - b) the owner implementing the tree protection recommendations outlined in the Arborist Report, prepared by Wood-Gaines Tree Service, dated May 20, 2003, and in accordance with the Proposed Landscape Plan, Drawing No. LF.1, prepared by Reed Olsen Landscape Architect Inc., date stamped as received by Urban Development Services on June 8, 2004; and
  - c) the owner planting replacement trees in accordance with the Proposed Landscape Plan, Drawing No. LF.1, prepared by Reed Olsen Landscape Architect Inc., date stamped as received by Urban Development Services on June 8, 2004; or
2. The request for a permit for tree removal at 200 Balliol Street be denied.

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

**(Public Meeting under the *Planning Act*)**

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former Borough of East York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) amend the Zoning By-law 6752 for the Former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment require the owner to:
  - (a) submit to the Commissioner of Works and Emergency Services, at least three weeks before introduction of Bills in Council, a municipal lighting assessment for Broadview Avenue and Westwood Avenue adjacent to the site;
  - (b) submit to the Commissioner of Urban Development Services, at least three weeks before introduction of Bills in Council:
    - (i) Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way for the preparation of legal descriptions; and
    - (ii) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings;

- (5) require the owner to convey to the City, at nominal cost, prior to the issuance of a building permit a 2.0 m x 2.0 m triangular splay at the northeast corner of the Broadview Avenue/Westwood Avenue intersection, 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;
- (6) require the owner to pay for all streetlighting costs associated with development of the site including any required upgrades to the existing lighting on Broadview Avenue and Westwood Avenue, adjacent to the site;
- (7) require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes if required, in connection with the development;
- (8) as a matter of Site Plan Approval, require the owner to:
  - (a) submit, prior to the issuance of a below grade building permit, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services for peer review;
  - (b) 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;
  - (c) 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 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 right-of-ways, that would exceed applicable MOE Guideline objectives or regulations;
  - (d) 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-ways are required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;

- (e) 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;
  - (f) install, at the owner's expense, an irrigation system for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation; and
  - (g) submit, prior to building permit issuance, a 5 % cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code (which remains in full force and effect) to implement Section 42 of the Planning Act, RSO 1990, C.P. 13. Payment is to be made at Customer Service, Building Division, Urban Development Services;
- (9) advise the owner:
- (a) of the need to make separate applications to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of the Broadview Avenue and Westwood Avenue right-of-ways;
  - (b) that the proposed sidewalk on Broadview Avenue must be constructed to City standards and at no cost to the City;
  - (c) that the proposed sidewalk must be continuous across the driveway and must be constructed as per City standards; and
  - (d) that, upon submission of an application for Consent at the Committee of Adjustment to sever lots for the purpose of creating individual freehold townhouse units, the owner will be required, as a condition of approval:
    - (i) to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his or her designate;

- (ii) to register, the Common Element Condominium in respect of, among other things, the on-site driveway, pedestrian walkways, municipal services and utilities in a form satisfactory to the City Solicitor; and
- (iii) provide proof of payment of all outstanding property taxes for the site to the satisfaction of Revenue Services Division, Finance Department.

**8. Final Report – Application to Amend the Official Plan and Zoning By-law – 510, 518 and 522 St. Clair Avenue West (St. Paul’s, Ward 21)**

**(Public Meeting under the *Planning Act*)**

Report (August 30, 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. 8.
- (2) amend the Zoning By-law 438-86 for the City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) prior to introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City of Toronto pursuant to Section 37 of the Planning Act, to the satisfaction of the Commissioner of Urban Development Services and the City Solicitor, to secure a contribution of funds to the City of Toronto in the amount of \$1,000,000 to be deposited into the Planning Act Reserve Fund to be directed towards the Wychwood Car Barns Redevelopment to the satisfaction of the Commissioner of Economic Development, Culture, and Tourism.
- (5) require the owner to pay the funds referred to in Recommendation 4 above in two instalments of \$500,000. The first instalment will be provided to the City of Toronto not later than 15 days after the zoning by-law becomes final and binding and the second instalment will be provided to the City of

Toronto on September 1<sup>st</sup>, 2005 or six months after the zoning by-law becomes final and binding which ever is the later date and, in all instances, prior to the issuance of a building permit.

- (6) require the owner to convey to the City, free of charge and prior to the issuance of a building permit, a 1.6 metre wide strip of land across the St. Clair Avenue frontage of the property for road widening purposes.
- (7) require the owner to convey to the City , free of charge and prior to the issuance of a building permit, a 3.15 metre wide strip of land to the full extent of the site abutting the south limit of the east-west public lane to a minimum depth of 0.5 metres from the finished grade, subject to a right-of-way for access purposes in favour of the applicant until such time as the said lands have been laid out and dedicated for public highway purposes.
- (8) require the owner to enter into a Section 37 Agreement and/or other agreements with the City of Toronto to the satisfaction of the City Solicitor, to secure any mitigating measures that may be identified as a result of the further traffic analysis to be undertaken by the applicant as requested by the Works and Emergency Services Department, such identified mitigating measure, if any, shall be paid for and/or provided by the owner at no cost to the City.
- (9) require the owner to enter into a Section 37 Agreement and/or other agreements with the City of Toronto to the satisfaction of the City Solicitor and the Commissioner of Urban Development Services, to secure streetscape improvements along the St. Clair Avenue West and Bathurst Street frontages of the property to include, among other matters, sidewalk treatments, tree planting, and TTC bus stop pedestrian amenities.
- (10) require the owner to submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, a municipal lighting assessment for the existing lighting on St. Clair Avenue West, Bathurst Street and the public lane. The owner is to pay all street lighting costs associated with this development including required upgrades to the existing lighting on the rights-of-way to the satisfaction of the Commissioner of Works and Emergency Services prior to the issuance of a building permit.
- (11) require the owner to enter into a Site Plan Undertaking under Section 41 of the Planning Act prior to the issuance of a building permit.

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

**(Continuation of Public Meeting under the *Planning Act*)**

**(Adjourned from July 6, 2004)**

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.

**9(a).** Communication (June 24, 2004) from Anatol Sywak

**9(b).** Communication (June 29, 2004) from Ann Atkinson

**10. Final Report – Application to Amend the Official Plan and Zoning By-law – 825 Dundas Street East, 46 Hamilton Street, 35 Carroll Street and 120 Broadview Avenue and Removal of Forty Privately Owned Trees (Toronto-Danforth, Ward 30)**

**(Public Meeting under the *Planning Act*)**

Report (August 31, 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 Zoning By-law 438-86, as amended for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) Direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 8;
- (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) Before introducing the necessary Bills to City Council for enactment, require the owner of the lands to enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act, R.S.O. c.P. 13, as amended, to secure the facilities, services and matters referred to below at the owner's expense with the exceptions noted in (iii);
  - (i) the owner shall provide and maintain not less than 232 new replacement social housing units on parcels B, C, and D:
    - (a) The replacement social housing units shall be owned by the Toronto Community Housing Corporation, or on their behalf by a non-profit corporation or a non-profit housing co-operative, and maintained as rental units for not less than 25 years, beginning with the date that each unit was occupied;

(b) The replacement social housing units on parcels B, C and D, (in Phase 1, on the northern part of site) shall be ready and available for occupancy on or before the date that 60% of the non-social housing units in parcel A, (in Phase 1) are available and ready for occupancy; it is recognized that the replacement social housing units on parcels B, C and D (in Phase 2, or southern part of site) will be completed later as the existing units on those parcels will continue to house tenants until they are moved into Phase 1;

(c) The 232 social housing replacement units shall consist of units of similar size as the existing units, and shall consist of:

38	-	1 bedroom units
86	-	2 bedroom units
71	-	3 bedroom units
27	-	4 bedroom units
10	-	5 bedroom units

(d) TCHC shall provide 232 replacement rents-geared-to-income subsidies;

(e) The 232 rents-geared-to-income subsidies shall be provided for a period of not less than 25 years, subject to the continued provision of funding from federal/provincial and/or municipal government programs providing such subsidies;

(f) Rents in social housing replacement units that are not rent-geared to income (RGI) shall not exceed the affordable rent limits set by the City of Toronto, defined as the average market rent by unit type for the City of Toronto as reported in the most recently reported Canada Mortgage and Housing Corporation Rental Market Survey.

(ii) the owner shall provide additional assistance to the tenants of the site, at least as follows:

(a) All tenants who receive the notice of termination of their tenancy in Don Mount for demolition and who remain eligible for social housing and RGI shall be offered alternative accommodation by TCHC with rents and subsidies on the same basis;

- (b) All tenants who receive or have received the notice of termination set forth above shall have a right of first refusal to occupy a replacement social housing unit and rent geared to income subsidy subject to continued eligibility, even if occupying temporary alternative accommodation provided by TCHC;
  - (c) All tenants who receive the notice of termination set forth above shall receive financial and other assistance to mitigate the hardship caused by the relocation to the satisfaction of the Commissioner of Community and Neighbourhood Services; and
  - (d) TCHC will prepare and implement an overall plan for construction mitigation and tenant communication to the satisfaction of the Commissioner of Community and Neighbourhood Services.
- (iii) The following are exceptions to the requirement set out in 5 above that the facilities and services subject to this agreement be provided at the owner's expense:
- (a) The Province of Ontario has agreed to provide funding in the amount of \$9.3 million towards the replacement costs for the 232 replacement social housing units;
  - (b) Social housing funding provided by the City of Toronto under comprehensive funding agreements that predate this Official Plan amendment and zoning by-law; and
  - (c) Public funding for the 232 replacement units that is not primarily for the development of new affordable housing.
- (6) Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act;
- (7) Approve the lands to be transferred as parkland to the City, as shown as Block 6 on the draft Plan of Subdivision prepared by KRCMAR Surveyors Ltd., dated May 7, 2004 and revised July 5, 2004, having a minimum area of 3,827 m<sup>2</sup>. The subject lands are to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless the easement, encumbrance or encroachment is otherwise approved by the Commissioner of Economic Development, Culture and Tourism. The final location, grading, configuration and

development of the parklands to be conveyed will be subject to the approval of the Commissioner of Economic Development Culture and Tourism;

- (8) Prior to the registration of the Subdivision Agreement, the owner shall enter into an Escrow Agreement with the City regarding the development and conveyance of the park block. The Escrow Agreement shall set out the conditions and timing for the owner to transfer the park block to the City and its development as parkland to the satisfaction of the Commissioner of Economic Development Culture and Tourism. Any costs associated with the Escrow Agreement shall be at the owner's expense;
- (9) Prior to the parkland being released from escrow, the owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant acceptable to the Commissioner of Works and Emergency Services shall prepare the environmental assessment. Prior to transferring the parkland to the City, the environmental assessment may be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the conveyance of the parkland to the City shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the parkland meets all applicable laws, regulations and guidelines for public park purposes;
- (10) The owner shall pay for the costs of the transfer of the parkland, including any Land Transfer Tax and the preparation and registration of all relevant documents. At the time the parklands are released from escrow, the owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland;
- (11) Prior to registration of the Plan of Subdivision, the owner shall submit for the approval of the Commissioner of Economic Development Culture and Tourism, a park design concept plan and a park development budget;
- (12) Prior to registration of the Plan of Subdivision the owner shall provide a letter of credit for 120% of the value of the parks and recreation component of the development charges that are payable on the market units within this redevelopment. At time of building permit issuance, Toronto Community



Housing Corporation will receive credit for the parks and recreation component of their development charges;

- (13) The owner will be responsible for the base construction and installation of the parkland. The base park improvements include the following, where deemed necessary:
- (i) grading (inclusive of topsoil supply and placement, minimum of 150 mm);
  - (ii) sodding;
  - (iii) fencing to City standard;
  - (iv) all necessary drainage systems;
  - (v) electrical and water connections to the street line, including back flow preventor; and
  - (vi) street trees along all public road allowances, which abut City-owned parkland,

All work is to be completed to the satisfaction of the Commissioner of Economic Development Culture and Tourism. The owner will not receive any credit towards the parks and recreation component of their development charges or cash-in-lieu of parkland dedication payment for the aforementioned base park improvements;

- (14) Prior to the issuance of the first building permit for the market housing units, the owner shall post a Letter of Credit as security for the installation of base park improvements equal to 120% of the value of the base park improvements;
- (15) The owner shall be responsible for the design, supervision, and construction development of the parkland over and above the base park condition as per the approved park budget;
- (16) The development of the park block shall be completed prior to first occupancy of the market housing units or condominium registration of the market housing units. Unforeseen delays (eg; weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the Commissioner of Economic Development Culture and Tourism when determining a revised delivery date for the park block;
- (17) The owner, upon satisfactory completion of the parkland development will be required to guarantee such work and associated materials. The owner will provide certification from their Landscape Architect certifying all work has been completed. As-built drawings will be submitted to the Economic Development Culture and Tourism. At that time, the submitted letters of credit securing the cash-in-lieu of parkland dedication payment, the parks and recreation component of the development charges and the

letter of credit for base park improvements will be released, less 20% which shall be retained for a two-year period as a performance guarantee;

- (18) As a condition of Subdivision approval require the owner to:
- (a) Enter into a Subdivision Agreement with the City satisfactory to the Commissioner of Works and Emergency Services and the City Solicitor, such agreement to contain generally the same terms and conditions as the draft agreement for Don Mount Court, dated August 25, 2004, which was sent to the owner's solicitor under date of August 26, 2004, save and except for amendments/modifications to reflect the approved phasing of the project, the timing of the conveyances for the public streets and the land exchange arrangements particular to this development;
  - (b) Submit, prior to registration of the final plan, a functional road plan, which must include pavement width, pavement markings and traffic signs for the proposed new public street/lane system, and any modifications that are required to existing pavement markings and traffic signs on existing public streets, for the review and approval of the Commissioner of Works and Emergency Services;
  - (c) Satisfy, prior to registration of the final plan, all outstanding requirements with respect to the May 2004 Traffic Impact Study prepared by Marshall Macklin Monaghan Limited in support of the proposed development;
  - (d) Pay all costs associated with the intersection improvements at Dundas Street East and the new public street on Block 7 to accommodate, among other things, signal hardware for northbound traffic, changes to pavement markings and relocation of poles, if required;
  - (e) Pay all costs associated with any modifications to the existing abutting streets and facilities external to the site, which may be required to accommodate this development at the discretion of the Commissioner of Works and Emergency Services;
  - (f) Submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to registration of the final plan, 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) 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 external to the site to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
- (h) Submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to registration of the final plan, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required;
- (i) Pay for any necessary improvements to the municipal lighting required external to the site to support this development, according to the review accepted by the Commissioner of Works and Emergency Services;
- (j) Prepare and submit for the review and approval of the Commissioner of Works and Emergency Services, prior to registration of the final Plan of Subdivision, an overall municipal servicing plan incorporating the design of all surface and underground facilities and the necessary improvements to external City infrastructure to service the site;
- (k) Prepare and submit for the review and approval of the Commissioner of Works and Emergency Services, prior to registration of the final plan, an overall grading and drainage plan and a storm water management plan;
- (l) Submit, prior to registration of the final plan, a phasing plan for review and acceptance by the Commissioner of Works and Emergency Services;
- (m) Convey to the City on a phased basis, at nominal cost, the lands comprising the new public streets/lane, shown on the draft plan as Block Nos. 7, 8, 9, 10 and 11, such lands to be free and clear of all encumbrances, save and except for the surface and subsurface public works services and facilities, and utilities, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public highway purposes;
- (n) Provide a minimum width of 16 metres, or such lesser amount as deemed appropriate by the Commissioner of Works and Emergency Services, for Block Nos. 7, 8, 9 and 10 on the final plan for registration;

- (o) Submit to the Commissioner of Works and Emergency Services an environmental site assessment and, if required, a remedial action plan for each block, which will be peer reviewed at the applicant's expense, prior to the earlier of, construction of services and utilities, conveyance of land to the City or the issuance of a building permit;
  - (p) amend the survey, if required, to reflect the Commissioner of Works and Emergency Services recommendations regarding rights-of-way;
  - (q) Integrate all lot/block corners with the Ontario Co-ordinate System and provide a digital copy of the final plan of subdivision in DGN or DWG formats;
  - (r) Provide street names to the satisfaction of the Commissioner of Works and Emergency Services;
- (19) As a condition of approval of the Official Plan Amendment and rezoning require the owner to:
- (a) Provide, as soon as possible, names for the proposed private pedestrian court serving the residential condominium component in accordance with the City of Toronto Street Naming Policy so that they can be circulated for comments and forwarded to the appropriate Community Council for consideration;
  - (b) Apply for revised municipal numbering prior to the issuance of a building permit;
  - (c) Submit to the Commissioner of Works and Emergency Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a Bill in Council;
  - (d) Submit an application for Condominium for the market units situated on the north end of the site;
  - (e) Agree that any associated costs of remediation works required as a result of a Phase II environmental assessment, to be conducted by Economic Development, Culture and Tourism prior to Don Mount Court being jurisdictionally transferred, shall be the responsibility of the Toronto Community Housing Corporation. The report shall ensure the Don Mount Parkette lands, at the time of transfer, will

meet all applicable laws, regulations and guidelines respecting sites to be used for residential purposes, including City Council policies respecting soil remediation of sites;

- (20) Advise the owner of the following:
- (a) That further detailed comments with respect to site access configuration, site circulation, loading location/configuration and refuse collection will be provided as part of the Site Plan review process;
  - (b) Of the need to provide, as part of the Site Plan application, fire access routes in accordance with the requirements of the Ontario Building Code;
  - (c) Of the need to make separate applications to the Commissioner of Works and Emergency Services for permits to carry out any works involving the construction in, or occupancy of, the abutting public rights-of-way;
  - (d) That the subject lands may be within a flood and/or fill region regulated by the Toronto and Region Conservation Authority;
  - (e) That public lanes are given low priority for winter maintenance by the City and that they are only salted and not ploughed;
  - (f) That the provision of tree planting within the abutting public boulevard areas will be a requirement of this application. Additionally, if required, the applicant will be responsible for the preparation of tree inventory and preservation details, including the posting of adequate financial guarantees to ensure compliance. These requirements will be done to the satisfaction of Forestry Staff;
  - (g) That the applicant is required to submit a separate application under Chapter 658 to Urban Forestry Services, City Forester's Office requesting permission to remove the trees noted in the ravine;
  - (h) That the applicant is required to submit a revised Landscape Plan satisfactory to the Commissioner of Economic Development Culture and Tourism (Forestry);
  - (i) The owner is advised that the market housing components of the residential development will be subject to a 5% cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code (which remains in full

force and effect) to implement Section 42 of the Planning Act, RSO 1990, C.P.13. The cash-in-lieu payment for this development is to be used for park improvements over and above base park condition. The cash-in-lieu of parkland dedication payment shall be secured by a letter of credit and shall be provided prior to first building permit issuance for the market-housing component;

- (21) A more detailed Tenant Relocation and Assistance Plan shall be submitted to the Commissioner of Community and Neighbourhood Services prior to issuance of the first building permit for approval and monitoring, in the Commissioner's delegated role as Service Manager for social housing for the City of Toronto;
- (22) A detailed construction mitigation plan and the establishment of a tenant communication protocol shall be developed to the satisfaction of the Commissioner of Community and Neighbourhood Services prior to issuance of the first building permit to ensure that disruption of tenants, and cessation of services and facilities is minimized; and
- (23) That the Commissioner of Works and Emergency Services in consultation with the Commissioner of Urban Development Services give consideration to permitting three hour parking on Carroll Street south of Dundas Street East and report to Toronto and East York Community Council on the implementation of the matter.

**10(a).** Report (August 9, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) The request for a permit for tree removal at 825 Dundas Street East be denied; or
- (2) The request for a permit for tree removal at 825 Dundas Street East be approved subject to:
  - (a) the trees in question not being removed until permitted construction and/or demolition related activities in accordance with plans approved under Official Plan Amendment and Zoning Amendment Application No. 03 035025 STE 30 OZ commence which warrant the destruction of the trees; and
  - (b) the owner planting replacement trees acceptable to the Commissioner of Economic Development, Culture and Tourism.

**11. Residential Demolition Application – 2280 and 2282 Gerrard Street East (Beaches-East York, Ward 32)**

Report (August 26, 2004) from the Deputy Chief Building Official and Director of Building, South District

Recommendations:

It is recommended that City Council:

- (1) Refuse the application to demolish the subject residential buildings because there is not permit for a replacement building on the site, or,
- (2) Approve the application to demolish the subject residential buildings without conditions, or,
- (3) Approve the application to demolish the subject residential buildings with the following conditions:
  - (a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - (b) that all debris and rubble be removed immediately after demolition;
  - (c) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
  - (d) that any holes on the property are backfilled with clean fill.

**12. Residential Demolition Application – 35 Lyall Avenue (Beaches-East York, Ward 32)**

Report (August 26, 2004) from the Commissioner of Urban Development Services.

Recommendations:

That City Council choose one of the following recommendations:

- (1) That the application to demolish the subject residential building be granted by City Council, provided:

- (a) that a replacement building is erected on the site not later than two (2) years from the day demolition of the existing building is commenced, and
- (b) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand (\$20,000) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued, OR

- (2) That the application to demolish the subject residential building be granted without conditions.

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

**(Deferred from July 6, 2004)**

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.

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

Recommendation:

The Toronto Preservation Board recommends to the Toronto and East York 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.

**13(b).** Communication (July 5, 2004) from Peter J. Orme, Incumbent of St. Anne's



**14. 160 Gerrard Street East (Allan Gardens) - Request to Amend By-law No. 481-86 Designating the Property at 160 Gerrard Street East (Allan Gardens) under Part IV of the *Ontario Heritage Act* to include Additional Heritage Resources. (Toronto Centre-Rosedale, Ward 27)**

Report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) By-law No. 481-86 designating the property at 160 Gerrard Street East (Allan Gardens) under Part IV of the *Ontario Heritage Act* be amended to include additional heritage resources as described in Attachment No. 3 (Reasons for Designation) to this report.
- (2) That the amending by-law be registered on title to the lands subject to By-law 481-86.
- (3) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**14(a).** Communication (July 15, 2004) from the City Clerk, Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommends to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**15. 150 Balmoral Avenue (Balmoral Apartments) – Intention to Designate under Part IV of the *Ontario Heritage Act* and Alterations to a Heritage Property (St. Paul’s, Ward 22)**

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

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 150 Balmoral Avenue (Balmoral Apartments) under Part IV of the *Ontario Heritage Act*;

- (2) If there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) If there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) The alterations to the heritage property at 150 Balmoral (The Balmoral) be approved subject to the final plans for alterations to this property be to the satisfaction of the Manager of Heritage Preservation, prior to the issuance of any building permit, including any permit for excavation or demolition, and;
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**15(a).** Communication (July 15, 2004) from the City Clerk, Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommends to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**16. 318-328 Spadina Avenue (Charles Powell Building No. 2) - Inclusion on the City of Toronto Inventory of Heritage Properties (Trinity-Spadina, Ward 20)**

Report (June 18, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 318-328 Spadina Avenue (Charles Powell Building No. 2) 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.

**16(a).** Communication (July 15, 2004) from the City Clerk, Toronto Preservation Board, advising the Toronto and East York Community Council that it deferred consideration of the report (June 18, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**17. 153-185 Eastern Avenue (Dominion Wheel and Foundries Company - Inclusion on the City of Toronto Inventory of Heritage Properties (Toronto Centre-Rosedale, Ward 28))**

Report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) Council include the property at 153-185 Eastern Avenue (Dominion Wheel and Foundries Company) 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.

**17(a).** Communication (July 15, 2004) from the City Clerk, Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommends to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**18. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 2 Strachan Avenue (Trinity-Spadina, Ward 19)**

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

Recommendations:

It is recommended that the request for a variance be refused to permit the addition of two single faced video display panels for the purpose of third party advertisement to the two existing roof signs.

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

**(Deferred from May 4, 2004)**

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

Recommendations:

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

**20. Cash-In-Lieu for Parking - 619 Mount Pleasant Road (St. Paul's, Ward 22)**

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

Recommendations:

It is recommended that City Council:

- (1) Approve the application for cash payment in to the Municipal Parking Fund in lieu of providing and maintaining two spaces at 619 Mount Pleasant Road;
- (2) Grant authority for the execution of an agreement with Saba Al Mathno, or the registered owner, for a total of \$5,000.00 for the two parking spaces, to be submitted prior to the issuance of a building permit; and
- (3) Authorize the City Solicitor to draft an agreement as outlined in recommendation (2) above.

**21. Request for Direction – Official Plan and Zoning By-law - 1100 King Street West (Parkdale-High Park, Ward 14)**

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

Recommendations:

It is recommended that:

- (1) the City Solicitor be authorized to request the Ontario Municipal Board to approve a Zoning By-law in a form substantially in accordance with Attachment 4;

- (2) the City Solicitor be authorized to request the Ontario Municipal Board to approve the revised site plan shown for the West Lot on Attachment 1, subject to conditions satisfactory to the Commissioner of Urban Development Services;
- (3) the City Solicitor be authorized to amend the proposed Zoning By-law shown in Attachment 4 with respect to the parking standards, based on the outcome of discussions with the applicant, to the satisfaction of the Commissioner of Urban Development Services, in consultation with the Commissioner of Works and Emergency Services;
- (4) the City Solicitor be authorized to request the Ontario Municipal Board to amend OMB Decision/Order 0818, issued on April 26, 2004 respecting the Official Plan Amendment for the East Lot to include the matters identified in this report;
- (5) authority be granted to enter into an Agreement or Agreements pursuant to Section 37 of the Planning Act to secure those matters identified within this report and any other relevant matters that may be identified through the development of site plan conditions; and
- (6) the Commissioner of Corporate Services be requested to seek to secure a public easement for pedestrians from the owner of the properties at 1172-1196 King Street West and 283-289 Dufferin Street to permit pedestrian access between King Street West and the southwest corner of the development site.

**22. NOT USED**

**23. Request for Direction - 730 Dovercourt Road - Ontario Municipal Board Hearing (Davenport, Ward 18)**

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

Recommendations:

It is recommended that City Council:

- (1) refuse the Official Plan and Zoning By-law amendment applications in their current form;
- (2) direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board to oppose the Official Plan and Zoning By-law amendment applications in their current form;

- (3) request the owner to revise the application and undertake the necessary studies to address the issues identified in this report;
- (4) request the Commissioner of Urban Development Services to continue to have discussions with the owner;
- (5) request the Commissioner of Urban Development Services to have discussions with tenant representatives and neighbourhood representatives;
- (6) request City staff to report back to Community Council on the outcome of those discussions stemming from recommendations (4) and (5); and
- (7) direct the City Solicitor to request the Ontario Municipal Board to set a hearing date after the Council meeting of October 26-28, 2004, in order to receive further direction from Council as may be necessary in connection with the staff report on the outcome of the further discussions with the owner as well as discussions with the tenant and neighbourhood representatives.

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

**(Deferred from June 8, 2004)**

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

Recommendation:

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

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

**(Deferred from June 8, 2004)**

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

**25(a).** (June 7, 2004) from L. Bahr

**26. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking for Two Vehicles at 13 Ritchie Avenue (Parkdale-High Park, Ward 14)**

Report (August 9, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) City Council deny the application for front yard parking for two vehicles at 13 Ritchie Avenue; or
- (2) City Council approve the application for front yard parking for two vehicles at 13 Ritchie Avenue notwithstanding that permit parking is authorized on the same side of the street as this property and the application is for more than one vehicle, subject to:
  - (a) the parking area for each parking space not exceeding 2.6 m in width by 5.19 m in dimension;
  - (b) the parking areas being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Acting Commissioner of Works and Emergency Services; and
  - (c) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking.

**27. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 137 Dowling Avenue (Parkdale-High Park, Ward 14)**

Report (August 9, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) City Council deny the request for front yard parking at 137 Dowling Avenue; or
- (2) City Council approve the application for front yard parking at 137 Dowling Avenue, as shown on Appendix 'A', subject to:
  - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
  - (b) the excess paving being removed;
  - (c) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Acting Commissioner of Works and Emergency Services; and
  - (d) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Parking and Licences; or
- (3) City Council approve the application for front yard parking at 137 Dowling Avenue, as shown on Appendix 'B', notwithstanding that there is excess paving and the existing asphalt paving does not meet the City's current paving specifications, subject to:
  - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension; and
  - (b) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Parking and Licences.

**28. Poll Results for Front Yard Parking at 205 Garden Avenue (Parkdale-High Park - Ward 14)**

Report (August 10, 2004) from the Manager, Right of Way Management, Transportation Services South District

Recommendations:

It is recommended that:

- (1) City Council deny the application for front yard parking at 205 Garden Avenue; or
- (2) City Council approve the application for front yard parking at 205 Garden Avenue, as shown on Appendix 'A', notwithstanding the negative polling results, that there is excessive paving and the required soft landscaping will not be provided, subject to:



- (a) the parking area not exceeding 2.6 m by 5.9 m in dimension; and
- (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

**29. Maria's Garden Restaurant – Boulevard Café – 673 Danforth Avenue (Toronto-Danforth, Ward 30)**

Report (August 30, 2004) from the Manager, Licensing, Municipal Licensing and Standards

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café license at 673 Danforth Avenue be denied; or
- (2) the application for a boulevard café license be granted for the proposed location.

**30. Application for Sidewalk/Boulevard Vending Permit – 160 Kendal Avenue (St. Paul's, Ward 22)**

Report (August 30, 2004) from the Manager, Licensing, Municipal Licensing and Standards

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for sidewalk/boulevard vending at 160 Kendal Avenue be denied as the location does not meet the required physical criteria set out in Chapter 315 of the former City of Toronto, Municipal Code; or
- (2) the application for a sidewalk/boulevard vending licence be granted for the proposed location.

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

Report (August 27, 2004) from the Director, Transportation Infrastructure Management.

Recommendations:

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.

**31(a).** Communication (May 28, 2004) from John Michailidis

**31(b).** (July 5, 2004) from Collin Gribbons

**31(c).** (July 6, 2004) from Martin Koob, Toronto Cycling Committee

**31(d).** (July 5, 2004) from Margot Lappin and David Green

**31(e).** (July 7, 2004) from Bob Huffman

**31(f).** (July 5, 2004) from Johanna Brand

**31(g).** (July 6, 2004) from Jacob Allderdice

**31(h).** (June 28, 2004) from Jill Worthy, Toronto District School Board

**31(i).** (July 6, 2004) from Margaret Goodale

**31(j).** 74 letters of support, submitted by Councillor Davis

**32. Preliminary Report - Application to Amend the Official Plan and Zoning By-law - 15 Augusta Avenue (Trinity-Spadina, Ward 20)**

Report (August 23, 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.

**33. Preliminary Report – Rezoning Application – 16 and 18 Kimberley Avenue (Beaches-East York, Ward 32)**

Report (August 23, 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.

**34. Preliminary Report – Request to amend the Zoning By-law – 21 – 23 Widmer Street (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor(s);

- (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.

**35. Preliminary Report – Request to amend the Zoning By-law – 77 Charles Street West (Toronto Centre-Rosedale, Ward 27)**

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

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the Planning Act; and
- (4) the applicant:
  - (i) work with City staff to address the issues identified in this report;
  - (ii) submit a Planning Rationale Study, Site Servicing Report and Street Lighting Review; and
  - (iii) be advised that a Pedestrian Level Wind Study may be requested as the review process advances.

**36. 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)**

**(Deferred from July 6, 2004)**

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.

**37. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code and Metro By-law 118 – 438 Richmond Street West (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) the request for minor variances be approved to maintain, for identification purposes, three existing non-illuminated “Starbucks Coffee” awning signs at 438 Richmond Street West; 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.

**38. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 57 Brock Avenue (Parkdale-High Park, Ward 14)**

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

Recommendations:

It is recommended that:

- (1) the request for minor variances be approved to permit replacement of an existing illuminated fascia sign and an illuminated ground sign at 57 Brock Avenue on condition that illumination is limited to store hours by means of an automated timing device; and

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

**39. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 241 Yonge Street (Toronto Centre-Rosedale, Ward 27)**

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

Recommendations:

It is recommended that:

- (1) the request for a minor variance to maintain, for identification purposes, an illuminated fascia sign and two illuminated projecting signs at 241 Yonge Street be approved on condition that prior to applying for the sign permit(s), the owner provide an undertaking to the City of Toronto to ensure proper removal and repairs to the masonry once these signs are removed; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**40. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 355 Eglinton Avenue East (St. Paul's, Ward 22)**

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

Recommendations:

It is recommended that:

- (1) the request for a variance to permit an illuminated fascia sign on the first floor level and to maintain an existing fascia sign located at the third floor level, on the front elevation of the building at 355 Eglinton Avenue East be approved with a condition that the signs be turned off between 9:00 p.m. and 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.

**41. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 388 King Street West (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) the requested variance be approved to permit, for identification purposes, an illuminated projecting banner sign on the south elevation of the building at 388 King Street West.
- (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.

**42. Ontario Municipal Board Appeal - Application for Site Plan Approval - 310 Bayview Avenue and 33 Labatt Avenue (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

It is recommended that:

- (1) Council direct the City Solicitor and planning staff to attend the Ontario Municipal Board (OMB) and support the position generally outlined in this report;
- (2) Council direct staff to continue discussion with the applicant to resolve outstanding issues; and
- (3) the Commissioner of Urban Development Services report directly to City Council if necessary at its September meeting should discussions with the applicant result in a satisfactory proposal supported by staff.

**43. Ontario Municipal Board Hearing – 20, 22, 22A and 24 Bathurst Street (Trinity-Spadina, Ward 19)**

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

Recommendation:

It is recommended that the Commissioner of Urban Development Services report directly to Council, in consultation with the Chief Financial Officer, on finalizing agreements with the owners respecting the development of 20, 22, 22A Bathurst Street in the Fort York Neighbourhood, and to request further direction on the Ontario Municipal Board hearing scheduled to continue October 12, 2004.

**44. Ontario Municipal Board Hearing - 511 Bremner Boulevard and 2 and 20 Housey Street (Trinity-Spadina, Ward 20)**

Report (August 25, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that the Commissioner of Urban Development Services report directly to Council, in consultation with the Chief Financial Officer, on finalizing agreements with Wittington Properties Limited on its lands in the Railway Lands West, and to request further direction on the Ontario Municipal Board hearing scheduled to continue October 12, 2004.

**45. 453 Spadina Road (Municipal Car Park No. 164) Appeal to the Ontario Municipal Board by First Spadina Place Inc. of an Application for a Zoning By-law Amendment and Site Plan Approval (St. Paul's, Ward 21)**

Report (July 28, 2004) from the City Solicitor

Recommendations:

It is recommended that this report be received for information.

**46. Sale of Surplus City-owned Lane – 229 and 231 Markham Street (Trinity-Spadina, Ward 19)**

Report (August 19, 2004) from the Commissioner, Corporate Services

Recommendations:

It is recommended that:



- (1) the Offer to Purchase from Daniel Antony Yu to purchase approximately 53 square metres of the City-owned lane adjacent to 229 Markham Street described as Part of PIN 21249-0449(R) being part of Lot 132, Plan 74 and shown as Parts 2 and 3 on Sketch No. PS-2003-062 (attached) in the amount of \$10,567.67 plus GST, be accepted on the terms outlined in the body of this report;
- (2) the Offer to Purchase from Campbell McBurney, Vicki McBurney and Andrew McBurney to purchase approximately 45 square metres of the City-owned lane adjacent to 231 Markham Street described as Part of PIN 21249-0449(R) being part of Lot 132, Plan 74 and shown as Part 1 on Sketch No. PS-2003-062 (attached) in the amount of \$8,972.55 plus GST, be accepted on the terms outlined in the body of this report;
- (3) either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offers on behalf of the City;
- (4) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (5) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date(s) to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**47. Sale of Surplus Vacant Land at 10 Glenarden Road (St. Paul's, Ward 21)**

Report (August 24, 2004) from the Commissioner, Corporate Services

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Mansoor Husain and Amna Fatima Husain to purchase 10 Glenarden Road, being part of Lot 7 on Plan 1752 (the "Property"), in the amount of \$37,000.00 plus GST, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making 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 may from time to time consider reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**48. Sale of Parcel of Vacant Land at the Rear of 207 Forest Hill Road (St. Paul's, Ward 22)**

Report (August 13, 2004) from the Commissioner, Corporate Services

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Heather McAllister to purchase the City-owned land located at the rear of 207 Forest Hill Road, being part of Block C, Plan 645-E, shown as Part 2 on Sketch No. PS-2002-023 (the "Property"), in the amount of \$14,100.00 plus GST, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (3) 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 may from time to time consider reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**49. Implementation of Overnight On-Street Permit Parking on Crewe Avenue between Westlake Avenue and Chisholm Avenue – Poll Results (Beaches-East York, Ward 31)**

Report (August 18, 2004) from the City Clerk

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking be implemented on Crewe Avenue between Westlake Avenue and Chisholm Avenue, on an area basis, to operate during the hours of 11:00 p.m. and 5:00 a.m., 7 days a week; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect to the foregoing; OR
- (3) this report be received for information.

**50. Warwick Avenue north side, between Bathurst Street and Chiltern Hill Road – Request to introduce a “Student pick-up and drop-off area” (St. Paul’s, Ward 21)**

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

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulation on the north side of Warwick Avenue, from Bathurst Street to Chiltern Hill Road, be rescinded;
- (2) parking be prohibited at anytime on the north side of Warwick Avenue from Bathurst Street to a point 110.5 metres east of Chiltern Hill Road;
- (3) parking be allowed for a maximum period of 15 minutes from 7:15 a.m. to 9:15 a.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday, on the north side of Warwick Avenue, from Chiltern Hill Road to a point 110.5 metres east of Chiltern Hill Road;
- (4) parking be prohibited from 9:15 a.m. to 3:00 p.m., and from 6:00 p.m. of one day to 7:15 a.m. of the next following day, Monday to Friday, and all day Saturday and Sunday, on the north side of Warwick Avenue, from Chiltern Hill Road to a point 110.5 metres east of Chiltern Hill Road; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

**51. St. Clair Avenue West, north side between Spadina Road and Walmer Road - Request to prohibit stopping at anytime (St. Paul's, Ward 21)**

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

Recommendations:

It is recommended that:

- (1) the existing "No Stopping from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays" regulation on the north side of St. Clair Avenue West, between Spadina Road and Walmer Road be amended to operate at all times; 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.

**52. Franklin Avenue – Installation of Speed Humps between Ruskin Avenue and a point 104 metres north of Edith Avenue (Davenport, Ward 18)**

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

Recommendation:

It is recommended that this report be received for information.

**53. Sterling Road – Installation of Speed Humps between Bloor Street West and Perth Avenue (Davenport, Ward 18)**

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

Recommendation:

It is recommended that this report be received for information.

**54. Ruskin Avenue – Installation of Speed Humps between Edwin Avenue and Perth Avenue (Davenport, Ward 18)**

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

Recommendation:

It is recommended that this report be received for information.

**55. Sheridan Avenue – Installation of Speed Humps between Florence Street and Muir Avenue (Davenport, Ward 18)**

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

Recommendation:

It is recommended that this report be received for information.

**56. Walmer Road between St. Clair Avenue West and Heath Street West – Request for installation of speed humps (St. Paul's, Ward 21)**

Report (August 10, 2004) from the Director, Transportation Services South District

Recommendation:

It is recommended that this report be received for information.

**57. Heath Street West/Tichester Road between Bathurst Street and Spadina Road – Request for installation of speed humps (St. Paul's, Ward 21)**

Report (August 10, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that this report be received for information.

**58. Russett Avenue – Installation of Speed Humps between Bloor Street West and Wallace Avenue (Davenport, Ward 18)**

Report (August 10, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that this report be received for information.

**59. Tweedsmuir Avenue between St. Clair Avenue West and Heath Street West – Request for installation of speed humps (St. Paul’s, Ward 21)**

Report (August 10, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that this report be received for information.

**60. Leslie Street and Lake Shore Boulevard East – Designation of the southbound curb lane for right turns only (Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)**

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

Recommendations:

It is recommended that:

- (1) the westerly southbound lane on Leslie Street, from Lake Shore Boulevard East to a point 30.5 metres north thereof, be designated for right-turns only, TTC buses excepted; 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.

**61. Moore Avenue, from Mount Pleasant Road to Welland Avenue – Prohibition of Westbound U-turns (Toronto Centre-Rosedale, Ward 27)**

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

Recommendations:

It is recommended that:

- (1) westbound to eastbound U-turns on Moore Avenue, between Welland Avenue and Mount Pleasant Road, be prohibited at all times; 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.

**62. Woodbine Avenue, from Danforth Avenue to O'Connor Drive – Prohibition of Heavy Trucks, from 7:00 p.m. to 7:00 a.m. (Beaches-East York, Ward 31)**

Report (August 10, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the heavy truck prohibition between the hours of 7:00 p.m. and 7:00 a.m. on Woodbine Avenue, from Danforth Avenue to Kingston Road, be amended to apply from Kingston Road to O'Connor Drive; 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.

**63. Withrow Avenue, between Broadview Avenue and Logan Avenue - Speed Hump Poll Results (Toronto - Danforth, Ward 30)**

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

Recommendations:

It is recommended that this report be received for information only.

**64. Langford Avenue, between the former Borough of East York Limit and Aldwych Avenue – Reduction of the maximum speed limit (Toronto - Danforth, Ward 29)**

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

Recommendations:

It is recommended that:

- (1) the maximum speed limit on Langford Avenue between the former Borough of East York south limit and Aldwych Avenue be reduced to 40 kilometres per hour; and

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

**65. Croatia Street – Installation of Speed Humps between Brock Avenue and Dufferin Street (Davenport, Ward 18)**

Report (August 13, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that this report be received for information.

**66. La Scala Lane - Proposed two-way operation (Toronto Centre – Rosedale, Ward 27)**

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

Recommendations:

It is recommended that:

- (1) the existing one-way northbound regulation for La Scala Lane, between St. Mary Street and Charles Street West be rescinded; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**67. Proposed Parking Regulation Change on Wade Avenue, between Jenet Avenue and the east/west section of Wade Avenue (Davenport, Ward 18)**

Report (August 10, 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 Wade Avenue, for its entire length, be amended to operate from Jenet Avenue to Paton Road;



- (2) the existing “No Parking Anytime” regulation on the east side of Wade Avenue, for its entire length, be amended to operate from Jenet Avenue and Paton Road;
- (3) a “No Stopping Anytime” prohibition be introduced on both sides of Wade Avenue, from Jenet Avenue to the south limit of the east/west section of Wade Avenue; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**68. Jarvis Street, between Dundas Street East and Gerrard Street East – Installation of Pedestrian Traffic Control Signals Toronto Centre – Rosedale, Ward 27)**

Report (August 13, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that this report be received for information.

**69. Wade Avenue - Removal of Speed Humps between Paton Road and the east/west section of Wade Avenue (Davenport, Ward 18)**

Report (August 10, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) in order to facilitate the removal of two speed humps on the north-south section of Wade Avenue, south from Paton Road, By-law No. 1055-2001 be further amended by deleting reference to Drawing No. 421F-6136 dated August 2001, and replacing it with drawing No. 421F-7495 dated August 2004;
- (2) the speed limit on Wade Avenue, between Paton Road and the east/west section of Wade Avenue, be amended from 30 km/h to 40 km/h, coincident with the removal of speed humps; 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.

**70. Browning Avenue, between Broadview Avenue and Arundel Avenue – Amendment to Parking Regulations (Toronto-Danforth, Ward 29)**

Report (August 13, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing parking regulations listed in Appendix “A” of this report, be rescinded;
- (2) the amended parking regulations listed in Appendix “B” of this report, be implemented; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**71. Lonsdale Road, north side, in the vicinity of Spadina Road – The feasibility of implementing additional parking on the north side of the roadway (St.Paul's, Ward 21 and Ward 22)**

Report (August 13, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulation in effect on the north side of Lonsdale Road, from a point 91.4 metres west of Relmar Road to a point 85 metres west of Russell Hill Road, be rescinded;
- (2) parking be prohibited on the north side of Lonsdale Road, between Relmar Road and a point 91.4 metres west;
- (3) parking controlled by “Pay and Display” machines be introduced on the north side of Lonsdale Avenue, from Relmar Road to a point 30.5 metres west of Spadina Road, to operate for a maximum period of 2 hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday, and for a maximum period of 3 hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., on Sundays, all at a rate of \$1.50 per hour;

- (4) parking controlled by “Pay and Display” machines be introduced on the north side of Lonsdale Avenue, from Relmar Road to a point 30.5 metres west of Spadina Road, to operate for a maximum period of 2 hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday, and for a maximum period of 3 hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., on Sundays, all at a rate of \$1.50 per hour;
- (5) the permit parking regulations currently in effect on the south side of Lonsdale Road be implemented on the north side of Lonsdale Road between the limits noted in Recommendation No. 4, above;
- (6) the parking regulations presently in effect on the north side of Lonsdale Road be reinstated and that the regulations outlined in Recommendation Nos. 1 to 5, above, be rescinded, upon completion of the redevelopment of the public parking lot, located on the northeast corner of Spadina Road and Thelma Avenue; and
- (7) 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.

**72. Chilton Road and Elmsdale Road at Donlands Avenue – Proposed Curb Realignment (Toronto-Danforth, Ward 29)**

Report (August 13, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) approval be given to realign Chilton Road as follows:
  - (i) “the realignment of the southeast and southwest corners of the intersection of Chilton Road and Donlands Avenue, generally as shown on the attached print of Drawing No. 421F-7178, dated October 2003”;
- (2) approval be given to realign Elmsdale Road as follows:
  - (i) “the realignment of the southeast and southwest corners of the intersection of Elmsdale Road and Donlands Avenue, generally as shown on the attached print of Drawing No. 421F-7179, dated October 2003”; and

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

**73. Blecker Street, west side, north of Wellesley Street East – Amendment to Parking Controls (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

It is recommended that:

- (1) the maximum “2-Hour Parking Anytime” regulation on the west side of Blecker Street, from Wellesley Street East to a point 30 metres north thereof, be rescinded;
- (2) parking be restricted to a maximum period of 15 minutes, from 6:30 a.m. to 10:00 a.m. and from 3:00 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the west side of Blecker Street, from Wellesley Street East to a point 30 metres further north thereof;
- (3) parking be allowed for a maximum period of two hours at all times except from 6:30 a.m. to 10:00 a.m. and from 3:00 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the west side of Blecker Street, from Wellesley Street East to a point 30 metres further north thereof; 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.

**74. Adelaide Street East at Church Street – Designation of Eastbound Left-Turn Lane (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

It is recommended that:

- (1) the northerly eastbound lane on Adelaide Street East at Church Street be designated for left turns only; and

- (2) the appropriate City Officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**75. Indian Grove, east side, from Hook Avenue to the first Laneway further north – Amendments to Parking Regulations (Parkdale-High Park, Ward 14)**

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” parking regulation on the east side of Indian Grove, from a point 9 metres north of Hook Avenue to a point 30 metres further north, be rescinded;
- (2) parking be allowed for a maximum period of one hour from 8:00 a.m. to 6:00 p.m., on the east side of Indian Grove, from a point 9 metres north of Hook Avenue to a point 30 metres further north thereof;
- (3) parking be allowed by permit only from 12:01 a.m. to 7:00 a.m., daily, on the east side of Indian Grove, from a point 9 metres north of Hook Avenue to a point 30 metres further north thereof; 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 are required.

**76. Proposed Installation of Speed Bumps in the Public Lane between Richmond Street East and Lombard Street, immediately west of Jarvis Street (Toronto-Centre Rosedale, Ward 28)**

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

Recommendations:

It is recommended that:

- (1) the installation of three (3) speed bumps in the public lane between Richmond Street East and Lombard Street immediately west of Jarvis Street, of the type and design noted and at the location shown on Drawing No. 421F-7506, dated August 2004, be approved;

- (2) all costs associated with the above-noted speed bump installation be the responsibility of the applicant, Intracorp Developers Ltd.; and
- (3) the appropriate City Officials be authorized and directed to take any action necessary to give effect thereto, including the introduction in Council of any Bills that may be required.

**77. Berkeley Street, between Adelaide Street East and Richmond Street East – Proposed Amendments to Parking Regulations (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

It is recommended that:

- (1) the current parking regulation which prohibits parking between 8:00 a.m. and 6:00 p.m., Monday to Friday, on the west side of Berkeley Street, between Adelaide Street East and Richmond Street East be rescinded; and
- (2) 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.

**78. Bloor Street East and St. Paul's Square – Amendment to Turn Prohibition (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

It is recommended that:

- (1) the westbound right-turn prohibition currently in effect from 7:00 p.m. to 7:00 a.m., Monday to Friday and all day Saturdays and Sundays at Bloor Street East and St. Paul's Square, be rescinded;
- (2) westbound right turns be prohibited from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday at Bloor Street East and St. Paul's Square; and

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

**79. Public Lane at the rear of Premises Nos. 272-282 Ossington Avenue – Prohibition of large vehicles (Trinity-Spadina, Ward 19)**

Report (August 19, 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 public lane at the rear of Premises Nos. 272-282 Ossington Avenue; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**80. The Intersection of Bloor Street West and Sussex Mews – Implementation of a northbound left turn prohibition (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) northbound left turns be prohibited at anytime from Sussex Mews to Bloor Street West; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**81. Bathurst Street, east side, between Ulster Street and Harbord Street, fronting No. 629 – Provision of an on-street loading zone for disabled and other persons (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) parking regulations be amended to establish a passenger loading zone on the east side of Bathurst Street, from a point 31.0 metres north of Ulster Street to a point 8.0 metres further north thereof; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**82. Sussex Mews (Public Lane), between Bloor Street West and Sussex Avenue - Installation of Speed Bumps**

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

Recommendations:

It is recommended that:

- (1) the installation of speed bumps on the public lane known as Sussex Mews, between Bloor Street West and Sussex Avenue, of the type and design noted and at the locations shown on Drawing No. 421F-7364, dated April 2004, be approved; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**83. Grace Street, from College Street to a point 40.0 metres south – Implementation of a “No Stopping Anytime” prohibition (Trinity-Spadina, Ward 19)**

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” prohibition on both sides of Grace Street, from College Street to a point 40.0 metres south, be changed to “No Stopping Anytime”; and



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

**84. Brunswick Avenue, west side, between Ulster Street and College Street, fronting No. 80 – Conversion of the existing on-street disabled loading zone to an on-street disabled persons parking space (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) the existing on-street disabled loading zone on the west side of Brunswick Avenue, from a point 61.7 metres south of Ulster Street to a point 7.0 metres further south, be changed to an on-street disabled persons parking space; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**85. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Parkdale-High Park, Ward 14; Davenport, Ward 18; Trinity-Spadina, Ward 19; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)**

Report (August 26, 2004) from the Director, Transportation Services, South District.

Recommendations:

It is recommended that:

- (1) the installation/removal of on-street 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.

**86. Premises No. 438 King Street West - Temporary Road Occupation to Accommodate Construction Staging Area (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a twenty six-storey building at a site on the north/east corner of Spadina Avenue and King Street West (municipally known as 438 King Street West), the public laneway adjacent to the north side of the site as shown on the attached print of Drawing No. 421F-7540, dated August 2004, be closed to traffic in order to establish a construction staging area for a period of approximately sixteen months;
- (2) the section of lane noted in Recommendation No. 1 be reverted to its pre-construction traffic and parking operation upon completion of this project; 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.

**87. Raglan Avenue, north of St. Clair Avenue West – Request to change the maximum time limit parking controlled by a pay and display machine (St. Paul's, Ward 21)**

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

Recommendations:

It is recommended that:

- (1) the existing fifteen-minute maximum parking limit from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. on Sundays, controlled by a pay and display machine, on the west side of Raglan Avenue, from a point 15.5 metres north of St. Clair Avenue West to a point 17.2 metres further north be rescinded;
- (2) parking be permitted for a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday and for a maximum period of three hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday and from 1:00

p.m. to 9:00 p.m. on Sundays, at a rate of \$1.00 per hour and be controlled by a pay and display machine on the west side of Raglan Avenue, from a point 15.5 metres north of St. Clair Avenue West to a point 17.2 metres further north; 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.

**88. De-Savery Crescent, west side, between Thurloe Avenue and Manor Road East – Request for the provision of a "Student Pick-Up and Drop-Off" zone with a five minute maximum parking limit for the "Manor Montessori School", Premises Nos. 14/16 De-Savery Crescent (St. Paul's, Ward 22)**

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

Recommendations:

It is recommended that:

- (1) the existing one hour 8:00 a.m. to 6:00 p.m., daily maximum parking regulation in effect on the west side of De-Savery Crescent, be adjusted to operate from Thurloe Avenue, to a point 47 metres further north and from a point 59 metres north of Thurloe Avenue, to Manor Road East;
- (2) parking be permitted for a maximum period of five minutes on the west side of De-Savery Crescent, from a point 47 metres north of Thurloe Avenue to a point 12 metres further north, from 8:30 a.m. to 9:15 a.m., and from 3:30 p.m. to 4:15 p.m., Monday to Friday;
- (3) parking be permitted for a maximum period of one hour on the west side of De-Savery Crescent, from a point 47 metres north of Thurloe Avenue, to a point 12 metres further north, from 8:00 a.m. to 8:30 a.m., from 9:15 a.m. to 3:30 p.m., and from 4:15 p.m. to 6:00 p.m., Monday to Friday;
- (4) parking be permitted for a maximum period of one hour on the west side of De-Savery Crescent, from a point 47 metres north of Thurloe Avenue, to a point 12 metres further north, from 8:00 a.m. to 6:00 p.m., Saturday and Sunday; and
- (5) 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.

**89. Request to introduce a “Student pick-up and drop-off area” on Dewbourne Avenue and Ava Road (St. Paul’s, Ward 22)**

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

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulation on the south side of Dewbourne Avenue from Bathurst Street to a point 30 metres west of Bathurst Street be rescinded;
- (2) the existing “No Parking 8:30 a.m. to 6:00 p.m.” regulation on the south side of Dewbourne Avenue, from a point 30 metres west of Bathurst Street to a point 15 metres east of Peveril Hill North, be rescinded;
- (3) parking be permitted for a maximum period of 15 minutes from 8:30 a.m. to 9:15 a.m., 11:15 a.m. to 1:15 p.m. and from 3:15 p.m. to 3:45 p.m., Monday to Friday, on the south side of Dewbourne Avenue, from Bathurst Street to a point 15 metres east of Peveril Hill North;
- (4) parking be prohibited from 9:15 a.m. to 11:15 a.m., 1:15 p.m. to 3:15 p.m. and from 3:45 p.m. to 6:00 p.m. Monday to Friday, on the south side of Dewbourne Avenue from Bathurst Street to a point 15 metres east of Peveril Hill North;
- (5) parking be prohibited from 8:30 a.m. to 10:00 a.m. and from 4:00 p.m. to 6:00 p.m. Saturday, and from 8:30 a.m. to 6:00 p.m. Sunday, on the south side of Dewbourne Avenue from Bathurst Street to a point 15 metres east of Peveril Hill North;
- (6) the existing “No Parking Anytime” regulation on the north side of Ava Road, from a point 30.5 metres west of Bathurst Street to Chiltern Hill Road, be amended to operate from a point 93.5 metres west of Bathurst Street to Chiltern Hill Road;
- (7) parking be permitted for a maximum period of 15 minutes from 8:30 a.m. to 9:15 a.m., 11:15 a.m. to 1:15 p.m., and from 3:15 p.m. to 3:45 p.m., Monday to Friday, on the north side of Ava Road from a point 30.5 metres west of Bathurst Street to a point 93.5 metres west of Bathurst Street;
- (8) parking be prohibited from 9:15 a.m. to 11:15 a.m., 1:15 p.m. to 3:15 p.m. and from 3:45 p.m. to 8:30 a.m., Monday to Friday, and all day Saturday

and Sunday on the north side of Ava Road from a point 30.5 metres west of Bathurst Street to a point 93.5 metres west of Bathurst Street; and

- (9) 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.

**90. Extension of permit parking hours on Hallam Street, between Gladstone Avenue and Dufferin Street (Davenport, Ward 18)**

Report (August 17, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

Recommendations:

It is recommended that:

- (1) permit parking hours of operation on Hallam Street, between Gladstone Avenue and Dufferin Street, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 7:00 p.m. to 7:00 a.m., 7 days a week;
- (2) part “C” of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be introduced to incorporate Hallam Street, between Gladstone Avenue and Dufferin Street; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**91. Appointments to Committee of Management of Eastview Neighbourhood Community Centre**

Communication (July 9, 2004) from Susan Neal, Executive Director, Eastview Neighbourhood Community Centre.

**92. Reduction of Speed Limit - Rushton Road, between Vaughan Road and Arlington Avenue (St. Paul’s, Ward 21)**

Communication (July 2, 2004) from the City Clerk forwarding Toronto South Community Council Report 4, Clause 6, titled “Reduction of Speed Limit - Rushton Road, between Vaughan Road and Arlington Avenue (St. Paul’s, Ward 21)” which City Council, on June 22, 23 and 24, 2004, referred back to the Community Council for further consideration.

**93. Public Consultation for the New Zoning By-law Project**

Planning and Transportation Committee Report 5, Clause 5 titled “Public Consultation for the New Zoning By-law Project” which was referred to the Toronto and East York Community Council at City Council meeting held on July 20, 21, and 22, 2004.

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

- 94(a).** (August 12, 2004) from Frank Weber respecting declaration of the Royal Winter Fair at the Canadian National Exhibition on November 3 to November 16, 2004 as an event of municipal significance;
- 94(b).** (August 6, 2004) from Shane Carmichael respecting the St. Lawrence Hops and Wing Ding in David Crombie Park on September 18, 2004 from 11:30 a.m. to 10:00 p.m.;
- 94(c).** (July 28, 2004) from Cindy Ball respecting a letter of non-objection for the Ontario College of Art & Design opening celebration on McCaul Street on September 23, 2004 from 12: p.m. to 11:00 p.m.;
- 94(d).** (August 24, 2004) from Tony Palermo respecting an extended licence for the Anniversary Party of Harbour Sixty Steakhouse at 60 Harbour Street on September 22, 2004 from 5:00 p.m. – 1:00 a.m.;
- 94(e).** (August 23, 2004) from Hak-Hwan Koh respecting the 18<sup>th</sup> Annual Walk-a-thon and Han-Gah-We Festival at Christie Pitts Park on September 25, 2004 from 11:00 a.m.



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**TORONTO AND EAST YORK COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 8**

**Date of Meeting:** September 14, 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

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**ADDED ITEMS:**

**95. Preliminary Report - Application to amend the former City of Toronto Official Plan and Zoning - 4, 6 and 8 St. Thomas Street and 100 - 110 Charles Street West (Toronto Centre-Rosedale, Ward 27)**

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

**Recommendations:**

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) the applicant:
  - (i) work with City staff to address the issues identified in this report;

- (ii) submit a Heritage Impact Statement, a Housing Issues Report, a Planning Rationale Study, a Street Lighting Review and a Site Servicing Report; and
- (iii) be advised that a Pedestrian Level Wind Study may be requested as the review process advances.

**96. Liquor Licence Application for a Rear Patio – 105 Scollard Street (Toronto Centre-Rosedale, Ward 27)**

Communication (August 23, 2004) addressed to the Alcohol and Gaming Commission of Ontario from Councillor Rae, in response to a liquor licence application for a rear patio located at 105 Scollard Street in Toronto.

**97. Appointments – Board of Management of Scadding Court Community Centre**

Communication (August 20, 2004) from Kevin Lee, Executive Director, Scadding Court Community Centre, forwarding nominations for appointment to the Board of Management.

**98. Proposed Closure of Devonshire Place by University of Toronto (Trinity-Spadina, Ward 20)**

**(In Camera – Solicitor-Client Privilege)**

Confidential Report (September 3, 2004) from the City Solicitor

**99. Appointments – Committee of Adjustment, Toronto and East York Panel**

**(In Camera – Personal Information about Identifiable Individuals)**

Report (September 1, 2004) from the Nominating Committee, forwarding nominations for appointment to the Committee of Adjustment, Toronto and East York Panel.

Re: 99 Confidential Attachment (September 1, 2004) from the Nominating Committee