
**TORONTO AND EAST YORK COMMUNITY COUNCIL
AGENDA
MEETING 10**

Date of Meeting:	November 16, 2004	Enquiry:	Christine Archibald
Time:	9:30 a.m.		Committee Administrator
Location:	Committee Room 1, 2nd Floor		416-392-7033
	City Hall		teycc@toronto.ca
	100 Queen Street West		
	Toronto, Ontario		

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: A complete list will be distributed at the meeting

10:00 a.m.: Items 1 - 10
11:30 a.m.: Items 11 - 28

Communications/Reports:

1. Further Report – Amendments the Garrison Common North Community Improvement Plan (Trinity-Spadina, Ward 19)

(Public Meeting under the *Planning Act*)

Report (November 1, 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. Final Report – Application to Amend the Zoning By-law – Ward’s and Algonquin Islands (Ward 28)

(Public Meeting under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. Final Report – Applications to Amend the Official Plan and Rezoning By-laws and Site Plan – 243 Eglinton Avenue West and 500 Oriole Parkway (St. Paul’s, Ward 22)

(Public Meeting under the *Planning Act*)

Report (October 23, 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) require that, before introducing the necessary Bills to City Council for enactment, the owner enter into a Site Plan Agreement under Section 41 of the *Planning Act*; and
- (5) the owner shall provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation.

4. Final Report – Application to Amend the new Toronto Official Plan and former City of Toronto Official Plan and Zoning By-law - 736 Dundas Street East (Toronto Centre-Rosedale, Ward 28)

(Public Meeting under the *Planning Act*)

and

Intention to Designate under Part IV of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to enter into a Heritage Easement Agreement – 736 Dundas Street East (Adam Beck Cigar Box Manufacturing Company) (Toronto Centre-Rosedale, Ward 28)

Report (October 27, 2004) from the Director, Community Planning, South District recommending approval of an application to amend the Official Plan and Zoning By-law to permit the construction of 40 residential units in a former industry/commercial build.

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 the draft Zoning By-law Amendment as may be required;
 - (4) 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. 7; and
 - (5) require that a Heritage Easement Agreement be entered into, satisfactory to the Manager, Heritage Preservation Services, and be executed prior to the issuance of Site Plan Approval.
- 4(a).** Report (September 24, 2004) from the Commissioner of Economic Development, Culture and Tourism **respecting designation under Part IV of the Ontario Heritage Act, alterations to a heritage property and authority to enter into a Heritage Easement Agreement.**

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 736 Dundas Street East (Adam Beck Cigar Box Manufacturing Company Building) 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 736 Dundas Street East containing the Adam Beck Cigar Box Manufacturing Company Building substantially as shown in the plans and drawings prepared by Gabriel Bodor Architect Inc. dated September 21, 2004 and generally described in the Heritage Impact Statement prepared by Spencer R. Higgins Architect Inc. dated September 20, 2004, both on file with the Manager, Heritage Preservation Services, be approved subject to:
 - (a) prior to Site Plan Approval, the Owner will:

- (i) enter into and register on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
 - (ii) provide a detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services; and
 - (iii) provide exterior architectural details and building materials to the additions to the satisfaction of the Manager, Heritage Preservation Services; and
- (b) prior to the issuance of any building permits, including permits for demolition, excavation and shoring, the Owner will provide:
- (i) a Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building to the satisfaction of the Manager, Heritage Preservation Services;
 - (ii) exterior lighting detail to the satisfaction of the Manager, Heritage Preservation Services; and
 - (iii) provide financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, for the protection of the heritage building during construction and to implement the Conservation Plan;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 736 Dundas Street East, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

4(b). Communication (October 21, 2004) from the Toronto Preservation Board

Recommendation:

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

5. Final Report – Application to Amend the Official Plan and Zoning By-law – 5 Everett Crescent (Beaches-East York, Ward 31)

(Public Meeting under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) 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. 5;
- (2) amend the Zoning By-law for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6; and
- (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.

6. Final Report – Application to Amend the Official Plan and Draft Plan of Condominium – 75 and 79 Oriole Road and 73 Oriole Gardens (St. Paul’s, Ward 22)

(Public Meeting under the *Planning Act*)

Report (October 25, 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. 4;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the new City of Toronto Official Plan substantially in accordance attachment No. 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments as may be required;

- (4) authorize Draft Approval of the Plans of Condominium for 75 & 79 Oriole Road and 73 Oriole Gardens, date stamped as received on 14 April, 2004 and that the Chief Planner is authorized to permit any red line revisions as deemed appropriate;
- (5) require the owner to fulfill the following conditions of Draft Approval of the Plans of Condominium, including the execution and satisfactory registration of any condominium agreements deemed necessary by the City Solicitor, prior to the City's consent for final registration and authorize the City Solicitor to prepare any necessary condominium agreements to secure the conditions, as the City Solicitor deems necessary:
 - A. the plans of condominium (declaration and description) shall be registered within 3 years from the date that Council approves these Draft Plans of Condominium, otherwise the approval shall lapse and be of no further force and effect;
 - B. Comprehensive Reserve Study:
 - (1) the declarant shall, at its own expense, carry out and complete a comprehensive reserve fund study, as defined in s. 27 of O. Reg 48/01 made under the Condominium Act, 1998 as a "comprehensive study", prior to registration of the plans of condominium (declaration and description);
 - (2) the comprehensive study required in condition B(1) above shall be carried out in accordance with the requirements of the Condominium Act, 1998 and the regulations made thereunder, provided that the persons conducting the study shall in connection with the physical analysis, be a professional engineer registered as such and holding a certificate of authorization within the meaning of the Professional Engineers Act;
 - (3) in addition to the requirements under the regulations made under the Condominium Act, 1998:
 - (a) the financial analysis component of the comprehensive study shall include a simple, easily read table setting out, by unit type, the recommended average dollar amount of contributions to the reserve fund that will be required to be paid annually per unit to the reserve fund for each year covered by the study (not less than 30 years) based on the reserve fund required to be established by the declarant in accordance with condition D below. The table shall be in the form of the Cash Flow Table forming part of Form 15

of O. Reg. 48/01, as amended from time to time, made under the Condominium Act, 1998;

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

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

- C. the declarant shall, prior to registration of the plans of condominium (declaration and description), at its own expense:
 - (1) complete each of the repairs and replace each of the components set out on the lists compiled pursuant to conditions B(3)(b)(i), (ii) and (iii) above as detailed in the comprehensive study; and

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

(2) that such updated table be included in the statement required in condition B(3)(c) above.

- G. upon presentation to the Commissioner of a certificate from a professional engineer registered as such and holding a certificate of authorization within the meaning of the Professional Engineers Act stating that Conditions A, D, E and F have been satisfied and provided Conditions A, E and I have been satisfied, the plans may be registered.
- H. the condominium declaration shall clearly identify and explain the nature of any short-term residential uses permitted in the condominiums, to the satisfaction of the Commissioner of Urban Development Services.
- I. the declarant shall provide a tax certificate, which confirms that all municipal taxes have been paid in full.
- J. the declarant agrees not to pass on, in the form of rent increases to existing tenants, any costs associated with the renovations or alterations of the building or any increase in property taxes due to a change in the assessed value of the property identified in this application.

7. Final Report – Application to Amend the Official Plan and Zoning By-law – 2575 and 2625 Danforth Avenue (Beaches-East York, Ward 32)

(Public Meeting under the *Planning Act*)

Report (November 1, 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. 9;
- (2) amend the Zoning By-law 438-86, as amended, for 2575 and 2625 Danforth Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (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 enter into a Section 37 Agreement and have completed registration on title securing the benefits outlined in this report;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to submit all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services;
- (6) require the owner to pay all costs associated with the City retaining a third-party peer reviewer and submit, prior to the introduction of Bills to City Council for enactment, 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;
- (7) require the owner to submit to the Commissioner of Works and Emergency Services, prior to the introduction of Bills to City Council for enactment, 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-way that would exceed applicable MOE guidelines, objectives, or regulations;
- (8) require the owner to enter into an agreement with the City, prior to the introduction of Bills to City Council for enactment, should it be determined that remediation of the adjacent right-of-way is required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;
- (9) require the owner to submit, prior to the occupancy of either of the proposed new buildings, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the statement from the Professional Engineer submitted prior to the introduction of the Bills to City Council for enactment;
- (10) 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 the development;
- (11) require the owner to submit, prior to the introduction of the Bills to City Council, to the Commissioner of Works and Emergency Services, a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development; demonstrate how this site can be

serviced; and, whether the existing municipal infrastructure is adequate to service the development;

- (12) require the owner to submit, prior to the introduction of Bills to City Council, a municipal lighting assessment for the Danforth Avenue and Main Street rights-of-way, along the boundaries of the site to the satisfaction of the Commissioner of Works and Emergency Services;
- (13) require the owner to pay all streetlighting costs associated with development of the site including any required upgrades, relocation and changes to the existing lighting as required on Danforth Avenue and Main Street;
- (14) require the owner to pay for any improvements to the municipal infrastructure in connection with Conditions (11) and (12) above, should it be determined that upgrades are required to the infrastructure to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
- (15) require the owner to submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills to City Council 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
- (16) require the owner to submit a Noise Impact Statement to the Commissioner of Urban Development Services, prior to the introduction of Bills to Council.

8. Final Report – Application to Amend the Official Plan and Zoning By-law – 50 and 56 Gerrard Street East and 380 Church Street (Toronto Centre-Rosedale, Ward 27)

(Public Meeting under the *Planning Act*)

Report (October 27, 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 Zoning By-law 438-86, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require that, before introducing the necessary Bills to City Council for enactment, the owner execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor and that such agreements be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - (a) a contribution of \$30,000.00 for Allan Gardens, prior the issuance of an above grade building permit for any development on the lot;
 - (b) provisions requiring the owner to, for a period of not less than 20 years, replace on the lot and secure as rental housing not less than 27 replacement rental units;
 - (c) provisions requiring the owner to maintain the 27 replacement rental units at affordable rents for a period of not less than 10 years;
 - (d) provision of a tenant relocation and assistance package;
 - (e) agreement not to erect third party advertising signage on the building's elevations at any time;
 - (f) submission of the following reports for review and acceptance by the Commissioner of Works and Emergency Services, prior to Site Plan Approval:
 - (i) a Site Servicing Review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate; and
 - (ii) a Street Lighting Review to determine the adequacy of the existing street lighting, including the impact of relocating the light standard situated within the limits of the Church Street site access, and identify any improvements that may be required;
 - (g) provisions requiring the owner to pay for any improvements / upgrades to the municipal infrastructure and municipal lighting, should it be determined that improvements / upgrades are required to support the development, according to the reports identified in Recommendation 4(f) as reviewed and accepted by the Commissioner of Works and Emergency Services; and

- (h) provisions requiring the owner to install, at their expense, an irrigation system with automatic timer, to the satisfaction of the Commissioner of Works and Emergency Services when three or more trees are planted in a City right-of-way, and ensure that the irrigation system is designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer including requirements to maintain in good order and operation;
- (5) require the owner to fully document the existing apartment building at 50 Gerrard Street East and submit such documentation to the satisfaction of the Manager, Heritage Preservation Services, prior to Site Plan Approval; and
- (6) authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

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

(Continuation of Public Meeting under the *Planning Act*, commenced on September 14, 2004)

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

Recommendations:

It is recommended that City Council:

- (1) replace the August 16, 2004 Final Report for 450, 470 and 500 Lake Shore Boulevard West prepared by the Director of Community Planning, South District with this revised final report;
- (2) amend the Official Plan for the (former) City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (3) amend the Zoning By-law 438-86 for the (former) City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;

- (5) prior to the introduction of the necessary Bills to Council for enactment, 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, such agreements should be registered on title and should include 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 any other landowner in the Railway Lands West for the costs incurred by such 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 another 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;

- (x) 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;
 - (xi) 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;
 - (xii) 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;
 - (xiii) 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; and
 - (xiv) 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;
- (6) confirm that the Owner, as a condition of approval of future site plan application(s), will be required, among other things, to fulfill the conditions set out in Attachment 6 to the satisfaction of the Commissioner of Works and Emergency Services;
- (7) 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;
- (8) 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;

- (9) confirm that this application is not subject to cash in lieu for parkland as per the Land Exchange Agreement between the City and Wittington dated July 5, 1995;
- (10) authorize the execution of the Section 37 agreement and any other agreements required to secure matters outlined in this report;
- (11) direct the Commissioner of Urban Development Services, in consultation with the Chief Financial Officer, report directly to Toronto and East York Community Council and, if necessary, to City Council regarding the application of Development Charges to these lands;
- (12) authorize and direct the City Solicitor to take the necessary action with respect to the deferrals before the Ontario Municipal Board (OMB) in connection with Blocks 8, 9 and 10 of the Fort York Neighbourhood Part II Plan and Fort York Neighbourhood Secondary Plan, consistent with the approvals contemplated in this report;
- (13) request the applicant to withdraw its appeal of the Central Waterfront Secondary Plan and the new Official Plan for the City of Toronto;
- (14) authorize and direct the City Solicitor to amend the new Fort York Secondary Plan consistent with the amendments to the Fort York Part II Plan as set out in Attachment 7;
- (15) the Owner shall, at their own expense, install 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;
- (16) prior to the introduction of the necessary Bills to Council for enactment, require the Solicitor for the owner to submit a letter to the City Solicitor confirming that the Official Plan amendments contemplated in this report address the reasons for the deferrals of the Fort York Neighbourhood Part II Plan and Secondary Plans respectively, which deferrals are currently before the OMB; and
- (17) authorize City officials to take all necessary action to implement and give effect to Council's intentions as outlined in this report.

9(a). 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, dewatering 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
 - (ii) 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.

9(b). Communication (September 10, 2004) from Lise Corriveau

9(c). Communication (June 15, 2004) from Deborah Alexander

10. Final Report – Application to Amend the Official Plan and Zoning By-law – 40 The Esplanade (Toronto Centre-Rosedale, Ward 28)

(Public Meeting under the *Planning Act*)

Report (November 1, 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 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 with the revision that a minimum setback of 1.5 metre be provided at The Esplanade for the southeast corner of the west tower;
- (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 execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, such agreement(s) to be registered against the title to the lands for the development to secure the following facilities, services, and matters:
 - (a) a contribution in the amount of \$700,000 as directed by the Commissioners of Urban Development Services and Economic Development, Culture and Tourism towards the creation of a municipal park on the lands bordered by The Esplanade, Market Street, Wilton Street and Jarvis Street;
 - (b) a contribution in the amount of \$50,000 as directed by the Commissioners of Urban Development Services and Economic Development, Culture and Tourism towards streetscape improvements on the east side of Scott Street between Scott Lane and Front Street including weather protection along the west wall of the St. Lawrence Centre for the Arts;
 - (c) a contribution in the amount of \$50,000.00 as directed by the Commissioners of Urban Development Services and Economic Development, Culture and Tourism towards the establishment of a senior's centre in the St. Lawrence neighbourhood;

- (d) a public art contribution in accordance with the City of Toronto's public art program for a value not less than one percent of the construction cost of all buildings and structures on the lands;
 - (e) the payment of costs related to the improvements to the municipal lighting required to support this development, as directed by the Commissioner of Works and Emergency Services;
 - (f) the submission to the Commissioner of Works and Emergency Services, for review and acceptance, of a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstration of how this site can be serviced and whether the existing municipal infrastructure is adequate;
 - (g) the payment for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that upgrades are required to the infrastructure to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
 - (h) improvement of The Esplanade and Scott Street rights-of-way abutting the site, including streetscaping and tree installation, to City standards, to the satisfaction of the Commissioners of Urban Development Services, Works and Emergency Services and Economic Development, Culture and Tourism;
 - (i) the provision of an irrigation system at the owners expense for all street trees in the public right-of-way with automatic timer at the owner's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation;
 - (j) the phasing of development of the lands and the timing of the contributions set out above in a manner satisfactory to the Commissioner of Urban Development Services; and
 - (k) architectural design and exterior materials satisfactory to the Commissioner of Urban Development Services;
- (5) direct the Commissioner of the Economic Development, Culture and Tourism Department to:
- (a) form an implementation group for the proposed park on the south side of St. Lawrence market consisting of staff from the Urban Development Services Department, Economic Development, Culture and Tourism

Department, Toronto Parking Authority, and Corporate Services Department; and

- (b) undertake a community consultation process for the proposed park design;
- (6) direct the Commissioner of the Urban Development Services Department to develop urban design guidelines for the West St. Lawrence neighbourhood, which is bounded by King Street East, Jarvis Street, Yonge Street and the railway, and consult with the St. Lawrence Neighbourhood Business Improvement Area, St. Lawrence Neighbourhood Association, and representatives of landowners, and report back to the Toronto and East York Community Council in the second quarter of 2005;
- (7) direct the Commissioner of the Urban Development Services Department to consult with representatives of the St. Lawrence Neighbourhood Association, the St. Lawrence Neighbourhood Business Improvement Area, the St. Lawrence Centre for the Arts, Hummingbird Centre, the owners of 56 and 70 The Esplanade, and the condominium board for 25 The Esplanade, and review the site plan application for 40 The Esplanade with the applicant;
- (8) direct that the site plan application for 40 The Esplanade not be subject to the delegated authority by Council but rather be reviewed by the Toronto and East York Community Council and City Council for its consideration;
- (9) direct City Planning staff to address the LEED certification, green roof technology and rooftop landscaping that can be applied at the time of site plan approval;
- (10) request the applicant to investigate the feasibility of connecting the building to the Enwave District Heating and Cooling System; and
- (11) instruct the City Solicitor and planning staff to appear at the Ontario Municipal Board hearing in support of the revised proposal as outlined in this report.

10(a). Communication (October 27, 2004) from Shaun Pearen

10(b). Communication (October 28, 2004) from James Huff

11. Status Report – Site Plan Control Application – 433-439 Roncesvalles Avenue (Parkdale-High Park, Ward 14)

Report (October 28, 2004) from the Director, Community Planning, South District advising that a further report will be submitted to the Toronto & East York Community Council on the site plan control application.

Recommendation:

It is recommended that this report be received for information.

12. Inclusion on the City of Toronto Inventory of Heritage Properties - 703 Dovercourt Road (Centennial Japanese Church) (Trinity-Spadina, Ward 19)

(Deferred from October 12, 2004)

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 703 Dovercourt Road (Centennial Japanese Church) 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.

12(a). Communication (October 21, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 9, 2004) from the Commissioner of Economic Development, Culture and Tourism.

13. Inclusion on the City of Toronto Inventory of Heritage Properties – 115 Robert Street (Sussanah Webb House) (Trinity-Spadina, Ward 20)

(Deferred from October 12, 2004)

and

Residential Demolition Application – 115 Robert Street (Trinity-Spadina, Ward 20)

Report (September 9, 2004) from the Commissioner Economic Development, Culture and Tourism, respecting **Inclusion on the City of Toronto Inventory of Heritage Properties – 115 Robert Street**

Recommendations:

It is recommended that:

- (1) City Council include the property at 115 Robert Street (Sussanah Webb House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

13(a). Communication (October 21, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 9, 2004) from the Commissioner of Economic Development, Culture and Tourism.

13(b). Report (October 25, 2004) from the Deputy Chief Building Official and Director of Building, South District, respecting **Residential Demolition Application – 115 Robert Street**

Recommendations:

It is recommended that your Community Council recommend to Toronto City Council either:

- (1) to refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site;
- (2) to approve the application to demolish the subject residential building without conditions; or,
- (3) to approve the application to demolish the subject residential building with the following condition:
 - (a) that the front façade of 115 Robert Street be preserved and incorporated into the design of the proposed addition at 113 Robert Street to the satisfaction of the Heritage Preservation Services.

14. Inclusion on the City of Toronto Inventory of Heritage Properties - 10-12 Ossington Avenue (Dundas Street Library) (Trinity-Spadina, Ward 19)

Report (September 7, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) City Council include the property at 10-12 Ossington Avenue (Dundas Street Library) 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.

14(a). Communication (October 21, 2004) from the Toronto Preservation Board

Action taken by the Toronto Preservation Board:

The Toronto Preservation Board deferred consideration of the report (September 7, 2004) from the Commissioner of Economic Development, Culture and Tourism to its November 18, 2004 meeting.

15. Inclusion on the City of Toronto Inventory of Heritage Properties - 120 Ossington Avenue (W.H. Smith Building) (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 120 Ossington Avenue (W. H. Smith Building) 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.

15(a). Communication (October 21, 2004) from the Toronto Preservation Board

Action taken by the Toronto Preservation Board:

The Toronto Preservation Board deferred consideration of the report (September 16, 2004) from the Commissioner of Economic Development, Culture and Tourism to its November 18, 2004 meeting.

16. Alterations to a Heritage Property and Authority to enter into a Heritage Easement Agreement – 99-113 Maitland Street (National Ballet School) (Toronto Centre-Rosedale, Ward 27)

Report (September 27, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 99-113 Maitland Street containing the National Ballet School substantially as shown in the plans and drawings prepared by Goldsmith Borgal & Company Ltd. Architects date stamped August 13, 2004 by Urban Development Services, be approved subject to:
 - (a) prior to Site Plan Approval, the Owner will:
 - (i) provide a detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services; and
 - (ii) provide exterior architectural details and building materials to the additions to the satisfaction of the Manager, Heritage Preservation Services;
 - (b) prior to the issuance of any building permits, including permits for demolition, excavation and shoring, the Owner will:
 - (iii) enter into and register on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage buildings;
 - (iv) provide Heritage Preservation Services with two (2) copies of the required photographs for inclusion in the Heritage Easement Agreement;
 - (v) provide a Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage buildings to the satisfaction of the Manager, Heritage Preservation Services; and
 - (vi) provide financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, for the protection of the heritage buildings during construction and to implement the Conservation Plan;

- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 99-113 Maitland Street using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

16(a). Communication (October 21, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 27, 2004) from the Commissioner of Economic Development, Culture and Tourism.

17. Intention to Designate under Part IV of the Ontario Heritage Act – 6 Howard Street (James Chalmers Building) (Toronto Centre-Rosedale, Ward 28)

Report (September 24, 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 6 Howard Street (James Chalmers Building) 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 any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 17(a).** Communication (October 21, 2004) from the Toronto Preservation Board

Recommendation:

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

- 18. Inclusion on the City of Toronto Inventory of Heritage Properties – 70 The Esplanade (Toronto Centre-Rosedale, Ward 28)**

Report (August 18, 2004) from the Commissioner, Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) City Council include the property at 70 The Esplanade 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.

- 18(a).** Communication (October 21, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (August 18, 2004) from the Commissioner of Economic Development, Culture and Tourism.

- 19. Proposed Polls of Property Owners Regarding Continuation of Study and Designation as a Heritage Conservation District – Balmy Beach Heritage Conservation District Study Area (Beaches-East York, Ward 32)**

Report (November 1, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the City Clerk be directed to undertake a poll, as soon as possible, of property owners in the Balmy Beach Heritage Conservation District Study Area as defined by By-law 546-2004, to determine whether all or any of the 14 subdivisions of the Study Area wish to continue as part of the Heritage Conservation District study process;
- (2) the City Clerk be directed to undertake a second poll, at the end of the study process and before Council considers a final staff report, of property owners in the above subdivisions which have continued in the study process, to determine whether all or any of those subdivisions wishes to be designated as part of the Balmy Beach Heritage Conservation District;
- (3) the rules and procedures governing polls (Chapter 90 of the Municipal Code) apply to these polls, with the exception that the polling period be 15 days rather than 30, that only property owners be polled and an explanatory letter be sent prior to the polls;
- (4) staff of the Culture Division, EDCT, work with the Clerk in developing materials for the polls;
- (5) organizations holding pro and con views regarding the proposed Balmy Beach Heritage Conservation District be permitted to review and comment upon the material to be distributed to the property owners as part of the polls before it is finalized; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

20. Removal of Five Privately Owned Trees – 1100 King Street West (Parkdale-High Park, Ward 14)

Report (October 13, 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 1100 King Street West be approved subject to:
 - a) the trees in question not being removed until permitted construction and/or demolition related activities in accordance with plans approved under Site

Plan Approval Application No. 03 035158 SHY 14 SA commence which warrant the destruction of the trees; and

- b) the owner planting replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; or
- (2) the request for a permit for tree removal at 1100 King Street West be denied.

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

Report (October 22, 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 6 Edgar Avenue be denied; or
- (2) the request for a permit for tree removal at 6 Edgar Avenue be approved, subject to:
 - a) the owner planting a replacement tree in accordance with the landscape plan prepared by Arborvalley Urban Forestry Co. Inc., dated September 28, 2004.

22. Injury to One Privately Owned Tree – 331 Rose Park Drive (Toronto Centre-Rosedale, Ward 27)

Report (October 22, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the request for a permit for tree injury at 331 Rose Park Drive be denied; or
- (2) the request for a permit for tree injury at 331 Rose Park Drive be approved subject to:
 - a) the owner retaining a qualified tree expert to undertake the requested limb removal.

23. Request for approval of variance(s) from Chapter 297, Signs, of the former City of Toronto Municipal Code – 481 Danforth Avenue (Toronto-Danforth, Ward 29)

(Deferred from October 12, 2004)

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

Recommendation:

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

24. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - Top floor of the building at 150 Bloor Street West (Mackenzie Financial Corporation) (Toronto Centre-Rosedale, Ward 27)

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

Recommendation:

It is recommended that the requested variance be refused for the reasons outlined in this report.

25. Construction of a Decorative Wrought Iron Fence – Fronting Dunvegan Road and on the Frybrook Road Flank of 1 Frybrook Road (St. Paul’s, Ward 22)

Report (October 25, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) City Council approve the construction of a decorative wrought iron fence within the public right of way fronting Dunvegan Road and on the Frybrook Road flank of 1 Frybrook Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the fence at their own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency

Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;

- (c) remove the fence upon receiving 90 days written notice so to do;
 - (d) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergence Services may deem necessary in the interest of the City; and
 - (e) obtain approval from Urban Development Services, Municipal Licensing and Standards to construct the portion of the fence on private property; and
- (2) in the event of sale or transfer of the properties abutting the encroachment, Legal Services and/or the Acting Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to approval of the Acting Commissioner of Works and Emergency Services.

26. Application to Maintain Existing Grade of Public Lane for Vehicular Access – Public Laneway Rear of 1992 Yonge Street (St. Paul’s, Ward 22)

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

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of the existing grade change to the public lane, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer may require;
 - (b) maintain the existing grade change to the public lane at his/her own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to the lane beyond what is allowed under the terms of the Agreement;

- (c) restore the slope of the laneway to its original grade and condition within 30 days of receiving written notice so to do if the City requires the laneway to be regraded for municipal purposes and/or it is determined that the sloped laneway will have any adverse impact on future development of the properties at 24 and 26 Imperial Street;
 - (d) pay for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services; and
 - (e) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the City;
- (2) in the event of sale or transfer of the properties abutting the in area of the laneway grade change, Legal Services and/or the Acting Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to approval of the Acting Commissioner of Works and Emergency Services; and
 - (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

27. Installation and Maintenance of a Statue of Alexander Wood – Fronting 70 Alexander Street (Toronto Centre-Rosedale, Ward 27)

Report (October 25, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) City Council approve the installation and maintenance of the statue fronting 70 Alexander Street, subject to the Church-Wellesley BIA entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the statue at their own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to these encroachments beyond what is allowed under the terms of the Agreement;

- (c) remove the statue upon receiving 90 days written notice to do so; and
 - (d) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation; and
- (2) Legal Services be requested to prepare and execute the Encroachment Agreement.

28. Maintenance and Installation of Balconies – Fronting 365 King Street West (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance and installation of the encroaching balconies fronting 365 King Street West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the balconies at their own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to these encroachments beyond what is allowed under the terms of the Agreement;
 - (c) obtain approval for associated work on private property from Urban Development Services;
 - (d) remove the balconies upon receiving written notice to do so with the understanding that the City shall not give such notice in the first 75 years following completion of the installation or for the life of the building, whichever period is less; and
 - (e) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;

- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Acting Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the Acting Commissioner of Works and Emergency Services; and
- (3) Legal Services be requested to prepare and execute and arrange to register the Encroachment Agreement on title of the property.

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

29. Preliminary Report - Applications to amend the Official Plan, Zoning By-law and Draft Plan of Condominium - 34 Rowanwood Avenue (Toronto Centre-Rosedale, Ward 27)

Report (October 18, 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, including tenants of the subject building, and the general public by way of a newspaper advertisement to be paid for by the applicant; and
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

30. Preliminary Report - Official Plan Amendment & Rezoning Application – 500 Sherbourne Street (former Princess Margaret Hospital) (Toronto Centre-Rosedale, Ward 27)

Report (October 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; and
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

31. Preliminary Report – Application to amend the former City of Toronto Zoning By-law 438-86, as amended – 66 Temperance Street (Sapphire Tower – Graphic Arts Building Inc. – Harry Stinson) (Toronto Centre-Rosedale, Ward 28)

Report (October 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; and
 - (ii) submit a Planning Rationale Study, Site Servicing Report, Pedestrian Level Wind Study and Transportation Impact Study.

32. Preliminary Report - Application for an Official Plan Amendment and Rezoning - 629, 633 and 675 Eastern Avenue (Toronto-Danforth, Ward 30)

Report (October 21, 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 as well as the adjacent residents association, South Riverdale Health Community Centre and the Carlaw-Dundas Neighbourhood Community Plan group;
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*; and

- (4) planning staff undertake a review of the planning strategy for the area bounded by Lake Shore Boulevard, Don Valley, Leslie Street and Eastern Avenue in consultation with the Ward Councillor and the community as appropriate.

33. Preliminary Report - Application to amend the Official Plan and Zoning By-law 438-86 - 53 Saulter Street (Toronto-Danforth, Ward 30)

Report (October 25, 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 - Application to amend the Official Plan and Zoning By-law 438-86, as amended - 14 St. Matthew's Road, 430 Broadview Avenue and 548, 550, 558 (562) Gerrard Street East (Toronto-Danforth, Ward 30)

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

Recommendations:

It is recommended that:

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

35. Preliminary Report - Rezoning Application - 112, 114, 116, 118, 122 and 126 Kingston Road, 2110 and 2112 Dundas Street East and Part of 15 and 17 Edgewood Avenue (Beaches-East York, Ward 32)

Report (October 18, 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*.

36. Status Report - 1001 Queen Street West (Centre For Addiction And Mental Health) (Trinity-Spadina, Ward 19)

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

Recommendation:

It is recommended that Council appoint the members of the Site Plan Review Committee as set out Attachment 1.

37. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 61 Hanna Avenue (formerly known as 14 Strachan Avenue) (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that:

- (1) the request for a minor variance be approved to permit, for identification purposes, four-illuminated fascia signs in the form of a corporate logo to identify "TD Canada Trust" financial services. The signs would be erected on the north, south, east and west elevations of an architectural feature which extends above the

first floor level of the building at 61 Hanna Avenue (formerly known as 14 Strachan Avenue); 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 minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 150 Bloor Street West (Calvin Klein) (Toronto Centre-Rosedale, Ward 27)

Report (October 4, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit an illuminated fascia sign to identify the Calvin Klein retail outlet at 150 Bloor Street West; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

39. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 50 Bloor Street West (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) the request for a minor variance be approved to permit, for identification purposes, an illuminated fascia sign on the front elevation of the building at 50 Bloor Street West; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

40. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 20 Front Street West (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) the request for minor variances be approved to permit, for identification purposes, an illuminated fascia sign in the form of a corporate name and logo on the east elevation of the building at 20 Front Street West; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

41. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 214 King Street East (Toronto Centre-Rosedale, Ward 28)

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

Recommendations:

It is recommended that:

- (1) the request for a minor variance to maintain 12 existing projecting signs, for identification purposes, be approved; and
- (2) the applicant be advised upon approval of this application, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

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

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

Recommendations:

It is recommended that:

- (1) the request for a minor variance be approved to permit, for identification purposes, an illuminated fascia sign in the form of a corporate name and logo on the west elevation of the building at 49 Ontario Street; 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.

43. Proposed Installation of Speed Bumps in the Public Lane between Pauline Avenue and Russett Avenue, north of Bloor Street West (Davenport, Ward 18)

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

Recommendations:

It is recommended that:

- (1) the installation of speed bumps in the public lane system bounded by Pauline Avenue, Bloor Street West, Russett Avenue and Wallace Avenue, of the type and design noted and at the locations shown on Drawing No. 421F-7379 dated May 2004, be approved; and
- (2) 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.

44. Speed Hump Poll Results - Lisgar Street, between Queen Street West and Dundas Street West (Davenport, Ward 18)

Report (October 20, 2004) from the Director, Transportation Services, South District reporting, as requested by Councillor Adam Giambrone, on the results of a poll of residents on Lisgar Street, between Queen Street West and Dundas Street West, to determine community support for the implementation of speed humps.

Recommendation:

It is recommended that this report be received for information

45. Request for installation of speed humps – Kenwood Avenue, between St. Clair Avenue West and Vaughan Road (St. Paul’s Ward 21)

Report (October 26, 2004) from the Director, Transportation Services, South District respecting the findings of an investigation to install speed humps on Kenwood Avenue between St. Clair Avenue West and Vaughan Road.

Recommendations:

It is recommended that this report be received for information.

46. Request for All-Way “Stop” Control – Hickson Street at Norfolk Street (Davenport, Ward 18)

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

Recommendations:

It is recommended that:

- (1) a “Stop” sign be installed for westbound traffic on Hickson Street at the intersection of Norfolk Street; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

47. Request to install northbound and southbound “Stop” sign control – Hanna Avenue and Liberty Street/East Liberty Street (Trinity-Spadina, Ward 19)

Report (October 29, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) “Stop” signs be installed for northbound and southbound traffic on Hanna Avenue at its intersection with Liberty Street/East Liberty Street; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

48. Request to install all-way “Stop” sign control - Chaplin Crescent and Lascelles Boulevard (St. Paul’s, Ward 21)

Report (October 29, 2004) from the Director, Transportation Services, South District respecting a request from Councillor Michael Walker to remove the pedestrian crossover and install all-way "Stop" sign control at Chaplin Crescent and Lascelles Boulevard.

Recommendation:

It is recommended that this report be received for information.

49. Installation of all-way “Stop” sign control – McAlpine Street and McMurrich Street and Proposed one-way northbound operation - First lane east of Davenport Road, Belmont Street to Hillsboro Avenue (Toronto Centre-Rosedale, Ward 27)

Report (October 29, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (2) “Stop” signs be installed for northbound and southbound traffic on McMurrich Street at McAlpine Street;
- (3) the first lane east of Davenport Road, extending between Belmont Street and Hillsboro Avenue be designated as one-way northbound; 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.

50. Installation of All-way Stop Control – Greenwood Avenue and Plains Road (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) stop signs be installed for northbound and southbound traffic on Greenwood Avenue at Plains Road; 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.

51. Implementation of a “No Standing Anytime” prohibition – Shaw Street, both sides, north of Queen Street West, adjacent to the center median/bull nose (Trinity-Spadina, Ward 19)

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

Recommendations:

It is recommended that:

- (1) a “No Standing Anytime” prohibition be implemented on both sides of Shaw Street, from a point 50.0 metres north of Queen Street West to a point 24.0 metres further north; 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.

52. Temporary Amendments to Parking Regulations - Richmond Street West, north side, between York Street and Bay Street (Toronto Centre-Rosedale, Ward 28)

Report (October 28, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing stopping prohibition in effect from 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the north side of Richmond Street West, between a point 89 metres east of York Street and Victoria Street, be rescinded;
- (2) the existing standing prohibition in effect on the north side of Richmond Street West, between York Street and a point 81 metres east thereof, be rescinded;
- (3) the existing parking prohibition in effect at all times on the north side of Richmond Street West, between a point 141 metres east of York Street and a point 53 metres east of Bay Street, be rescinded;
- (4) the existing regulation which allows buses to park for a maximum permissible parking period of 13 hours, from 6:30 p.m. to 7:30 a.m., Monday to Friday, and

all day Saturday and Sunday, at a rate of \$5.00 per hour, on the north side of Richmond Street West, between a point 89 metres east of York Street and a point 141 metres further east thereof, be rescinded;

- (5) stopping be prohibited from 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the north side of Richmond Street West, between Bay Street and Victoria Street;
- (6) standing be prohibited at all times on the north side of Richmond Street West, between York Street and a point 89 metres further east thereof;
- (7) standing be prohibited at all times on the north side of Richmond Street West, between a point 89 metres east of York Street and a point 55 metres further east thereof;
- (8) parking be prohibited from 7:30 a.m. to 3:30 p.m., Monday to Friday, on the north side of Richmond Street West, between Bay Street and a point 53 metres east thereof;
- (9) a temporary, six vehicle taxicab stand be designated on the north side of Richmond Street West, between a point 143 metres east of York Street and a point 32 metres further east thereof;
- (10) buses be allowed to park for a maximum permissible parking period of 13 hours, from 6:30 p.m. to 7:30 a.m., Monday to Friday, and all day Saturday and Sunday, at a rate of \$5.00 per hour, on the north side of Richmond Street West, between a point 175 metres east of York Street and a point 35 metres further east thereof;
- (11) upon completion of the Sheraton Centre Toronto Hotel renovations, the parking regulations on the north side of Richmond Street West, between York Street and Bay Street, revert to their pre-construction traffic conditions;
- (12) a copy of this report be forwarded to the Commissioner of Urban Development Services for information; and
- (13) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

53. Install a short-term parking area – Carlaw Avenue in the vicinity of Our Happiness Day Care (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the east side of Carlaw Avenue from Danforth Avenue to a point 38 metres north thereof, be rescinded;
- (2) a “No Parking Anytime” regulation be established on the east side of Carlaw Avenue from Danforth Avenue to a point 22 metres north thereof;
- (3) a “15-minute parking, from 7:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:00 p.m. to 6:00 p.m., Monday to Friday, Except Public Holidays” regulation be established on the east side of Carlaw Avenue, from a point 22 metres north of Danforth Avenue to a point 16 metres further north;
- (4) a “No Parking, from 9:00 a.m. to 11:30 a.m., 1:00 p.m. to 3:00 p.m., and 6:00 p.m. to 7:00 a.m., Monday to Friday and Anytime, Saturdays, Sundays and Public Holidays” regulation be established on the east side of Carlaw Avenue from a point 22 metres north of Danforth Avenue to a point 22 metres north thereof; and
- (5) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

54. Amendments to the Parking Regulations - Bain Avenue, east of Ingham Avenue (Toronto-Danforth, Ward 30)

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

Recommendations:

It is recommended that:

- (1) the “No Stopping Anytime” regulation on both sides of Bain Avenue, from a point 82.5 metres east of Ingham Avenue to a point 12.0 metres further east thereof, be rescinded;
- (2) the “No Parking Anytime” regulation be rescinded on:
 - (a) the north side Bain Avenue, from Ingham Avenue to a point 82.5 metres east thereof;
 - (b) the north side of Bain Avenue, from a point 94.5 metres east of Ingham Avenue to Logan Avenue;

- (3) Parking be prohibited at all times on the north side of Bain Avenue, from Ingham Avenue to Logan Avenue; and
- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

55. Request to introduce a “Student pick-up and drop-off area” on the south side of Wright Avenue fronting Fern Avenue Public School (Parkdale - High Park, Ward 14)

Report (October 29, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing one hour maximum parking limit, Monday to Saturday, from a point 48 metres east of Roncesvalles Avenue to Sorauren Avenue be amended to operate from a point 48 metres east of Roncesvalles Avenue to a point 86 metres further east thereof and from a point 262.5 metres east of Roncesvalles Avenue to Sorauren Avenue;
- (2) the existing parking prohibition from 8:30 a.m. to 5:00 p.m., Monday to Friday from a point 134.1 metres east of Roncesvalles Avenue to a point 129 metres further east be rescinded;
- (3) parking be prohibited from 9:30 a.m. to 11:00 a.m., from 1:30 p.m. to 3:00 p.m., and from 4:00 p.m. to 5:00 p.m., Monday to Friday from a point 134 metres east of Roncesvalles Avenue to a point 128.5 metres further west;
- (4) parking be allowed for a maximum period of 15 minutes on the south side of Wright Avenue from a point 134 metres east of Roncesvalles Avenue to a point 128.5 metres further east thereof, from 8:30 a.m. to 9:30 a.m., 11:30 a.m. to 1:30 p.m., and from 3:00 p.m. to 4:00 p.m., Monday to Friday;
- (5) parking be allowed for a maximum period of one hour from a point 134 metres east of Roncesvalles Avenue to a point 128.5 metres further east thereof, from 5:00 p.m. of one day to 8:30 a.m. the following day, Monday to Friday and all day Saturday; and
- (6) 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.

56. Amendment to the existing Student Pick-up/Drop-off zone – Fronting 10 Rosehill Avenue (St. Paul's, Ward 22)

Report (October 28, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing ten-minute maximum parking limit in operation from 8:00 a.m. to 9:00 a.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday, on the north side of Rosehill Avenue from a point 50 metres east of Yonge Street to a point 8 metres further east, be adjusted to operate from 7:30 a.m. to 9:00 a.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday;
- (2) the existing “No Standing” regulation on the north side of Rosehill Avenue, from a point approximately 50 metres east of Yonge Street to a point 8 metres further east, from 9:00 a.m. to 3:00 p.m. and from 6:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday, and anytime on Saturday and Sunday, be adjusted to operate from 9:00 a.m. to 3:00 p.m. and from 6:00 p.m. of one day to 7:30 a.m. of the next following day, Monday to Friday and anytime on Saturday and Sunday; and
- (3) appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

57. Implementation of a “No Stopping Anytime” prohibition – Euclid Avenue, east side, from College Street to a point 42.7 metres north (Trinity-Spadina, Ward 19)

Report (November 2, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” prohibition, on the east side of Euclid Avenue, from College Street to a point 42.7 metres north, be rescinded;
- (2) a “No Stopping Anytime” prohibition be implemented on the east side of Euclid Avenue, from College Street to a point 42.7 metres north; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

58. Implementation of Stopping and Standing Prohibitions and Delineation of a Motorcoach Loading Area – Victoria Street, east side, south of Dundas Street East (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the east side of Victoria Street, from Dundas Street East to a point 70.0 metres south of Dundas Square, be rescinded;
- (2) the “No Standing Anytime” regulation on the east side of Victoria Street, from a point 25.0 metres south of Dundas Street East (south branch) a point 9.0 metres further south thereof, be rescinded;
- (3) Stopping be prohibited at all times on the east side of Victoria Street, from Dundas Street East to a point 26.0 metres south thereof;
- (4) Standing be prohibited at all times on the east side of Victoria Street, from a point 26.0 metres south of Dundas Street East to a point 30.0 metres further south thereof;
- (5) parking be prohibited at all times on the east side of Victoria Street, from a point 56.0 metres south of Dundas Street East to a point 34.0 metres further south thereof;
- (6) contingent upon the approval of Recommendation No. 4 (above), the east side of Victoria Street, from a point 26.0 metres south of Dundas Street East to a point 20.0 metres further south thereof, be delineated as a “Motorcoach Loading Area”; and
- (7) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

59. Establishment of a Pick-up and Drop-off Zone for Persons with Physical Disabilities - 63 Temperance Street (Toronto Centre-Rosedale, Ward 28)

Report (October 28, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) an on-street pick-up and drop-off zone for persons with physical disabilities be established on the south side of Temperance Street, from a point 48 metres west of Bay Street to a point 12.0 metres further west thereof;
- (2) the existing “No Parking Anytime” regulation, on the south side of Temperance Street, between Sheppard Street and Bay Street, be rescinded;
- (3) parking be prohibited at all times on the south side of Temperance Street, from Bay Street to a point 48 metres west thereof;
- (4) parking be prohibited at all times on the south side of Temperance Street, from a point 60 metres west of Bay Street to Sheppard Street;
- (5) standing be prohibited at all times on the south side of Temperance Street from a point 48 metres west of Bay Street, to a point 12.0 metres further west thereof; and
- (6) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

60. Rescindment of a Designated On-street Loading Zone for Disabled Persons - Hanson Street, east of Parkmount Road (Toronto-Danforth, Ward 30)

Report (October 29, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the designated on-street loading zone for disabled persons, on the south side of Hanson Street, from a point 23 metres east of Parkmount Road to a point 46 metres further east, be rescinded; 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.

61. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Parkdale-High Park, Ward 14; Trinity-Spadina, Ward 19; St. Paul’s, Ward 21; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)

Report (October 29, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

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

62. Provision of a “Loading Zone” – Laxton Avenue, south side, between Dowling Avenue and Jameson Avenue, fronting 3 Laxton Avenue (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) parking be prohibited on the south side of Laxton Avenue, from a point 59 metres west of Jameson Avenue to a point 7 metres further west in conjunction with the establishment of a passenger loading zone; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

63. Request to place two planter boxes - west side of Dovercourt Road, north of Mackenzie Crescent (Davenport, Ward 18; Trinity-Spadina, Ward 19)

Report (October 29, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) a by-law be prepared to alter the west side of Dovercourt Road at its intersection with Mackenzie Crescent, as described below:

“the narrowing of Dovercourt Road, from a width of 7.4 m to a width of 5.8 m by the “Placement of two 1.0 m x 1.0 m planter boxes on the west side of DOVERCOURT ROAD approximately 7.6 m and 11.3 m north of

Mackenzie Crescent to a point 12.3 m north of Mackenzie Crescent, generally as shown in the attached print of Drawing No. 42IF-7599, dated October, 2004”; and

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

64. Lyall Avenue Heritage Conservation District Study Area (Beaches-East York, Ward 32)

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

Recommendations:

It is recommended that:

- (1) City Council pass a by-law pursuant to Part V of the *Ontario Heritage Act* identifying Lyall Avenue from Main Street to Malvern Avenue as the Lyall Avenue Heritage Conservation District Study Area; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

64(a). Communication (October 21, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 29, 2004) from the Commissioner of Economic Development, Culture and Tourism.

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

Communication (October 5, 2004) from the City Clerk, advising that City Council on September 28, 29 and 30, 2004 referred back to the Toronto and East York Community Council Report 7, Clause 43, titled “Ontario Municipal Board Hearing – 20, 22, 22A and 24 Bathurst Street (Trinity-Spadina, Ward 19)”, for further consideration, and directed that the report previously requested of the Commissioner of Urban Development Services, in consultation with the Chief Financial Officer and Treasurer, be submitted directly to the Toronto and East York Community Council.

- 65(a).** Report (November 2, 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 December 15, 2004.

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

Communication (October 5, 2004) from the City Clerk, advising that City Council on September 28, 29 and 30, 2004 referred back to the Toronto and East York Community Council Report 7, Clause 44, titled “Ontario Municipal Board Hearing – 511 Bremner Boulevard and 2 and 20 Housey Street (Trinity-Spadina, Ward 20)”, for further consideration, and directed that the report previously requested of the Commissioner of Urban Development Services, in consultation with the Chief Financial Officer and Treasurer, be submitted directly to the Toronto and East York Community Council.

- 66(a).** Report (November 2, 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 and the Commissioner of Works and Emergency Services on:

- (a) any credits which may be applied to Development Charges for 511 Bremner and 2 and 20 Housey Street;
- (b) details of implementing agreements with Wittington Properties Limited, and
- (c) further direction on the Ontario Municipal Board hearing scheduled to continue December 15, 2004.

- 67. Ontario Municipal Board Decision – Minor Variance Refusal – 271 and 273 Kenilworth Avenue (Beaches-East York, Ward 32)**

Report (October 13, 2004) from the City Solicitor advising that the Ontario Municipal Board refused an application for variance of 271 and 273 Kenilworth Avenue.

Recommendation:

It is recommending that this report be received for information.

68. Use of Nathan Phillips Square: “WinterCity”, January 24 to February 10, 2005 (Toronto Centre-Rosedale, Ward 27)

and

Non-Objection Letter for Alcohol and Gaming Commission for the 2005 WinterCity Festival taking place on Nathan Phillips Square (Toronto Centre-Rosedale, Ward 27)

Report (October 6, 2004) from the Commissioner of Corporate Services respecting the Use of Nathan Phillips Square.

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden, contingent upon the following conditions:
 - a) approval of the Alcohol & Gaming Commission of Ontario (A.G.C.O);
 - b) approval of the Medical Officer of Health;
 - c) compliance with the City of Toronto’s Municipal Alcohol Policy;
 - d) receipt of the necessary permits associated with the production of the event i.e., building permit;
 - (2) subject to review and approval of the Fire Chief, exemption be given to the Tourism Division of the Economic Development, Culture & Tourism Department to use atmospheric fire performances that will feature fire breathers, eaters and jugglers and to use special effects pyrotechnics under Class 7.2.5 of the Federal Explosives Regulations on Nathan Phillips Square; and
 - (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 68(a).** Report (October 20, 2004) from the Commissioner of Economic Development, Culture and Tourism, asking Council to declare, for liquor licensing purposes, the event to be of Municipal Significance.

Recommendations:

It is recommended that:

- (1) the 2005 Toronto WinterCity Festival be declared an event of municipal significance, for LLBO purposes and indicate that there is no objection to granting a liquor licence for beer gardens and/or alcohol and wine service on Nathan Phillips Square; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

69. Request for Event to be Recognized as Event of Municipal Significance – First Night – December 29-31, 2004 (Toronto Centre-Rosedale, Ward 28)

Communication (October 27, 2004) from Greg Attwell, Executive Director, First Night Toronto, requesting First Night to be held on December 29-31, 2004 to be recognized as an event of Municipal Significance.



**TORONTO AND EAST YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 10**

Date of Meeting: November 16, 2004

Time: 9:30 a.m.

Location: Committee Room 1, 2nd Floor
City Hall
100 Queen Street West
Toronto, Ontario

Enquiry: Christine Archibald
Committee Administrator
416-392-7033
teycc@toronto.ca

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- 2. Final Report – Application to Amend the Zoning By-law – Ward’s and Algonquin Islands (Ward 28)**
- 2(a).** Communication (November 9, 2004) from Eugene Girdauskas
- 8. Final Report – Application to Amend the Official Plan and Zoning By-law – 50 and 56 Gerrard Street East and 380 Church Street (Toronto Centre-Rosedale, Ward 27)**
- 8(a).** Communication (November 9, 2004) from Dan Flanagan and Stephen Calnen
- 9. Revised Final Report – Application to Amend the Official Plan and Zoning By-law – 450, 470 and 500 Lakeshore Boulevard West (Trinity-Spadina, Ward 20)**
- 9(d).** Communication (November 8, 2004) from Jos and Daisy Simonetti
- 9(e).** Communication (November 5, 2004) from Yoshiaki Teneichi and Fumie Wada
- 10. Final Report – Application to Amend the Official Plan and Zoning By-law – 40 The Esplanade (Toronto Centre-Rosedale, Ward 28)**
- 10(c).** Communication (October 18, 2004) from Dr. James Harbeck and Aina Arro

**11. Site Plan Control Application – 433-439 Roncesvalles Avenue
(Parkdale-High Park, Ward 14)**

- 11(a).** Further report (November 10, 2004) from the Acting Director, Community Planning, South District reporting on a site plan approval application which has been referred by Councillor Watson to City Council for a decision through the Toronto and East York Community Council.

Recommendations

It is recommended that City Council:

- (1). approve the proposed 7-storey, 91 unit mixed use building as per the drawings listed below and subject to the following conditions:

Plan No.	Title	Prepared by	Date Received	Stamp
A101	Site Plan and Notes	Quadrangle Architects	October 14, 2004	
A200	Key Plans	Quadrangle Architects	July 5, 2004	
A201	Parking Level 2 Lower	Quadrangle Architects	October 14, 2004	
A202	Parking Level 2	Quadrangle Architects	October 14, 2004	
A203	Parking Level 1	Quadrangle Architects	October 14, 2004	
A204a	Ground Floor Plan (north),	Quadrangle Architects	October 14, 2004	
A204b	Ground Floor Plan (south)	Quadrangle Architects	October 14, 2004	
A205a	Lower Second Floor Plan (north)	Quadrangle Architects	October 14, 2004	
A205b	Lower Second Floor Plan (south)	Quadrangle Architects	October 14, 2004	
A206a	Second Floor Plan (north – includes upper second)	Quadrangle Architects	October 14, 2004	
A206b	Second Floor Plan (south – includes upper second)	Quadrangle Architects	July 5, 2004	
A207a	Third Floor Plan (north)	Quadrangle Architects	July 5, 2004	
A207b	Third Floor Plan (south)	Quadrangle Architects	July 5, 2004	
A208a	Lower Fourth Floor Plan (north),	Quadrangle Architects	July 5, 2004	
A208b	Lower Fourth Floor	Quadrangle Architects	July 5, 2004	

	Plan (south),		
A209a	Fourth Floor Plan (north – includes upper fourth)	Quadrangle Architects	July 5, 2004
A209b	Fourth Floor Plan (south – includes upper fourth)	Quadrangle Architects	July 5, 2004
A210a	Fifth Floor Plan (north)	Quadrangle Architects	July 5, 2004
A210b	Fifth Floor Plan (south)	Quadrangle Architects	July 5, 2004
A211a	Sixth Floor Plan (north)	Quadrangle Architects	July 5, 2004
A211b	Sixth Floor Plan (south)	Quadrangle Architects	July 5, 2004
A212a	Seventh Floor Plan (north)	Quadrangle Architects	July 5, 2004
A212b	Seventh Floor Plan (south)	Quadrangle Architects	July 5, 2004
A213	Mechanical Penthouse Plan and Roof Plan	Quadrangle Architects	July 5, 2004
A401	West Elevation	Quadrangle Architects	July 5, 2004
A402	South Elevation	Quadrangle Architects	October 14, 2004
A403	East Elevation	Quadrangle Architects	July 5, 2004
A404	North Elevation	Quadrangle Architects	July 5, 2004
A451	North-South Building Section	Quadrangle Architects	July 5, 2004
A452	East-West Building Sections	Quadrangle Architects	July 5, 2004
A453	North-South Building Section	Quadrangle Architects	July 5, 2004
L1	L1 Landscape Master Plan	NAK Design Group	November 10, 2004
LD1	LD1 Details	NAK Design Group	November 10, 2004
LD2	LD2 Details	NAK Design Group	November 10, 2004

- (a) the proposed development, including all landscaping related thereto, shall be undertaken and maintained substantially in accordance with the plans and drawings referred to above;
- (b) the owner shall designate the residential visitor parking spaces by means of clearly visible signs;
- (c) the owner shall provide and maintain a minimum of 1 Type G loading space, with a generally level surface, on the site to serve the project;

- (d) the owner shall construct all driveways and passageways providing access and egress from the Type G loading space with a minimum width of 3.5 metres (4.0 metres where enclosed), a minimum vertical clearance of 4.3 metres and a minimum inside and outside turning radii of 9 metres and 16 metres, respectively;
- (e) the owner shall provide and designate a trained employee to assist the loading vehicles with back-up manoeuvres into the loading space and onto Ritchie Avenue;
- (f) the owner shall construct the access ramp to the underground parking garage with a slope not exceeding 5% within the first 6 metres of the street line and not exceeding 15% over the remaining portions;
- (g) the owner shall provide and maintain a minimum 1.5 m by 2.0 m wide opening on both sides of the access ramp at its base to improve sightlines;
- (h) the owner shall provide and maintain appropriate signage at the base of the underground parking garage access ramp, cautioning motorists to be aware of trucks manoeuvring at the top of the ramp;
- (i) the owner shall provide and maintain convex mirrors at the bottom of the access ramp and at the top and bottom of all ramps within the underground parking garage;
- (j) the owner shall pay all costs associated with the relocation of any utility poles required to be moved as a result of this development;
- (k) the owner shall remove any existing curb cuts along Roncesvalles Avenue and Ritchie Avenue that are no longer required and restore the public right-of-way at no cost to the City;
- (l) the owner shall arrange for private collection of waste and recycling materials generated from this site;
- (m) the owner shall submit all environmental site assessment reports (three copies of each) describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services for peer review and acceptance prior to the issuance of a below grade building permit;
- (n) the owner shall pay all costs associated with the City retaining a third-party peer reviewer 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 to cover the cost of a peer review;

- (o) the owner shall 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 reports:
 - (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 rights-of-way, that would exceed applicable MOE Guideline objectives or regulations;
- (p) the owner shall enter into an agreement with the City, prior to the issuance of an above-grade building permit, should it be determined that remediation of the adjacent rights-of-way be required, in which the owner, or the party responsible for the contamination, commits to carrying out remedial work acceptable to the City;
- (q) the owner shall submit, prior to occupancy, a Record of Site Condition (RSC) acknowledged by the MOE, to the Commissioner of Works and Emergency Services with respect to the Statement submitted prior to the issuance of the above grade building permit;
- (r) the owner shall conduct an investigation of underground utilities prior to new tree planting within the City road allowance. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company must be provided to the Supervisor of Urban Forestry Planning and Protection;
- (s) the owner shall submit to the Commissioner of Works and Emergency Services, for review and acceptance, a Municipal Lighting Assessment to determine the impact of relocating the existing hydro light pole/light standard located within the limits of the access point to the site; the adequacy of the existing street lighting, and to identify any improvements that may be required;
- (t) the owner shall pay for any improvements to the municipal lighting required to support this development, according to the Municipal Lighting Assessment accepted by the Commissioner of Works and Emergency Services;

- (u) the owner shall plant 15 new trees within the City road allowance as shown on Plan No L1 Landscape Masterplan, date stamped October 29, 2004 to the satisfaction of the Commissioner of Economic Development, Culture and Tourism and in accordance with the following details:

Street Trees in Tree Pits: In accordance with Planting Detail Nos. 103, 103-1, 103-2 & 103-3 for 1.2m x 2.4m Tree Pit, dated March 1997. Tree pits must be constructed in accordance with the Continuous Tree Pit details as shown on Detail series CTP 102 and 103. These details will be shown on plans submitted for Streetscaping permit (Works and Emergency Services);

- (v) the owner shall ensure a clearance of 1.2 metres from the edge of a tree's root ball to the edge of any underground utility(s). For clearance less than 1.2 metres but greater than or equal to 0.6 metres, a root deflector must be installed in the tree pit between the tree's root ball and the utility(s);
- (w) the owner shall provide a two-year renewable guarantee for all new tree plantings within the City road allowance and shall notify Mark Procnier, Supervisor of Urban Forestry Planning and Protection in writing, of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee;
- (x) the owner shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees;
- (y) the owner shall be responsible for the maintenance or replacement of all new tree plantings within the City road allowance if during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement. The owner will be responsible for rectifying the problem as determined by and to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
- (z) the owner shall maintain all newly replanted trees within the City road allowance in good condition and shall provide an additional two-year renewable guarantee;
- (aa) prior to the issuance of a Landscape Permit (by Works and Emergency Services, Transportation Services, Right of Way Management), the owner shall provide a tree planting security deposit in the form of an irrevocable Letter of Credit or certified

cheque payable to the Treasurer, City of Toronto, in the amount of \$8,820.00 (\$588 per tree subject to change) for new tree planting within the City Road allowance. The tree planting security deposit must be submitted to the attention of Mark Procnier, Supervisor of Urban Forestry Planning and Protection. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period. The Commissioner of Economic Development, Culture and Tourism shall hold the tree planting security deposit for the duration of the renewable guarantee period;

- (bb) the owner shall provide an irrigation system for all street trees in the public right-of-way with automatic timers at the owner's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation;
 - (cc) the owner shall apply attenuation measures so that the levels of noise, vibration, electro-magnetic interference and stray current in the proposed development related to transit operations will be at the lowest level technically feasible;
 - (dd) the owner shall inform potential purchasers or lessors, through a clause in the purchase or rental agreement, of the potential for noise, vibration, electro-magnetic interference and stray current, and that the Toronto Transit Commission accepts no responsibility for such effects; and
 - (ee) the owner shall agree, prior to the issuance of any building permit, to enter into an agreement with the Toronto District School Board with respect to signs on site and warning clauses in agreements of purchase and sale; and
- (2) request the applicant to submit a revised landscape plan which is consistent with the site plan drawings, to the satisfaction of the Commissioner of Urban Development Services.

19. Proposed Polls of Property Owners Regarding Continuation of Study and Designation as a Heritage Conservation District – Balmy Beach Heritage Conservation District Study Area (Beaches-East York, Ward 32)

- 19(a).** Communication (November 10, 2004) from Wayne Clutterbuck, Chair, HCD Committee, Balmy Beach Residents Association

19(b). Communication (November 10, 2004) from Elizabeth Lawler

19(c). Communication (November 9, 2004) from Liz Sisam

19(d). Communication (November 10, 2004) from Barbara Myrvold

19(e). Communication (November 11, 2004) from Jacquie Erickson

24. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - Top floor of the building at 150 Bloor Street West (Mackenzie Financial Corporation) (Toronto Centre-Rosedale, Ward 27)

24(a). Communication (November 8, 2004) from John N. Lavis

24(b). Communication (November 9, 2004) from Sheldon D. Rosen

24(c). Communication (November 9, 2004) from Timur Leckebusch

24(d). Communication (November 11, 2004) from Shahid Bukhari

24(e). Communication (November 11, 2004) from Patricia A. Speight

24(f). Communication (November 11, 2004) from Shahid Bukhari

24(g). Communication (July 5, 2004) from Frank Potter

24(h). Communication (October 14, 2004) from Gord Stromberg

24(i). Communication (November 10, 2004) from Patricia A. Speight

24(j). Communication (November 1, 2004) from John Caliendo, President, ABC Residents Association

24(k). Communication (November 8, 2004) from John N. Lavis

24(l). Communication (November 9, 2004) from Timur Leckebusch

24(m). Communication (undated) from M.D. Mc Millan

24(n). Communication (November 10, 2004) from Gehl Martin

55. Request to introduce a “Student pick-up and drop-off area” on the south side of Wright Avenue fronting Fern Avenue Public School (Parkdale - High Park, Ward 14)

Revised report (October 29, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing one hour maximum parking limit, Monday to Saturday, **on the south side of Wright Avenue** from a point 48 metres east of Roncesvalles Avenue to Sorauren Avenue be amended to operate from a point 48 metres east of Roncesvalles Avenue to a point 86 metres further east thereof and from a point 262.5 metres east of Roncesvalles Avenue to Sorauren Avenue;
- (2) the existing parking prohibition from 8:30 a.m. to 5:00 p.m., Monday to Friday, **on the south side of Wright Avenue** from a point 134.1 metres east of Roncesvalles Avenue to a point 129 metres further east be rescinded;
- (3) parking be prohibited from 9:30 a.m. to 11:00 a.m., from 1:30 p.m. to 3:00 p.m., and from 4:00 p.m. to 5:00 p.m., Monday to Friday, **on the south side of Wright Avenue** from a point 134 metres east of Roncesvalles Avenue to a point 128.5 metres further east;
- (4) parking be allowed for a maximum period of 15 minutes on the south side of Wright Avenue from a point 134 metres east of Roncesvalles Avenue to a point 128.5 metres further east thereof, from 8:30 a.m. to 9:30 a.m., 11:30 a.m. to 1:30 p.m., and from 3:00 p.m. to 4:00 p.m., Monday to Friday;
- (5) parking be allowed for a maximum period of one hour **on the south side of Wright Avenue** from a point 134 metres east of Roncesvalles Avenue to a point 128.5 metres further east thereof, from 5:00 p.m. of one day to 8:30 a.m. the following day, Monday to Friday and all day Saturday; and
- (6) 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.

- 61. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Parkdale-High Park, Ward 14; Trinity-Spadina, Ward 19; St. Paul's, Ward 21; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)**

Revised Table "A" from the report (October 29, 2004) from the Director, Transportation Services, South District

NEW ITEMS

- 70. Installation of Speed Humps – Bleecker Street, between Wellesley Street and Howard Street (Toronto Centre-Rosedale, Ward 28)**

Report (November 1, 2004) from the Director, Transportation Services, South District, reporting on the findings of an investigation to install speed humps on Bleecker Street, between Wellesley Street and Howard Street.

Recommendation:

It is recommended that this report be received for information.

- 71. Installation of Speed Humps – Howard Street, between Parliament Street and Sherbourne Street (Toronto Centre-Rosedale, Ward 28)**

Report (November 1, 2004) from the Director, Transportation Services, South District, outlining the findings of an investigation to install speed humps on Howard Street, between Parliament Street and Sherbourne Street.

Recommendation:

It is recommended that this report be received for information.

- 72. Installation of Speed Humps – Hanson Street, between Coxwell Avenue and Roseheath Avenue (Beaches-East York, Ward 32)**

Report (November 4, 2004) from the Director, Transportation Services, South District, outlining the findings of an investigation to install speed humps on Hanson Street, between Coxwell Avenue and Roseheath Avenue.

Recommendation:

It is recommended that this report be received for information.

73. Installation of Speed Humps – Dagmar Avenue, between Dundas Street East and Jones Avenue (Toronto-Danforth, Ward 30)

Report (November 4, 2004) from the Director, Transportation Services, South District, outlining the findings of an investigation to install speed humps on Dagmar Avenue, between Dundas Street East and Jones Avenue.

Recommendation:

It is recommended that this report be received for information.

74. Installation of Modular Traffic Islands – Knight Street at Mortimer Avenue and Sammon Avenue (Beaches-East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) approval be given to narrow Knight Street as follows:
 - (a) “from a width of 8.57 metres to a width varying from 5.0 metres to 8.57 metres on the east side of Knight Street, from a point 8.0 metres north of Sammon Avenue to a point 7.0 metres further north thereof, by the installation of a precast modular traffic island, generally as shown on the attached print of Drawing No. 421F-7494, dated August 2004”;
 - (b) “from a width of 8.57 metres to a width varying from 5.0 metres to 8.57 metres on the east side of Knight Street from a point 8.0 metres south of Mortimer Avenue to a point 7.0 metres further south thereof, by the installation of a precast modular traffic island, generally as shown on the attached print of Drawing No. 421F-7595, dated September 2004”; 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.

75. Provision of an On-Street Loading Zone for a Disabled Person - Brenton Street, between Meighen Avenue and Victoria Park Avenue (Beaches-East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) a loading zone for a disabled person be implemented on the south side of Brenton Street, from a point 39.8 metres east of Victoria Park Avenue to a point 6 metres further east; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required

76. Amendments to Parking Regulations - Front Street West, south side, between York Street and Bay Street (Toronto Centre-Rosedale, Ward 28)

Report (November 2, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) an on-street disabled persons loading zone be designated at all times on the south side of Front Street West, from a point 173 metres east of York Street to a point 11 metres further east thereof; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

77. Elm Avenue, north side, between Mount Pleasant Road and a point Approximately 100 Metres East – Provision of a Ten Minute Maximum Parking Restriction (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the north side of Elm Avenue, between Mount Pleasant Road and Sherbourne Street North, be rescinded;
- (2) the “No Parking, from 7:00 a.m. to 9:00 a.m., Except Saturdays, Sundays and Public Holidays” regulation on the north side of Elm Avenue, between Mount Pleasant Road and Glen Road, be adjusted to indicate between Sherbourne Street North and Glen Road;
- (3) Parking be prohibited at all times on the north side of Elm Avenue, from:
 - (a) Mount Pleasant Road, to a point 38.8 metres east thereof;
 - (b) a point 60.4 metres east of Mount Pleasant Road to a point 22.3 metres further east thereof;
 - (c) a point 103.4 metres east of Mount Pleasant Road to Sherbourne Street North;
- (4) Parking be prohibited between the hours of 9:00 a.m. to 3:00 p.m. and 4:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday; and at all times Saturday, Sunday and Public Holidays, on the north side of Elm Avenue, from:
 - (a) a point 38.8 metres east of Mount Pleasant Road to a point 21.6 metres further east thereof;
 - (b) a point 82.7 metres east of Mount Pleasant Road to a point 20.7 metres further east thereof;
- (5) Parking be allowed for a maximum period of ten minutes, between the hours of 8:00 a.m. to 9:00 a.m., and 3:00 p.m. to 4:00 p.m., Monday to Friday, on the north side of Elm Avenue, from:
 - (a) a point 38.8 metres east of Mount Pleasant Road to a point 21.6 metres further east thereof;
 - (b) a point 82.7 metres east of Mount Pleasant Road to a point 20.7 metres further east thereof; and
- (6) 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.

78. Implementation of a No Standing Regulation in front of Place of Worship — 45 Davenport Road, between Yonge Street and Bay Street (Toronto Centre-Rosedale, Ward 27)

Report (November 5, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) standing be prohibited at all times on the south side of Davenport Road, from a point opposite the west curb of McMurrich Street to a point 6.9 metres west thereof;
- (2) the existing regulations authorizing the location and operational hours of the parking machines on the south side of Davenport Road, between Yonge Street and Bay Street, be amended to exclude the section from a point opposite the west curb of McMurrich Street to a point 6.9 metres west thereof;
- (3) the existing time limit parking regulations associated with the operation of parking machines on the south side of Davenport Road, between Yonge Street and Bay Street, be amended to exclude the section from a point opposite the west curb of McMurrich Street to a point 6.9 metres west 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.

79. Prohibition of Parking in Front of Place of Worship – 63 Barker Avenue, between Binswood Avenue and Glebemount Avenue (Beaches-East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the south side of Barker Avenue, between Coxwell Avenue and Glebemount Avenue, be rescinded;

- (2) parking be prohibited from 8:00 a.m. to 10:00 a.m., and from 3:00 p.m. to 5:00 p.m., Monday to Friday, on the south side of Barker Avenue:
 - (a) from Coxwell Avenue to a point 58 metres west of Glebemount Avenue;
 - (b) from a point 34.5 metres west of Glebemount Avenue to Glebemount Avenue;
- (3) parking be prohibited at all times on the south side of Barker Avenue, from a point 58 metres west of Glebemount Avenue to a point 34.5 metres west of Glebemount Avenue; and
- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

80. Sale of Surplus Property – Parcel of Vacant Land at the Rear of 195 Forest Hill Road (St. Paul’s, Ward 22)

Report (October 28, 2004) from the Commissioner of Corporate Services

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Patricia Constance Macintosh, Mary Louise Turner and Mark Gilchrist Humphrey to purchase the City-owned land located at the rear of 195 Forest Hill Road, being part of Block D, Plan 645-E, shown as Part 5 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.

81. Dentonia Park Community – Traffic Management Plan (Beaches - East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) a “Stop” sign be installed for southbound traffic on:
 - (a) Maryland Boulevard at Coleman Avenue;
 - (b) Avonlea Boulevard at Coleman Avenue;
- (2) the maximum speed limit be reduced from fifty kilometres per hour to forty kilometres per hour on:
 - (a) Sibley Avenue, from Danforth Avenue to Dentonia Park Avenue;
 - (b) Sutherland Avenue, from Thyra Avenue to Victoria Park Avenue;
- (3) appropriate staff be authorized to conduct a poll of eligible householders on the following streets to determine resident support for proposed speed hump plans noted in Recommendation No. 4 below, in accordance with the City of Toronto consolidated traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Service, Emergency Medical Service and Toronto Police Service:
 - (a) Dentonia Park Avenue, between Dawes Road and Thyra Avenue;
 - (b) Thyra Avenue, between Danforth Avenue and Dentonia Park Avenue;
 - (c) Eldon Avenue, between Danforth Avenue and Dentonia Park Avenue;
- (4) subject to favourable results of the poll,
 - (i) By-laws be prepared for the alteration of sections of the following roadways for traffic calming purposes as described below:

- (a) “The construction of five speed humps on Dentonia Park Avenue, between Dawes Road and Thyra Avenue, generally as shown on the attached print of Drawing No. 421F- 7609, dated October 2004 and circulated to residents through the polling process”;
 - (b) “The construction of three speed humps on Thyra Avenue, between Dentonia Park Avenue and Danforth Avenue, generally as shown on the attached print of Drawing No. 421F- 7610, dated October 2004 and circulated to residents through the polling process”;
 - (c) “The construction of three speed humps on Eldon Avenue, between Dentonia Park Avenue and Danforth Avenue generally as shown on the attached print of Drawing No. 421F- 7608, dated August 2004 and circulated to residents through the polling process”;
- (ii) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) the speed limit be reduced from forty kilometres per hour to thirty kilometres per hour coincident with the implementation of speed humps on Dentonia Park Avenue, between Dawes Road and Thyra Avenue;
 - (iv) the speed limit be reduced from fifty kilometres per hour to thirty kilometres per hour coincident with the implementation of speed humps on:
 - (a) Thyra Avenue, between Dentonia Park Avenue and Danforth Avenue;
 - (b) Eldon Avenue, between Dentonia Park Avenue and Danforth Avenue; 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.