

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Toronto South Community Council

Meeting No. 4

Wednesday, April 7, 2004

The Toronto South Community Council met on Wednesday, April 7, 2004, in Committee Room No. 1, 2nd Floor, City Hall, Toronto, commencing at 9:30 a.m.

No interests were declared pursuant to the Municipal Conflict of Interest Act.

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

The Toronto South Community Council had before it a report (March 24, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Zoning By-law – 326-358 King Street West, in response to the Toronto South Community Council's request of February 17, 2004, and recommending that, in the event that City Council decides to approve Application 03-035038 STE 20 OZ for 326-358 King Street West, City Council may:

- (1) amend the Zoning By-law 438-86 (as amended) for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 ;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City;
- (4) prior to the issuance of a building permit, require the owner to enter into a Site Plan Agreement/Undertaking under Section 41 of the *Planning Act.*;
- (5) authorize the City Solicitor to repeal By-law 908-2000;
- (6) endorse the conversion of the public lane some 44.12 m north of King Street West, extending between John Street and Widmer Street, for one-way westbound operation;

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- (7) endorse the proposed encroachment of the building wall edge, sign and residential amenity deck on the King Street West frontage of the site and require the Owner to enter into an Encroachment Agreement with the City of Toronto at market rent on terms satisfactory to the City Solicitor and the Commissioner of Works and Emergency Services, such agreements to be entered into prior to Site Plan Approval for the development;
- (8) in the event that the Owner intends to proceed with the proposed encroachment of the building over the public lane, as widened, more particularly shown as Option 1, on Drawing Nos. A4, A5 and A9, date stamped by Urban Development Services as March 2, 2004, and red-lined on March 16, 2004, by Luigi LaRocca of Kuwabara Payne McKenna Blumberg Architects, that City Council either:
 - (a) endorse the proposed encroachments of the building over the proposed 1 m widening of the public lane some 44.12 m north of King Street West, extending between John Street and Widmer Street, subject to:
 - (i) the encroachment being constructed with a minimum vertical clearance of 6.1 m above the finished surface of the lane, as widened;
 - (ii) the Owner entering into the necessary agreements with the City including, but not limited to lease agreements, indemnity, and easement and maintenance agreements to permit the encroachment on terms satisfactory to the City Solicitor and the Commissioners of Works and Emergency Services and Corporate Services, such agreements to be entered into prior to Site Plan Approval; and
 - (iii) the owner agreeing to pay market rent for the proposed encroachment; or
 - (b) refuse to endorse the encroachment and require the applicant to amend their plans accordingly and the Zoning By-law Amendment be amended to reflect same;
- (9) authorize the appropriate City Officials to execute any other implementing agreements as may be required in connection with Recommendations 7 and 8;
- (10) require the owner to:
 - (a) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;

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- (b) convey to the City at a nominal cost, as a condition of Site Plan Approval, prior to the issuance of a building permit, a 1 m wide strip of land to the full extent of the site abutting the south limit of the public lane to a minimum depth of 0.5 m from the finished grade, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes and/or secured as a publicly accessible private lane, to the satisfaction of the City Solicitor and the Commissioner of Works and Emergency Services;
- (c) Execute an agreement, binding on successors on title, to:
 - (i) Indemnify the City from and against all actions, suits, claims, or demands and from all loss, costs, damages, charges and expenses that may result from the construction of the garage beneath the public highway and/or publicly accessible private lane;
 - (ii) Maintain the garage structure in good and proper repair and in a condition satisfactory to the Commissioner of Works and Emergency Services;
 - (iii) Indemnify the City from and against any loss or damage to the waterproofing and garage structure resulting from the maintenance and reconstruction of the lane pavement, unless such loss of damage is caused by negligence of the City; and
 - (iv) Include additional conditions as the City Solicitor and the Commissioner of Works and Emergency Services may deem necessary in the interests of the Corporation;
- (d) convey to the City at nominal cost an easement of support-of-rights in the lands located below the lands referred to in Recommendation 10(b) to the satisfaction of the City Solicitor and the Commissioner of Works and Emergency Services;
- (e) Construct the lane widening referred to in Recommendation 10(b) above with concrete, at elevations compatible with the existing lane, such widening to be constructed to City of Toronto Standards for construction of public lanes, in accordance with construction plans to be approved by the Commissioner of Works and Emergency Services, such widening to be completed prior to occupancy of the development;
- (f) construct the portions of the lane and loading area which are to be located on top of the underground garage as a supported structure in accordance

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with the Ontario Design of Highway Bridges Code, or such other standard as may be accepted by the Commissioner of Works and Emergency Services;

- (g) submit to the Commissioner of Works and Emergency Services, a strata Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate system delineating thereon by separate PARTS:
 - (i) the proposed encroachment of the parking garage beneath the lane, as widened;
 - (ii) the portion of the lane widening lands which are encumbered by the building above-grade;
 - (iii) the portions of the lane widening lands which are not encumbered above- grade;
 - (iv) the proposed encroachments referred to in Recommendations 7 and 8; and
 - (v) the remainder of the site;
- (h) pay to the City for the costs associated with the proposed conversion of the public lane some 44.12 m north of King Street West, extending between John Street and Widmer Street to one-way westbound operation, and to install the necessary regulatory signage;
- (i) submit an application for an Encroachment Agreement in respect of the proposed building encroachments referred to in Recommendation 7, prior to the Introduction of Bills in Council;
- (j) submit an application for an Encroachment Agreement(s) in respect of the proposed encroachments of canopies on the King Street West and John Street frontages of the site, prior to the issuance of a building permit;
- (k) pay to the City the relocation costs of hydro poles/street lights, as required in connection with the construction of the vehicular access ramps and lane widening for the development;
- (l) submit to the Commissioner of Works and Emergency Services for review and acceptance, further details with respect to how pick-up and drop-off activity for the Festival Theatre uses including charter bus drop-off will be accommodated;
- (m) comply with the requirements of the Zoning By-law respecting:

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- (i) loading; and
 - (ii) slopes of the vehicular access ramps;
- (n) provide and maintain loading facilities for the project consisting of 1 unobstructed Type G loading space, plus a loading area generally as shown on “Drawing No. A3-Site Plan Details”, date stamped by Urban Development Services on March 2, 2004;
- (o) provide and maintain a “car share” or “auto lease” project within the building with a minimum of 5 cars and a maximum of 15 cars until at least the later of:
- (i) a minimum of 2 years after building occupancy; or
 - (ii) the submission and acceptance of a report documenting the success of the proposed car-share program or auto lease program to the Commissioner of Works and Emergency Services;
- (p) agree that the report to be submitted on the success of the car share program pursuant to Recommendation 10 (p) should provide details pertaining to:
- (i) the actual use of the program (short term or longer term rentals, frequency of use);
 - (ii) whether the cars were rented to project occupants only, or to the general public;
 - (iii) the number of project occupants using the service within the 2 year period, and the relative frequency of use by occupants (i.e. some occupants might use the program once a year, while others may use it on a regular basis); and
 - (iv) residential parking demand including whether it is being accommodated on site, data with respect to the number of parking spaces allocated to residents, and if possible, car ownership surveys of project residents;
- (q) in addition to the provision of the pilot “car share” program above, provide and maintain parking for residents in accordance with the requirements of the Zoning By-law;

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- (r) provide and maintain a minimum total of 151 parking spaces to serve all non-residential uses in the building and residential visitors;
- (s) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
 - (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelope plans; and
 - (ii) a municipal lighting assessment for the roads fronting and adjacent to the site; King Street West, John Street, Widmer Street and lane at rear;
- (t) pay for all street lighting costs associated with development of the site including any required upgrades to the existing lighting as required on King Street West, John Street, Widmer Street and lane at the rear of the site;
- (u) eliminate any existing vehicular access ramps along the abutting streets/lanes which are no longer required and restore the public right-of-way to City of Toronto standards, at no expense to the City;
- (v) submit, prior to the issuance of a below-grade building permit, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services for peer review;
- (w) pay any additional costs in excess of the \$3,000.00 deposit already received towards the cost of the City retaining a third-party peer review consultant and submit a certified cheque payable to the City if such is required, prior to the issuance of a below-grade building permit;
- (x) submit, prior to the issuance of an above-grade building permit, a statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all the necessary supporting environmental documents:
 - (i) the site including the lands to be conveyed for public highway purposes is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the

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adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;

- (y) enter into an agreement with the City, prior to the issuance of an above-grade building permit, should it be determined that remediation of the adjacent rights-of-way is required, in which the Owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;
 - (aa) submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted prior to the issuance of an above-grade building permit;
 - (bb) apply to the Commissioner of Works and Emergency Services, prior to filing a formal application for a building permit, for revised municipal numbering which must include a site plan showing entrances to the proposed building; and
 - (cc) submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/additional information with respect to Recommendations 10 (l)(m) and 10(t)(ii).
- (11) advise the Owner:
- (a) of the need to submit, in conjunction with an application for a building permit, plans and documentation, detailing how the proposed building will be constructed in accordance with the Ontario Building Code relating to the provisions for fire fighting;
 - (b) of the need to contact staff of the South District Traffic Operations Section of this Department at least 6 months prior to opening of the facility in order to provide staff with sufficient time to prepare the necessary report for the enactment of the by-laws for the conversion of the public lane, north of King Street West, extending between John Street and Widmer Street for one-way westbound operation, and to install the necessary regulatory signage;
 - (c) that consistent with the motion adopted by South Community Council at its meeting of February 17, 2004, the Owner may be prohibited from operating the below-grade garage until such time as the building is completed;

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- (d) of the need to make a separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-way;
- (e) of the City's requirement for payment of a service charge associated with the provisions of City containerized garbage collection;
- (f) that in the event that the on-site staff member is not available at collection time, the vehicle will leave the site and not return until the next schedule collection day;
- (g) that the use of the public right-of-way to transfer the refuse storage bins to the collection area is not permitted; and
- (h) of the need to contact Solid Waste Management Services Section of Works and Emergency Services to complete the necessary application and waiver forms prior to the commencement of City waste collection.

The Toronto South Community Council held a statutory public meeting on April 7, 2004 and notice was given in accordance with the *Planning Act*.

The following persons appeared before the Toronto South Community Council:

- Stephen Diamond, McCarthy Tetrault, LLP;
- Shirley Blumberg, KPMB Architects;
- Piers Handling, Toronto International Film Festival Group;
- Timothy Lilleyman, Chairman, Toronto Entertainment District Association; and
- Douglas Quick, Goodman and Carr LLP, on behalf of Toronto International Film Festival.

On motion by Councillor Chow, the Toronto South Community Council deferred consideration of this matter until May 4, 2004.

The following motions by Councillor Pantalone were placed but not voted on:

- (1) That this matter be submitted to Council without recommendation.
- (2) That staff and the Ward Councillor meet with the applicant and report directly to Council on the discussions.

(Letter sent to: Interested Persons; c: Commissioner, Urban Development Services; Helen Coombs, Senior Planner, West Section – April 8, 2004)

(Report 3, Clause 64(w))

4.2 Final Report - Application to Amend the Official Plan and Zoning By-law – 732-740 Spadina Avenue (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a final report (March 22, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Official Plan and Zoning By-law – 732-740 Spadina Avenue, and recommending 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. 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 the owner to enter into a Section 37 agreement with the City before introducing the necessary Bills to City Council for enactment;
- (5) require the owner to convey to the City, at nominal cost, prior to issuance of a building permit, a 0.26 m strip of land to the full extent of the site abutting the east limit of the public lane known as Sussex Mews; and
- (6) require the owner to enter into a limiting distance agreement with the property owner to the north, satisfactory to the City Solicitor, prior to introduction of the necessary Bills to City Council for enactment.

The Toronto South Community Council also had before it the following supplementary report/communications:

- (April 5, 2004) from the Director, Community Planning, South District, recommending that:
 - (1) the owners provide an irrigation system for all street trees in the public right-of-way with automatic timer at the applicant'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;

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- (2) Community Council not endorse the creation of a layby on the west side of Spadina Avenue because of negative impacts on the sidewalk width and streetscape;
 - (3) in the event that Community Council endorses the creation of a layby on the west side of Spadina Avenue, in front of 732 Spadina Avenue, notwithstanding the impacts on the sidewalk width and streetscape, that:
 - (a) the Commissioner of Works and Emergency Services be requested to submit a report to Toronto South Community Council on the feasibility and detailed design for the layby on the west side of Spadina Avenue, south of Bloor Street West, including the identification of all costs and impacts on trees and pedestrian and cyclist facilities; and
 - (b) the developer be required, as a condition of approval of the Official Plan and rezoning amendments for the site, to pay the cost for the installation of the layby on the basis that it is an area traffic mitigation measure made in support of the current proposal.
- (April 5, 2005) from Dr. Murray B. Frum, President, Frum Development Group; and
- (April 6, 2004) from Andrew Macrae, 720 Spadina Avenue Co-ownership.

The Toronto South Community Council held a statutory public meeting on April 7, 2004 and notice was given in accordance with the *Planning Act*.

The following persons appeared before the Toronto South Community Council:

- Norman Track;
- Daphne Wagner;
- Robert Dolan, IBI Group, on behalf of the applicant;
- David Green, Greenco Project Mgmt. Ltd.;
- Susan Dexter;
- Andrew Macrae, on behalf of 720 Spadina Avenue; and
- Robert Brown, Annex Resident's Association.

On motion by Councillor Chow, the Toronto South Community Council recommended that:

- (1) the report (March 22, 2004) from the Director, Community Planning, South District be adopted;

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- (2) the owners provide an irrigation system for all street trees in the public right-of-way with automatic timer at the applicant'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;
- (3) \$1 million of the cash benefit from the Section 37 agreement be allocated as follows:
 - (a) \$870,000.00 to the Jewish Community Centre;
 - (b) \$100,000.00 to the Robert Street Rink;
 - (c) \$10,000.00 to cover the cost of the heritage study; and
 - (d) \$20,000.00 for the ecology park

On motion by Councillor Pantalone, the Toronto South Community Council requested the Commissioner of Works and Emergency Services to report to Toronto South Community Council on May 4, 2004, on the feasibility and detailed design for the layby on the west side of Spadina Avenue, south of Bloor Street West, including the identification of all costs and impacts on trees and pedestrian and cyclist facilities.

Councillors Fletcher and Walker voted in the negative respecting Recommendations (1), (2) and (3).

The Chair ruled the following motion by Councillor Fletcher out of order:

“That the Jewish Community Centre, as part of the Section 37 agreement, offer a free community/open family swim to the general community.”

(Letter sent to: Commissioner of Works and Emergency Services; c: Elise Hug, Planner, West Section – April 8, 2004)

(Report 3, Clause 2)

4.3 Final Report - Application to Amend the Zoning By-law – 104 Trinity Street (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a final report (March 10, 2004) from the Director, Community Planning, South district, respecting Application to Amend the Zoning By-law – 104 Trinity Street, reviewing and recommending approval of an application to amend the Zoning By-law for the detached dwelling at 104 Trinity Street and allow for the construction of a third storey addition above the existing dwelling and a three-storey addition at the rear, and recommending that City Council:

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- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) require that the parking for the development be provided in accordance with the comments from the Commissioner of Works and Emergency Services dated November 17, 2003.

The Toronto South Community Council held a statutory public meeting on April 7, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 3)

4.4 Final Report - Application to Amend the Zoning By-law and Request for Removal of Five Privately Owned Trees – 273 Bloor Street West – Royal Conservatory of Music (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a final report (March 24, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Zoning By-law and Request for Removal of Five Privately Owned Trees – 273 Bloor Street West – Royal Conservatory of Music, and recommending that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) prior to the issuance of a building permit, require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
- (4) prior to the approval of the Site Plan Undertaking/Agreement under Section 41 of the *Planning Act* require the applicant to enter into a Heritage Easement Agreement with the City of Toronto which secures the conservation and

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maintenance of the building at 273 Bloor Street West to the satisfaction of the City Solicitor and the Manager, Heritage Preservation Services;

- (5) prior to Site Plan Approval, the owner shall submit a detailed landscape plan for the property that illustrates any proposed changes to the existing vegetation adjacent to the heritage facades, to the satisfaction of the Manager, Heritage Preservation Services;
- (6) require the owner to:
 - (a) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;
 - (b) provide and maintain a minimum of 1-Type A and 1-Type B loading space on this site to serve the loading needs of the project;
 - (c) provide and maintain a minimum overhead clearance of 5 m for the fire access route leading to the Varsity arena;
 - (d) arrange for delivery trucks to use the Type B loading spaces over the Type A loading space, whenever possible;
 - (e) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
 - (i) Final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelope plans;
 - (ii) If registered agreements are to be entered into, a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way and easements will be required for the preparation of legal descriptions;
 - (iii) A municipal lighting assessment for Bloor Street West along the frontage of the site;
 - (iv) A site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;

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- (f) pay for all streetlighting costs associated with the development of the site including any required upgrades to the existing lighting on Bloor Street West along the frontage of the site;
 - (g) pay for any improvements to the municipal infrastructure in connection with Recommendation No. 5(e)(iv), should it be determined that upgrades are required to the existing infrastructure to support this development;
 - (h) eliminate any existing vehicular access ramps which are no longer required and restore the public right-of-way to City of Toronto standards, at no expense to the City; and
 - (i) submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/documentation with respect to Conditions Nos. 6(e)(iii) and 6(e)(iv).
- (7) the owner is advised:
- (a) of the need to continue negotiations with the University of Toronto, to provide a pick-up/drop-off facility on the Varsity lands for the daily pick-up/drop-off activity associated with the school;
 - (b) of need to pay for all costs associated with the implementation of a “Pick-up/Drop-off” zone on Bloor Street West, adjacent to the development, should such a facility be required;
 - (c) that the costs to offset the lost revenue of displaced parking spaces on Bloor Street West to accommodate the “Pick-up/Drop-off” zone, if required, will be borne by the Owner as deemed appropriate by the Toronto Parking Authority;
 - (d) of the need to make a separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-way; and
 - (e) that the storm water run-off originating from the site should be disposed through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and acceptance by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on the site may contaminate the storm runoff.

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The Toronto South Community Council also had before it the following report/communications:

- (March 8, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting Removal of Five Privately Owned Trees – 273 Bloor Street West, and recommending that:
 - (1) the request for a permit for tree removal at 273 Bloor 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. 04 110727 STE 20 SA commence which warrant the destruction of the trees; and
 - b) the applicant agreeing to plant replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; or
 - (2) the request for a permit for tree removal at 273 Bloor Street West be denied;
- (April 5, 2004) from the Chair, Harbord Village Residents' Association; and
- (April 7, 2004) from the Chair of Trees and Parks Committee, Annex Residents' Association and Chair of Annex Residents' Association.

The Toronto South Community Council held a statutory public meeting on April 7, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Chow, the Toronto South Community Council recommended that:

- (1) the report (March 24, 2004) from the Director, Community Planning, South District be amended by adding a new Recommendation No. 6(j) to read:
 - “(j) provide an irrigation system for all street trees in the public right-of-way with automatic timer at the applicant'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;”

and that the report, as amended, be adopted; and

- (2) the request for a permit for tree removal at 273 Bloor 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. 04 110727 STE 20 SA commence which warrant the destruction of the trees; and
 - (b) the applicant agreeing to provide new trees in replacement of the removed trees, as shown on the Drawings and Landscape Drawings prepared by Kuwabara Payne McKenna Blumberg Architects for the Royal Conservatory of Music, titled, "The New Performance and Learning Centre", including Landscape Plan L-1, issued April 1, 2004 and Site Plan A1.01 issued April 5, 2004, and consisting of one Metasequoia (Dawn Redwood) tree, 300 cm in height, shown located within Philosophers Walk to the east of the New Performance and Learning Centre addition; four Redbud trees, 200 cm in height, shown located within Philosophers Walk, immediately to the east of the New Performance and Learning Centre addition; and a clump of 3 River Birch trees, each 70 cm caliper, shown located in part 6, to the south of the New Performance and Learning Centre addition;
- (3) the understanding that the Metasequoia tree and the Redbud trees are not within the Conservatory property, but on the adjacent Philosophers Walk, which is University of Toronto property, because of space constrictions on the Conservatory site; but that these trees are included in the Conservatory landscape plans, with agreement with the University to be planted on their adjacent property as shown on the drawings.

(Report 3, Clause 4)

4.5 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 125 George Street (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a report (March 23, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 125 George Street, and recommending:

- (1) That the requested variance be approved subject to the following conditions:

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- (a) that the owner will remove the existing third party advertising sign within 90 days of the date of the decision of this Community Council meeting;
 - (b) that, in place of the existing sign, approval of new replacement third party advertising sign be granted for the remaining period of the sign contract for the building, which expires on April 1, 2010;
 - (c) that the location and placement of the new replacement third party advertising sign be limited to an area of the east façade of the building between the lower horizontal course of the third floor and the upper horizontal course of the fourth floor and between the vertical course defining the northeast corner of the building and the two upper storey windows closest to this corner;
 - (d) that the new replacement third party advertising sign not exceed 6.71 metres in height and 2.29 metres in width and not occupy a surface area exceeding 15.4 square metres;
 - (e) that the framing and fastening systems of the new replacement third party advertising sign be designed to adequately support its load; and
- (2) That the applicant be advised, upon approval of the variance, of the requirements to obtain the necessary sign permits from the Commissioner of Urban Development Services.

Ilene Bronsteter, 125 George Street Holdings Inc., appeared before the Toronto South Community Council.

On motion by Councillor McConnell, the Toronto South Community Council recommended that the request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code for 125 George Street be refused, and that the sign be removed before the end of 2004.

(Report 3, Clause 5)

4.6 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 556 Sherbourne Street (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 556 Sherbourne Street, and recommending:

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- (1) That City Council approve Application No. 03-196120 ZSV 00 ZR for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code, to erect two illuminated fascia signs and a ground sign at 556 Sherbourne Street, subject to the following conditions:
 - (a) the dimensions of the proposed fascia sign on the north elevation shall be reduced to 2.25 x 1.32 metres and the area shall be reduced to 2.97 square metres;
 - (b) the proposed fascia sign on the north elevation shall be mounted above the façade's cornice and the height shall be increased to 23.50 metres;
 - (c) the lighting for the proposed fascia signs on the building's north and south elevations shall be activated on a timer that turns off the lights between 11:00 pm and 8:00 am daily, and allows the light intensity to be adjusted and, if required, reduced pursuant to a request by the City once the sign is operational;
 - (d) the fascia sign on the north elevation be erected substantially in accordance with the applicant's submitted plans date stamped as received on March 22, 2004; and
 - (e) the ground sign and the fascia sign on the south elevation be erected substantially in accordance with the applicant's submitted plans, date stamped as received on November 26, 2003.
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

Trisha Kalia, Isabella Hotel and Suites, appeared before the Toronto South Community Council.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 6)

4.7 Removal of One Privately Owned Tree – 222 Greenwood Avenue (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a report (February 5, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Removal of One Privately Owned Tree – 222 Greenwood Avenue, and recommending:

- (1) That the Toronto South Community Council approve the request for a permit to remove one privately owned tree at 222 Greenwood Avenue, conditional on the applicant agreeing to implement the landscape plan on file with Urban Forestry Services; or
- (2) That the Toronto South Community Council deny the request for a permit to remove one privately owned tree at 222 Greenwood Avenue.

The Toronto South Community Council also had before it a communication (March 31, 2004) from Mrs. Annfried Lang.

On motion by Councillor Fletcher, the Toronto South Community Council deferred consideration of this matter pending community consultation.

(Letter sent to: Interested Persons; c: Commissioner of Economic Development, culture and Tourism; John A. Macintyre, Director of Parks and Recreation – April 8, 2004)

(Report 3, Clause 64(v))

4.8 Removal of One Privately Owned Tree – 224 Greenwood Avenue (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a report (March 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Removal of One Privately Owned Tree – 224 Greenwood Avenue, and recommending:

- (1) That the Toronto South Community Council deny the request for the removal of one privately owned tree at 224 Greenwood Avenue; or
- (2) That the Toronto South Community Council approve the request for the removal of one privately owned tree at 224 Greenwood Avenue.

On motion by Councillor Fletcher, the Toronto South Community Council recommended that City Council deny the request for the removal of one privately owned tree at 224 Greenwood Avenue.

(Report 3, Clause 8)

4.9 Removal of Seventeen Privately Owned Trees – 56 Queen Street East (Toronto-Danforth, Ward 27)

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The Toronto South Community Council had before it a report (March 9, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Removal of Seventeen Privately Owned Trees – 56 Queen Street East, and recommending:

- (1) That the request for a permit for tree removal at 56 Queen Street East be approved subject to:
 - a) the trees in question not being removed until permitted construction and/or demolition related activities in accordance with plans approved under Site Plan Approval Application No. 03 201329 STE 27 SA commence which warrant the destruction of the trees; and
 - b) the applicant agreeing to plant replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; or
- (2) That the request for a permit for tree removal at 56 Queen Street East be denied.

On motion by Councillor Pantalone, the Toronto South Community Council recommended that the request for a permit for tree removal at 56 Queen Street East be approved subject to:

- (a) the trees in question not being removed until permitted construction and/or demolition related activities in accordance with plans approved under Site Plan Approval Application No. 03 201329 STE 27 SA commence which warrant the destruction of the trees; and
- (b) the applicant agreeing to plant replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.

(Report 3, Clause 9)

4.10 Driveway Widening – 9 Fulton Avenue (Toronto-Danforth, Ward 29)

The Toronto South Community Council had before it a Toronto South Community Council Report 2, Clause 32, titled, “Driveway Widening – 9 Fulton Avenue (Toronto-Danforth, Ward 29)”, which City Council, at its meeting held on March 1, 2 and 3, 2004, referred back to the Toronto South Community Council for further consideration.

The Toronto South Community Council also had before it the following communications:

- communication (March 30, 2004) from John Chew requesting deferral; and
- Petition with 3 signatures in support, submitted by John Chew.

John Chew appeared before the Toronto South Community Council.

On motion by Councillor Ootes, the Toronto South Community Council recommended that City Council approve the application for driveway widening at 9 Fulton Avenue, as shown on Appendix 'A' of the report (January 23, 2004) from the Director, Transportation Services, South District, contained in Toronto South Community Council Report No. 2, Clause No. 32, notwithstanding that the property has access to the rear by means of a public lane, subject to:

- (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
- (b) the applicant paying the cost of planting and maintaining a full shade canopy tree on the site to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
- (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.

(Report 3, Clause 10)

4.11 Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement – 40 Westmoreland Avenue (Davenport, Ward 18)

The Toronto South Community Council had before it a report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement – 40 Westmoreland Avenue, and recommending:

- (1) That the alterations to the heritage property at 40 Westmoreland Avenue containing the Church of St. Mary the Virgin & St. Cyprian substantially as shown in the plans and drawings prepared by Ferdinand Wagner Architect, dated January 29, 2004 on file with the Manager, Heritage Preservation Services and generally described in the Heritage Impact Statement prepared by McGillivray Architect dated February 4, 2004 be approved subject to:
 - (a) the owner entering into and registering on title a Heritage Easement Agreement with the City to provide for permanent protection of the heritage building prior to Site Plan approval;
 - (b) the owner submitting a detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services, prior to Site Plan approval;

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- (c) the owner providing exterior architectural details to the satisfaction of the Manager, Heritage Preservation Services, prior to Site Plan approval;
 - (d) the owner submitting revised drawings satisfactory to the Manager, Heritage Preservation Services, prior to Site Plan approval;
 - (e) the owner providing a Conservation Plan detailing interventions and conservation work to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit, including permits for demolition, excavation and shoring;
 - (f) the owner providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, to provide for the protection of the heritage building and to implement the Conservation Plan, prior to the issuance of any building permit, including permits for demolition, excavation and shoring;
- (2) That 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 40 Westmoreland Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services, and;
- (3) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto South Community Council also had before it a communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Report 3, Clause 11)

4.12 Application for Alteration to a Heritage Property – 499 Sackville Street (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Application for Alteration to a Heritage Property – 499 Sackville Street.

The Toronto South Community Council also had before it a communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

On motion by Councillor Pantalone, the Toronto South Community Council recommended that:

- (1) City Council refuse the application to alter the front elevation of the heritage building located at 499 Sackville Street; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Report 3, Clause 12)

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

The Toronto South Community Council had before it a report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Inclusion on the City of Toronto Inventory of Heritage Properties – 350-358 Spadina Avenue, and recommending:

- (1) That City Council include the property at 350 – 358 Spadina Avenue (William E. Dunn Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto South Community Council also had before it a communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism

On motion by Councillor Chow, the Toronto South Community Council deferred consideration of the report until its meeting of May 4, 2004.

(Letter sent to: Interested Persons; c: Commissioner of Economic Development, Culture and Tourism; Denise Gendron, Heritage Preservation Services; Rita Davies – April 8, 2004)

(Report 3, Clause 64(r))

4.14 Inclusion on the City of Toronto Inventory of Heritage Properties – Leaside Bridge (Don Valley West, Ward 26 and Toronto-Danforth, Ward 29)

The Toronto South Community Council had before it a report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Inclusion on the City of Toronto Inventory of Heritage Properties – Leaside Bridge, and recommending:

- (1) That City Council include the Leaside Bridge on the City of Toronto Inventory of Heritage Properties; and
- (2) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto South Community Council also had before it a communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to an amendment.

On motion by Councillor Walker, the Toronto South Community Council recommended the adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to amending Paragraph 1 of the Reasons for Listing by adding the word "civil" before the word "engineering".

(Letter sent to: City Council – April 8, 2004)

(Report 3, Clause 64(s))

(Toronto North Community Council Report 3, Clause 34)

4.15 Inclusion on the City of Toronto Inventory of Heritage Properties – 300 Eglinton Avenue East (St. Paul's, Ward 22)

The Toronto South Community Council had before it a report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Inclusion on the City of Toronto Inventory of Heritage Properties – 300 Eglinton Avenue East, and recommending:

- (1) That City Council include the property at 300 Eglinton Avenue East on the City of Toronto Inventory of Heritage Properties; and

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- (2) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto South Community Council also had before it the following communications:

- (February 26, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of February 26, 2004 in recommending adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
- (April 6, 2004) from Adam J. Brown.

On motion by Councillor Walker, the Toronto South Community Council recommended the adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Report 3, Clause 15)

4.16 Residential Demolition Application – 72 and 74 Elm Street (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (February 4, 2004) from the Deputy Chief Building Official and Director of Building, respecting Residential Demolition Application – 72 and 74 Elm Street, and recommending:

- (1) That City Council refuse the proposed demolition of the existing dwelling units since there is no building permit issued for a replacement building, or alternatively;
- (2) That City Council approve the demolition of the subject residential building for the purposes of placing a bulk oxygen facility on the site with the following conditions:
 - (a) that documentation on the two buildings is provided to the satisfaction of the Manager of Heritage Preservation Services prior to demolition;
 - (b) that landscaping and screening is provided for the proposed oxygen tanks and other storage tanks essentially in accordance with the plans A2 and A3 prepared by Parkin Architects Limited, dated December 1, 2003 and attached to this report, and
 - (c) that the owners provide securities in the amount of \$1,476.00 to Urban Forestry as a Tree Protection Deposit.

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On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto South Community Council recommended that City Council approve the demolition of the subject residential building at 72 and 74 Elm Street for the purposes of placing a bulk oxygen facility on the site, with the following conditions:

- (a) that documentation on the two buildings is provided to the satisfaction of the Manager of Heritage Preservation Services prior to demolition;
- (b) that landscaping and screening is provided for the proposed oxygen tanks and other storage tanks essentially in accordance with the plans A2 and A3 prepared by Parkin Architects Limited, dated December 1, 2003 and attached to the report (February 4, 2004) from the Deputy Chief Building Official and Director of Building;
- (c) that the owners provide securities in the amount of \$1,476.00 to Urban Forestry as a Tree Protection Deposit; and
- (d) that the applicant be required to plant and maintain two full shade canopy trees on the site.

(Report 3, Clause 16)

4.17 Enlargement of Existing Construction Staging Area – 6-8 Colborne Street (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a report (March 23, 2004) from the Director, Transportation Services, South District, respecting Enlargement of Existing Construction Staging Area – 6-8 Colborne Street, and recommending that:

- (1) in order to facilitate the continuation of construction of a 25-storey mixed use commercial-residential condominium at Premises Nos. 6 to 8 Colborne Street in a safe manner, the previously authorized temporary closure on Colborne Street be extended to encompass the entire road width and north sidewalk area from a point approximately 37.0 metres east of Yonge Street to a point approximately 52.0 metres east of Yonge Street for the construction staging area at this location;
- (2) upon completion of this project, Colborne Street revert to its pre-construction traffic operation;
- (3) upon implementation of this proposal, Colborne Street operate two-way between 52.0 metres east of Yonge Street to Scott Street; and

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- (4) 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.

On motion by Councillor McConnell, the Toronto South Community Council:

- (1) recommended the adoption of the report; and
- (2) requested the Commissioner of Works and Emergency Services to submit a progress report to the Community Council on this matter at its meeting on October 12, 2004.

(Letter sent to: Commissioner of Works and Emergency Services; c: Bryan Muir, Work Zone Traffic Coordinator – April 8, 2004)

(Report 3, Clause 17)

4.18 Construction of a Footing and Steps - 111½ Westmoreland Avenue (Davenport, Ward 18)

The Toronto South Community Council had before it a report (March 24, 2004) from the Manager, Right of Way Management, Transportation Services, South District, respecting Construction of a Footing and Steps - 111½ Westmoreland Avenue, and recommending:

- (1) That City Council approve the proposal to construct steps together with a footing that will extend 1.2 m below grade within the public right of way fronting 111½ Westmoreland Avenue associated with the reconstruction of the front verandah, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the footing and steps at his own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the footing and steps and upon receiving 90 days written notice to do so; and

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

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 18)

4.19 Maintenance of Wooden Fence – 158 Golfview Avenue (Beaches-East York, Ward 32)

The Toronto South Community Council had before it a report (March 24, 2004) from the Manager, Right of Way Management, Transportation Services, South District, respecting Maintenance of Wooden Fence – 158 Golfview Avenue, and recommending:

- (1) That City Council approve the ongoing maintenance of a 2.0 m high wooden fence fronting 158 Golfview Avenue, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the fence at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the fence upon receiving 90 days written notice to do so; and
 - (d) accept such additional conditions as the City Solicitor or the Commissioner of Work and Emergency Services may deem necessary in the interest of the City; and
- (2) That, in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be

authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

On motion by Councillor Bussin, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 19)

4.20 Olive and Lemon – Operation of the Boulevard Cafe – 119 Harbord Street, Major Street Flankage (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 6, 2004) from the Acting Manager, Municipal Licensing and Standards, respecting Olive and Lemon – Operation of the Boulevard Cafe – 119 Harbord Street, Major Street Flankage, and recommending:

- (1) That the application for a boulevard cafe on Major Street Flankage of 119 Harbord Street be denied, or
- (2) That the application for a boulevard cafe on the Major Street Flankage of 119 Harbord Street be approved.

The Toronto South Community Council also had before it the following communications:

- Toronto East York Community Council Report No. 11, Clause 23a, titled “Appeal of Denial of Application for Boulevard Cafe – 119 Harbord Street, Major Street Flankage (Trinity-Spadina, Ward 20)”, which was amended and adopted by City council at its regular meeting held on November 26, 27 and 28, 2002, and its Special Meeting held on November 28 and 29, 2002;
- (undated) from Ryan Johnson;
- (April 4, 2004) from Sheila Gilbert and Muriel W. Paterson;
- (undated) from Dr. David Dunne;
- (April 4, 2004) from Susan J. Potts;
- (undated) from Julia Morrson;
- (April 6, 2004) from Alice Choe;

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- (March 10, 2004) from Rory 'Gus' Sinclair, Harbord Village Residents' Association addressed to Municipal Licensing and Standards; and
- (undated) from Janice Dembo.

The following persons appeared before the Toronto South Community Council:

- Gary R. Clewley, Barrister and Solicitor, on behalf of Olive and Lemon;
- Helene Silverman;
- Neil Wright, on behalf of Olive and Lemon;
- Flora Wood;
- Janice Dembo;
- Marco Cupido, Harbord Village Association;
- Carlos Fernandes; and
- Donald Pierson.

On motion by Councillor Pantalone, the Toronto South Community Council recommended that the application for a boulevard cafe on the Major Street Flankage of 119 Harbord Street be approved, subject to the following conditions:

- (1) that the patio be closed for service by 10:00 p.m., Monday to Thursday, and by 11:00 p.m., Friday to Sunday;
- (2) that there be no amplified music; and
- (3) that the Commissioner of Urban Development Services report back to the Toronto South Community Council if there is a serious violation of the conditions of the licence, or if there is a change of ownership or to a use other than fine dining.

On motion by Councillor Chow, the Toronto South Community Council also requested the Commissioner of Urban Development Services to report to the Community Council on May 4, 2004 on whether a licence for a patio or boulevard cafe terminates when the holder of the licence no longer operates the associated restaurant and the method by which a licence is transferred to a new owner, including whether there is a notification to residents, the ward councillor and other interested parties.

(Letter sent to: Commissioner of Urban Development Services; c: George Radjenovic, Acting Manager, Municipal Licensing and Standards – April 8, 2004)

(Report 3, Clause 20)

4.21 Status Report - Railway Lands West Public Realm Master Plan, Architectural Guidelines and Implementation Plan (Trinity-Spadina, Ward 20)

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The Toronto South Community Council had before it a status report (March 22, 2004) from the Director, Community Planning, South District, respecting Railway Lands West Public Realm Master Plan, Architectural Guidelines and Implementation Plan.

The Toronto South Community Council also had before it a report (April 2004) titled "Toronto Urban Design Guidelines - Public Realm Master Plan, Architectural Design Guidelines and Implementation Plan for the Railway Lands West".

Prish Jain, Concord Adex Developments Corporation, appeared before the Toronto South Community Council.

On motion by Councillor Chow, the Toronto South Community Council:

- (1) submitted this matter to Council without recommendation; and
- (2) requested the Commissioner of Urban Development Services to report directly to City Council on a final Public Realm Master Plan, Architectural Design Guidelines and Implementation Plan for the Railway Lands West.

(Letter sent to: Commissioner of Urban Development Services; c: Director, Community Planning, South District – April 8, 2004)

(Report 3, Clause 21)

4.22 Community Consultation Meeting – Union Station Master Plan and Application to Amend the Zoning By-law – 61-71 Front Street West (Union Station) (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a communication (February 5, 2004) from the City Clerk, Planning and Transportation Committee, respecting Union Station Master Plan and Application to Amend the Zoning By-law – 61-71 Front Street West (Union Station), and forwarding the Committee's action of February 5, 2004 in:

- (1) referring the report (January 12, 2004) from the Commissioner of Urban Development Services and the communication (February 4, 2004) from the Members of the Save Union Station Committee, respecting Rezoning Application 03 195332 STE 28 OZ, to the Toronto South Community Council for report to Council, through the Planning and Transportation Committee, to ensure adequate community consultation in the development of a Master Plan for Union Station prior to consideration of the Zoning By-law by the Planning and Transportation Committee; and
- (2) requesting the Toronto South Community Council to consider the retention of an outside consultant to assist in this matter and consider whether the site plan

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should be done concurrently with the development of the Master Plan and the processing of the Zoning Application.

The Toronto South Community Council also had before it the following supplementary reports/communications:

- (March 18, 2004) from the Director, Community Planning, South District, recommending:
 - (1) That City Council adopt the proposed Master Plan for Union Station attached to the Commissioner of Urban Development's report of January 12, 2004 to the Planning and Transportation Committee on Union Station as Attachment No. 1, as the Master Plan to guide the revitalization of Union Station including the background documentation listed on Appendix 1 to this report; and
 - (3) That City staff, in addition to the usual process, continue to consult with the Union Station Public Advisory Group and the Operators' Committee throughout the Site Plan approval process associated with the ongoing restoration and renovations to the Station to ensure that conditions for the Site Plan approval are consistent with the policies enunciated in the Master Plan;
- (March 22, 2004) from the Commissioner of Urban Development Services, recommending that City Council:
 - (1) amend Zoning By-law 168-93 for 61-71 Front Street West (Union Station) substantially in accordance with the draft Zoning By-law Amendment attached to the report of January 12, 2004 as Attachment No. 1;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
 - (3) advise the applicant of the conditions outlined in Attachment No. 2 to the report of January 12, 2004 pertaining to the Site Plan Approval application;
- (April 7, 2004) from Helen Riley;
- (April 3, 2004) from Mike Comstock, St. Lawrence Market Neighbourhood;
- (April 7, 2004) from John Sewell;
- (undated) from David Garon; and

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- (April 7, 2004) from Rhona Swarbrick.

The following persons appeared before the Toronto South Community Council:

- John Sewell, Save Union Station Committee;
- David Garon, Toronto Railway Historical Association;
- Mr. Diamond, Diamond and Schmitt Architects Inc.;
- Helen Riley, Feet on the Street;
- Janice Etter;
- Robert Allsopp;
- Rhona Swarbrick, Pedestrian Planning Network; and
- Lawrence David.

On motion by Councillor McConnell, as amended by Councillor Walker, the Toronto South Community Council recommended to the Planning and Transportation Committee that:

- (1) Mayor Miller, in consultation with the Chairs of the Planning and Transportation and Administration Committees and the Ward Councillor, retain an outside planner to conduct a peer review of the existing City and external planning documents and to work with City planning staff to create a draft Master Plan;
- (2) a public consultation process be developed to include the Union Station Public Advisory Group, Save Union Station Committee and any other interested parties to discuss the draft Master Plan and peer review and report back to City Council through the Administration Committee;
- (3) City Council amend Zoning By-law 168-93 for 61-71 Front Street West (Union Station) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to the report (January 12, 2004) from the Commissioner of Urban Development Services;
- (4) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (5) City Council advise the applicant of the conditions outlined in Attachment No. 5 of the report (January 12, 2004) from the Commissioner of Urban Development Services pertaining to the Site Plan Approval application.

(Letter sent to: Planning and Transportation Committee; c: Commissioner of Urban Development Services; City Solicitor; Angus Cranston – April 8, 2004)

(Report 3, Clause 64(x))

4.23 Preliminary Report – Application to amend the Official Planning and Zoning By-Law - 510, 518 and 522 St Clair Avenue West (St. Paul’s, Ward 21)

The Toronto South Community Council had before it a preliminary report (March 17, 2004) from the Director, Community Planning, South District, respecting Application to amend the Official Planning and Zoning By-Law - 510, 518 and 522 St Clair Avenue West, and recommending:

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

On motion by Councillor Mihevc, the Toronto South Community Council adopted the preliminary report.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Sarah Phipps, Assistant Planner, South District – April 8, 2004)

(Report 3, Clause 64(a))

4.24 Preliminary Report – Application to amend the Official Planning and Zoning By-law – 80 & Part of 100 Turnberry Avenue (Davenport, Ward 17)

The Toronto South Community Council had before it a preliminary report (March 16, 2004) from the Director, Community Planning, South District, respecting Application to amend the Official Planning and Zoning By-law – 80 & Part of 100 Turnberry Avenue, and recommending:

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

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- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

On motion by Councillor Palacio, the Toronto South Community Council adopted the preliminary report.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Michael Mestyan, Planner – April 8, 2004)

(Report 3, Clause 64(b))

4.25 Preliminary Report – Application to amend the Official Planning and Zoning By-law – 40 The Esplanade (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a preliminary report (March 22, 2004) from the Director, Community Planning, South District, respecting Application to amend the Official Planning and Zoning By-law – 40 The Esplanade, and recommending:

- (1) That staff be directed to prepare a redevelopment planning framework for the area bounded by on the west by Yonge Street, Front Street and Victoria Street/Scott Street, on the north by King Street East, on the east by Jarvis Street and on the south by the railway, as outlined in this report;
- (2) That staff be directed to undertake community consultation regarding the redevelopment planning framework together with the Ward Councillor and report back to Toronto South Community Council as part of the report on this application;
- (3) That staff be directed to schedule a community consultation meeting upon completion of the redevelopment planning framework, together with the Ward Councillor;

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- (4) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (5) That notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

On motion by Councillor McConnell, the Toronto South Community Council adopted the preliminary report.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Al Rezoski, Senior Planner, Downtown Section – April 8, 2004)

(Report 3, Clause 64(c))

4.26 Preliminary Report - Applications to amend the Official Plan and Zoning By-law – 317 Dundas Street West (Art Gallery of Ontario) and Report on Heritage Protection for Properties on the North Side of Dundas Street West Opposite the Art Gallery of Ontario (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a preliminary report (March 12, 2004) from the Director, Community Planning, South District, respecting Applications to amend the Official Plan and Zoning By-law – 317 Dundas Street West (Art Gallery of Ontario) and Report on Heritage Protection for Properties on the North Side of Dundas Street West Opposite the Art Gallery of Ontario, and recommending:

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

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The Toronto South Community Council also had before it the following report/communication:

- (March 17, 2004) from the Commissioner, Economic Development, Culture and Tourism, recommending that this report be received for information; and
- (undated) from Phyllis Platt, Grange Park Preservation Group

On motion by Councillor Chow, the Toronto South Community Council directed that:

- (1) an Art Gallery of Ontario Working Group be established with the following terms of reference:

“A. Purpose

To provide a forum where representatives of the institutions and residents located in the vicinity of the Art Gallery of Ontario can exchange information and views with respect to:

- (i) the Art Gallery of Ontario Official Plan and Zoning By-law amendments application;
- (ii) the work of the Grange Park Study Group and proposed improvements to Grange Park; and
- (iii) other related matters of concerns to members.

B. Composition:

City of Toronto Ward 20 Councillor (Chair)
Two from AGO (including the architecture firm)

One representative from each of the following:
Ontario College of Art and Design
The Church of the Martyr
University Settlement House

One representative from the following community groups:
Grange Park Residents Association
Village By the Grange Residents Association
Grange Park Preservation Group
Grangetown Association

One representative of the area businesses

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Three members at large

Representatives of other groups and institutions may be invited as required.

Staff Support:

The City of Toronto Urban Development Services Department (Community Planning, Urban Design and Buildings);

The City of Toronto Economic Development, Culture and Tourism Department (Parks and Heritage Preservation);

Other Departmental representatives as required.

C. Recommended Procedures

- (1) The agendas to be created by the Chair and that any member of the Working Group may request that an item be included on the agenda;
 - (2) The minutes of the meeting be kept and distributed;
 - (3) The meetings be open to members of the public who may want to attend as observers.”
- (2) the Working Group report to the Toronto South Community Council on June 8, 2004;
 - (3) staff be directed to schedule a community consultation meeting together with the Ward Councillor for a date after June 8, 2004;
 - (4) notice for the community consultation meeting be expanded to include Queen Street West to College Street and University Avenue to Spadina Avenue, the cost of the notice to be borne by the applicant; and
 - (5) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director,

Community Planning, South District; Helen Coombs, Senior Planner, West Section; Rita Davies, Executive Director of Culture – April 8, 2004)

(Report 3, Clause 64(d))

4.27 Preliminary Report - Applications to amend the Official Plan and Zoning By-law – Regent Park Revitalization (Toronto Community Housing Corporation) (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a preliminary report (March 22, 2004) from the Director, Community Planning, South District, respecting Applications to amend the Official Plan and Zoning By-law – Regent Park Revitalization (Toronto Community Housing Corporation), and recommending that:

- (1) staff schedule a community consultation meeting together with the Ward Councillor;
- (2) staff hold a second community consultation meeting to present the final proposal to the community prior to any statutory public meeting under the *Planning Act*;
- (3) community consultation meetings on related applications for Zoning By-law amendments and Draft Plan of Subdivision approval be held concurrently with the community consultation on the proposed Official Plan Amendment;
- (4) notice for the community consultation be given to landowners and residents within 120 metres of the proposed secondary plan area;
- (5) Council authorize the inclusion of City-owned land within Regent Park in planning applications filed by the Toronto Community Housing Corporation;
- (6) Council adopt a by-law designating the lands bounded Gerrard Street East, River Street, Shuter Street, and Parliament Street as a Community Improvement Project Area substantially in accordance with the draft by-law attached to this report; and
- (7) Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 63)

4.28 Preliminary Report - Applications to amend the Official Plan and Zoning By-law – 430 King Street West (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a preliminary report (March 23, 2004) from the Director, Community Planning, South District, respecting Applications to amend the Official Plan and Zoning By-law – 430 King Street West, and recommending:

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

On motion by Councillor Chow, the Toronto South Community Council adopted the preliminary report.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Helen Coombs, Senior Planner, West Section – April 8, 2004)

(Report 3, Clause 64(f))

4.29 Preliminary Report - Applications to amend the Official Plan and Zoning By-law – 276 Sterling Road (Davenport, Ward 18)

The Toronto South Community Council had before it a preliminary report (March 23, 2004) from the Director, Community Planning, South District, respecting Applications to amend the Official Plan and Zoning By-law – 276 Sterling Road, and recommending:

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

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- (2) That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) That notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

On motion by Councillor Palacio, the Toronto South Community Council adopted the preliminary report.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; SoMei Quan, Planner, West Section – April 8, 2004)

(Report 3, Clause 64(g))

4.30 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 452 Bathurst Street (Trinity-Spadina, Ward 19)

The Toronto South Community Council had before it a report (February 18, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 452 Bathurst Street, and recommending:

- (1) That the request for a variance be approved to permit a fascia sign at 452 Bathurst Street;
- (2) That the applicant be required to install an automated timing device to limit the hours of illumination of the sign to business hours; and
- (3) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Pantalone, the Toronto South Community Council recommended that:

- (1) the report (February 18, 2004) from the Director, Community Planning, South District be adopted; and
- (2) the Beer Store be requested to explore and implement high quality landscaping (including trees) at this and its other Toronto locations.

(Report 3, Clause 30)

4.31 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 500 Dupont Street (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (February 18, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 500 Dupont Street, and recommending:

- (1) That the request for a variance be approved to permit a fascia sign at 500 Dupont Street;
- (2) That the applicant be required to install an automated timing device to limit the hours of illumination of the sign to business hours; and
- (3) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Chow, the Toronto South Community Council deferred consideration of the report until its meeting on May 4, 2004.

(Letter sent to: Interested Persons; c: Norm Girdhar, Assistant Planner, East Section – April 8, 2004)

(Report 3, Clause 64(t))

4.32 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 483 Bay Street (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (February 24, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 483 Bay Street, and recommending:

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- (1) That the request for a variance be approved to permit replacement of two faces of an existing pedestal sign with two new faces containing LED changeable letters at 483 Bay Street; and
- (2) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 32)

4.33 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 285 Spadina Avenue (500 Dundas Street West) (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (February 19, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 285 Spadina Avenue (500 Dundas Street West), and recommending:

- (1) That the request for a variance be approved to permit replacement of an illuminated fascia sign with a newly designed fascia sign in the form of a corporate logo, for identification purposes, at the third floor level, on the south elevation of the building at 285 Spadina Avenue; and
- (2) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 33)

4.34 Request for approval of a variance from the Sign By-law of the former Borough of East York - 1270 Woodbine Avenue (Beaches-East York, Ward 31)

The Toronto South Community Council had before it a report (March 1, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from the Sign By-law of the former Borough of East York - 1270 Woodbine Avenue, and recommending:

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- (1) That the request for a variance be approved to permit an illuminated ground sign at 1270 Woodbine Avenue;
- (2) That the applicant be required to install an automated timing device to limit the hours of illumination of the sign to business hours; and
- (3) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Davis, the Toronto South Community Council deferred consideration of the report pending community consultation.

(Letter sent to: Interested Persons; c: Norm Girdhar, Assistant Planner, East Section- April 8, 2004)

(Report 3, Clause 64(u))

4.35 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, - 205 Queen Street West (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 1, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, - 205 Queen Street West, and recommending:

- (1) That the request for a variance be approved to permit, for identification purposes, two illuminated fascia signs at 205 Queen Street West; and
- (2) That 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.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 35)

4.36 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 48 Yonge Street (Toronto Centre-Rosedale, Ward 28)

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The Toronto South Community Council had before it a report (March 2, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 48 Yonge Street, and recommending:

- (1) That the request for a variance be approved to permit a fascia sign at 48 Yonge Street; and
- (2) That the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 36)

4.37 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 268 College Street (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 8, 2004) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 268 College Street, and recommending:

- (1) That the request for a variance be approved to permit, for identification purposes, two illuminated fascia signs (#1a and #2) at 268 College Street; and
- (2) That the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 37)

4.38 Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 156 Front Street West (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 9, 2004) from the Director, Community Planning, South District, respecting a Request for approval of

variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 156 Front Street West, and recommending that:

- (1) The request for variances be approved to permit two fascia signs and one projecting sign at 156 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.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 38)

4.39 Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 132 Yonge Street (Toronto-Centre Rosedale, Ward 28)

The Toronto South Community Council had before it a report (February 16, 2004) from the Director, Community Planning, South District, respecting a Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 132 Yonge Street, and recommending:

- (1) That the request for variances be approved to permit 4 non-illuminated awning signs at 132 Yonge Street; and
- (2) That 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.

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 39))

4.40 Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 235 Ossington Avenue (Trinity-Spadina, Ward 19)

The Toronto South Community Council had before it a report (March 8, 2004) from the Director, Community Planning, South District, respecting a Request for approval of

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minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 235 Ossington Avenue, and recommending:

- (1) That the request for minor variances be approved to permit, for identification purposes, two illuminated pivoting signs and one illuminated fascia sign at 235 Ossington Avenue; and
- (2) That 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.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 40)

4.41 Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code, - 326 King Street West (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 11, 2004) from the Director, Community Planning, South District, respecting a Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code, - 326 King Street West, and recommending:

- (1) That the request for variances be approved to permit 20 temporary ground signs at 326 King Street West; and
- (2) That the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 41)

4.42 Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 100 Bloor Street West (Toronto Centre – Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Community Planning, South District, respecting a Request for approval of

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variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 100 Bloor Street West, and recommending:

- (1) That the request for variances be approved to permit an illuminated logo facia sign at the north elevation of 100 Bloor Street West, on the condition that the sign be turned off between the hours of 9:00 p.m. and 7:00 a.m. by means of an automated timing device; and
- (2) That 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.

The Toronto South Community Council also had before it a communication (April 5, 2004) from Jean Cuddy, MTCC 626.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 42)

4.43 Request to Amend Subdivision Agreement King-Liberty (Inglis) Lands (Trinity-Spadina, Ward 19)

The Toronto South Community Council had before it a report (March 11, 2004) from the Director, Community Planning, South District, respecting a Request to Amend Subdivision Agreement King-Liberty (Inglis) Lands, and recommending:

- (1) That Council authorize the City Solicitor to amend the subdivision agreement governing Registered Plan 66M-2394 of the former City of Toronto to divide Phase 3 into two subphases in order to allow for the staged completion of the public highways and parkland, and also to relate the completion of parkland development to condominium registration in accordance with the body of this report; and
- (2) That Council authorize the City Solicitor and other City officials as appropriate to do all things necessary to execute and amend the subdivision agreement between the owner and the City to grant this request.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 43)

4.44 Status Amendment to Section 37 Agreement, Branksome Hall (Hariri Pontarini Architects) – 1, 2, 3, 4, 6 and 10 Elm Avenue (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Community Planning, South District, respecting Status Amendment to Section 37 Agreement, Branksome Hall (Hariri Pontarini Architects) – 1, 2, 3, 4, 6 and 10 Elm Avenue, and recommending:

- (1) That the City Solicitor be authorised to amend the Section 37 Agreement to secure obligations as outlined in this report; and
- (2) That Council require the owner to enter into an amending Agreement pursuant to Section 37 of the *Planning Act*.

On motion by Councillor Walker, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 44)

4.45 Application for Draft Plan of Condominium - 79 and 81 Brunswick Avenue (Trinity – Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 12, 2004) from the Director, Community Planning, South District, respecting Application for Draft Plan of Condominium - 79 and 81 Brunswick Avenue, and recommending:

- (1) That Council authorize the Chief Planner to effect an amended approval of the Draft Plan of Condominium for 81 Brunswick Avenue substantially in accordance with plans date stamped as received on February 17, 2004 on file with the Commissioner of Urban Development Services;
- (2) That Council require the owner to meet the following conditions of Draft Plan Approval prior to the City's consent for final registration and authorize the City Solicitor to prepare any condominium agreement for the conditions, as deemed necessary:
 - (a) the owner shall provide all legal descriptions of the lands to form part of the condominium and the remainder of the site;
 - (b) the owner shall provide and maintain rodent proof garbage storage facilities of sufficient size on private property, to accommodate the amount of separated garbage and recyclable materials generated by the residents of the project between collections;

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- (c) the owner shall provide and maintain separate municipal servicing for the development;
 - (d) the owner shall provide a tax certificate which confirms that all municipal taxes have been paid; and
 - (e) the owner shall register the condominium within three years after May 13, 2003 the date of the original Notice of Approval of this Draft Plan of Condominium, otherwise the approval shall lapse and be of no further force and effect.
- (3) That Council advise the owner:
- (a) of the need to obtain building location, access and streetscape permits, as well as potentially other permits such as hoarding, piling/shoring etc. from Works and Emergency Services prior to any construction; and
 - (b) of the need to make separate applications to the Water and Wastewater Division, Works and Emergency Services for the installation of new services within the public right-of-way if new or modified service connections are required.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 45)

4.46 Urban Design Study of Dundas Street East (Toronto – Danforth, Ward 30)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Community Planning, South District, respecting Urban Design Study of Dundas Street East.

On motion by Councillor Fletcher, the Toronto South Community Council received the report for information.

(Report 3, Clause 64(h))

4.47 Dedication and Naming of City-owned land to form part of Woodcroft Crescent (Davenport, Ward 17)

The Toronto South Community Council had before it a report (February 20, 2004) from the Director, Transportation Services, South District, respecting Dedication and Naming of City-owned land to form part of Woodcroft Crescent, and recommending:

- (1) That the lands identified as PART 1 and PART 2 on Sketch No. PS-2004-009 be dedicated and named for public highway purposes, to form part of Woodcroft Crescent; and
- (2) That the appropriate City officials be authorized to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that might be necessary.

On motion by Councillor Palacio, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 47)

4.48 Mill Street, Trinity Street and Cherry Street - Installation of Pay and Display Parking Machines and Adjustments to the Existing Parking Regulations (Toronto Centre – Rosedale, Ward 28)

The Toronto South Community Council had before it a report (February 16, 2004) from the Director, Transportation Services, South District, respecting Mill Street, Trinity Street and Cherry Street - Installation of Pay and Display Parking Machines and Adjustments to the Existing Parking Regulations.

On motion by Councillor McConnell, the Toronto South Community Council recommended that:

- (1) The “One Hour, 10:00 a.m. of one day to 12:01 a.m. of the next following day” maximum parking regulation be rescinded on:
 - (a) the north side of Mill Street, from Cherry Street to a point 40 metres west thereof;
 - (b) the north side of Mill Street, from a point 51 metres west of Cherry Street to a point 130 metres west of Cherry Street;
 - (c) the north side of Mill Street, from a point 141 metres west of Cherry Street to Parliament Street; and
 - (d) the south side of Mill Street, from Cherry Street to Parliament Street;

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- (2) The “One Hour Anytime” maximum parking regulation on the east side of Trinity Street, from Mill Street to a point 110.5 metres south of Front Street East, be rescinded;
- (3) The “One Hour, 8:00 a.m. to 6:00 p.m.” maximum parking regulation on the west side of Cherry Street, from Eastern Avenue to a point 30.5 metres north of Front Street East, be rescinded;
- (4) The “Two Hours Anytime” maximum parking regulation be rescinded on:
 - (a) the east side of Cherry Street, from Lake Shore Boulevard East to Mill Street; and
 - (b) the west side of Cherry Street, from Lake Shore Boulevard East to a point 30.5 metres south of Front Street East;
- (5) New pay and display parking machines as proposed by the Board of the Toronto Parking Authority, be installed to operate for a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday and for a maximum period of three hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$1.50 per hour on:
 - (a) the north side of Mill Street, from Cherry Street to a point 40 metres west thereof;
 - (b) the north side of Mill Street, from a point 51 metres west of Cherry Street to a point 130 metres west of Cherry Street;
 - (c) the north side of Mill Street, from a point 141 metres west of Cherry Street to Parliament Street;
 - (d) the south side of Mill Street, from Parliament Street to Cherry Street;
 - (e) the east side of Trinity Street, from Mill Street to a point 110.5 metres south of Front Street East;
 - (f) the west side of Cherry Street, from a point 30.5 metres south of Eastern Avenue to a point 30.5 metres north of Front Street East;
 - (g) the west side of Cherry Street, from a point 30.5 metres south of Front Street East to Lake Shore Boulevard East; and
 - (h) the east side of Cherry Street, from Lake Shore Boulevard East to Mill Street;

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- (6) Parking be restricted to a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday on:
 - (a) the north side of Mill Street, from Cherry Street to a point 40 metres west thereof;
 - (b) the north side of Mill Street, from a point 51 metres west of Cherry Street to a point 130 metres west of Cherry Street;
 - (c) the north side of Mill Street, from a point 141 metres west of Cherry Street to Parliament Street;
 - (d) the south side of Mill Street, from Parliament Street to Cherry Street;
 - (e) the east side of Trinity Street, from Mill Street to a point 110.5 metres south of Front Street East;
 - (f) the west side of Cherry Street, from Eastern Avenue to a point 30.5 metres north of Front Street East;
 - (g) the west side of Cherry Street, from a point 30.5 metres south of Front Street East to Lake Shore Boulevard East; and
 - (h) the east side of Cherry Street, from Lake Shore Boulevard East to Mill Street;
- (7) public notice of the proposal to reduce the hours of operation of on-street permit parking on Mill Street, both sides, between Parliament Street and Cherry Street, be placed in a major daily newspaper, as required under City Council Policy;
- (8) subject to no objections being received in response to the public notice, permit parking hours of operation on Mill Street, both sides, between Parliament Street and Cherry Street, be adjusted from the current 12:01 a.m. to 10:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 a.m., 7 days a week;
- (9) should objections be received to the public notice, the hours of operation of the on-street pay and display parking, Monday to Saturday, be adjusted from the proposed two hour maximum from 8:00 a.m. to 6:00 p.m., to a two hour maximum 10:00 a.m. to 6:00 p.m., to reflect the current hours of operation of on-street permit parking.
- (10) 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.

(Report 3, Clause 48)

4.49 Belsize Drive, between Harwood Road and Cleveland Street – Request for speed humps (St. Paul’s, Ward 22)

The Toronto South Community Council had before it a report (March 1, 2004) from the Director, Transportation Services, South District, respecting Belsize Drive, between Harwood Road and Cleveland Street – Request for speed humps, and recommending that this report be received for information.

On motion by Councillor Walker, the Toronto South Community Council recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Belsize Drive, between Harwood Road and Cleveland Street, to determine support for the proposed speed hump plan noted in Recommendation No. 2 below, in accordance with the City of Toronto consolidated speed hump policy and public notice be given pursuant to the Municipal Class Environmental Act, including Notice of Study Commencement to the Ministry of the Environment, Fire Services, Emergency Medical Service and Toronto Police Service;
- (2) subject to favourable results of the poll:
 - (a) a draft by-law be prepared for the alteration of the section of roadway on Belsize Drive, between Harwood Road and Cleveland Street, for traffic calming purposes as described below:

“The construction of speed humps on BELSIZE DRIVE, between Harwood Road and Cleveland Street, generally as shown on the attached print of Drawing No. 421F-7268, dated February 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Belsize Drive, between Harwood Road and Cleveland Street, be reduced from 40 km/h to 30 km/h; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

(Report 3, Clause 49)

4.50 South Drive, east side, between Crescent Road and Park Road - Provision of a “Student Pick-up/Drop-off Zone”, with a ten minute maximum parking limit, fronting No. 22 (Rosedale Junior Public School) (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 9, 2004) from the Director, Transportation Services, South District, respecting South Drive, east side, between Crescent Road and Park Road - Provision of a “Student Pick-up/Drop-off Zone”, with a ten minute maximum parking limit, fronting No. 22 (Rosedale Junior Public School), and recommending:

- (1) That parking be allowed for a maximum period of ten minutes from 7:30 a.m. to 9:30 a.m., from 11:30 a.m. to 1:30 p.m., and from 3:30 p.m. to 6:00 p.m., Monday to Friday, on the east side of South Drive, from a point 80 metres south of Crescent Road, to a point 42 metres further south;
- (2) That parking be prohibited from 9:30 a.m. to 11:30 a.m., from 1:30 p.m. to 3:30 p.m., from 6:00 p.m. of one day to 7:30 a.m. the next following day, Monday to Friday, and all day Saturday and Sunday, on the east side of South Drive, from a point 80 metres south of Crescent Road, to a point 42 metres further south; and
- (3) That 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.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 50)

4.51 Burnfield Avenue, between Ossington Avenue and Shaw Street – Adjustment to parking regulations (Trinity – Spadina, Ward 19)

The Toronto South Community Council had before it a report (March 12, 2004) from the Director, Transportation Services, South District, respecting Burnfield Avenue, between Ossington Avenue and Shaw Street – Adjustment to parking regulations, and recommending:

- (1) That the “No Parking Anytime” prohibition on the north side of Burnfield Avenue, between Ossington Avenue and Shaw Street, be changed to be in effect on the south side of this same section of Burnfield Avenue;
- (2) That the parking regulation on the south side of Burnfield Avenue, between Ossington Avenue and Shaw Street, allowing parking for a maximum period of

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one hour, from 8:00 a.m. to 6:00 p.m., daily, be changed to be in effect on the north side of this same section of Burnfield Avenue;

- (3) That the parking regulation on the south side of Burnfield Avenue, between Ossington Avenue and Shaw Street, allowing parking by permit only from 12:01 a.m. to 7:00 a.m., daily, be changed to be in effect on the north side of this same section of Burnfield Avenue; and
- (4) That 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.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 51)

4.52 Modifications to Existing Parking Regulations – King Street East, between Yonge Street and Queen Street East (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a report (March 4, 2004) from the Director, Transportation Services, South District, respecting Modifications to Existing Parking Regulations – King Street East, between Yonge Street and Queen Street East, and recommending:

- (1) That the amendments outlined in the attached Appendices 1A, 1B, 2A, 2B, 3A, 3B, 4A and 4B, respecting “Time Limit Parking”, “No Parking Certain Times”, “No Stopping”, and “Parking Machines”, on King Street East, between Yonge Street and Queen Street East, be approved; and
- (2) That 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.

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 52)

4.53 Removal of the “No Parking 8:30 a.m. to 6:00 p.m.” prohibition - Jones Avenue, west side, between Strathcona Avenue and Harcourt Avenue (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Transportation Services, South District, respecting Removal of the “No Parking 8:30 a.m. to 6:00 p.m.” prohibition - Jones Avenue, west side, between Strathcona Avenue and Harcourt Avenue, and recommending:

- (1) That the “No parking 8:30 a.m. to 6:00 p.m.” prohibition on the west side of Jones Avenue between Strathcona Avenue and a point 39.6 metres south of Harcourt Avenue be rescinded; and
- (2) That 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.

On motion by Councillor Fletcher, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 53)

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

The Toronto South Community Council had before it a report (March 17, 2004) from the Director, Transportation Services, South District, respecting Rescindment of the Alternate Side Parking Regulations - Sandford Avenue, between Prust Avenue and Greenwood Avenue.

On motion by Councillor Fletcher, the Toronto South Community Council deferred consideration of the report until May 4, 2004.

(Letter sent to: Commissioner of Works and Emergency Services; c: Director, Transportation Services, South district; Peter Ip, Transportation Services – April 8, 2004)

(Report 3, Clause 64(i))

4.55 Implementation of a 10-Minute Maximum Parking Regulation - Williamson Road, between Hambly Avenue and a point 42.5 Metres East of Lee Avenue (Beaches-East York, Ward 32)

The Toronto South Community Council had before it a report (March 18, 2004) from the Director, Transportation Services, South District, respecting Implementation of a 10-Minute Maximum Parking Regulation - Williamson Road, between Hambly Avenue and a point 42.5 Metres East of Lee Avenue, and recommending that:

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- (1) the “No Standing, 8:00 a.m. to 4:00 p.m., Monday to Friday” regulation on the north side of Williamson Road, between a point 15 metres east of Hambly Avenue and a point 42.5 metres east of Lee Avenue, be rescinded;
- (2) the “No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday” regulation on the north side of Williamson Road, between Southwood Drive and a point 15 metres east of Hambly Avenue, be adjusted to indicate “No Stopping, 8:00 a.m. to 4:00 p.m., except Saturday, Sunday and Public Holidays”;
- (3) the “No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday” regulation on the south side of Williamson Road, between Hambly Avenue and a point five metres west of Southwood Drive, be adjusted to indicate “No Stopping, 8:00 a.m. to 4:00 p.m., except Saturday, Sunday and Public Holidays”;
- (4) a “No Standing, 9:00 a.m. to 11:00 a.m. and 1:00 p.m. to 3:00 p.m., except Saturday, Sunday and Public Holidays” regulation, be implemented on the north side of Williamson Road, between a point 15 metres east of Hambly Avenue and a point 42.5 metres east of Lee Avenue;
- (5) a “10-Minute, 8:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., except Saturday, Sunday and Public Holidays” maximum parking regulation, be implemented on the north side of Williamson Road, between a point 15 metres east of Hambly Avenue and a point 42.5 metres east of Lee Avenue; and
- (6) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Bussin, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 55)

4.56 Prohibition of southbound left turns during the weekday morning peak period - Bathurst Street and Barton Avenue (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 16, 2004) from the Director, Transportation Services, South District, respecting Prohibition of southbound left turns during the weekday morning peak period - Bathurst Street and Barton Avenue, and recommending:

- (1) That southbound left turns at the intersection of Bathurst Street and Barton Avenue be prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday; and

- (2) That 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.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 56)

4.57 Rescission of the westbound left-turn prohibition - Strachan Avenue and Fleet Street/Manitoba Drive (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 16, 2004) from the Director, Transportation Services, South District, respecting Rescission of the westbound left-turn prohibition - Strachan Avenue and Fleet Street/Manitoba Drive, and recommending:

- (1) That the westbound left-turn prohibition at Strachan Avenue and Fleet Street/Manitoba Drive be rescinded; and
- (2) That 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.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 57)

4.58 Replacement of raised pedestrian crosswalks with a tabled intersection - Intersection of Heath Street West, Tweedsmuir Avenue and Lower Village Gate (St. Paul's Ward 21)

The Toronto South Community Council had before it a report (March 19, 2004) from the Director, Transportation Services, South District, respecting Replacement of raised pedestrian crosswalks with a tabled intersection - Intersection of Heath Street West, Tweedsmuir Avenue and Lower Village Gate, and recommending:

- (1) That approval be given to amend the existing highway alteration by-law for the intersection of Heath Street West, Tweedsmuir Avenue and Lower Village Gate (By-law No. 640-1998) by removing the existing raised pedestrian crosswalks and replacing same with a tabled intersection and by deleting the reference to the

existing drawing and replacing same with the attached copy of Drawing No. M-651-002; and

- (2) That 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.

On motion by Councillor Mihevc, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 58)

4.59 Installation of traffic control signals - Yonge Street, between Yorkville Avenue and Cumberland Street/Asquith Avenue (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Transportation Services, South District, respecting Installation of traffic control signals - Yonge Street, between Yorkville Avenue and Cumberland Street/Asquith Avenue, and recommending:

- (1) That traffic control signals be installed on Yonge Street, approximately 35 metres south of Yorkville Avenue (between Yorkville Avenue and Cumberland Street/Asquith Avenue); and
- (2) That 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.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 59)

4.60 Ossington Avenue, between Carus Avenue and Geary Avenue/Acores Avenue – Proposed installation of traffic control signals – Further Report (Davenport, Ward 17 and St. Paul's, Ward 21)

The Toronto South Community Council had before it a further report (March 19, 2004) from the Commissioner of Works and Emergency Services, respecting Ossington Avenue, between Carus Avenue and Geary Avenue/Acores Avenue – Proposed installation of traffic control signals, and recommending that the report be received for information.

The Toronto South Community Council also had before it Toronto South Community Council Report 1, Clause 78a, titled, "Installation of Traffic Control Signals – Ossington Avenue and Geary Avenue/Acores Avenue (Davenport, Ward 17 and St. Paul's Ward, 21), which was referred to the Commissioner of Works and Emergency Services by City Council at its meeting held on March 1, 2 and 3, 2004

On motion by Councillor Mihevc, the Toronto South Community Council recommended to the Works Committee that mid-block pedestrian signals be installed approximately 54 metres north of Geary Avenue/Acores Avenue.

(Letter sent to: Works Committee; c: Commissioner of Works and Emergency Services; Dan Clement, Transportation Technologist – April 8, 2004)

(Report 3, Clause 64(j))

4.61 Spadina Avenue – Prohibition of northbound and/or southbound U-turns at various signalized intersections (Trinity – Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 19, 2004) from the Director, Transportation Services, South District, respecting Spadina Avenue – Prohibition of northbound and/or southbound U-turns at various signalized intersections, and recommending that:

- (1) Southbound U-turns at the intersection of Spadina Avenue and King Street West be prohibited at all times;
- (2) Northbound U-turns at the intersection of Spadina Avenue and Adelaide Street West be prohibited at all times;
- (3) Southbound U-turns at the intersection of Spadina Avenue and Richmond Street West be prohibited at all times;
- (4) Northbound U-turns at the intersection of Spadina Avenue and Willcocks Street be prohibited at all times;
- (5) Southbound U-turns at the intersection of Spadina Avenue and Willcocks Street be prohibited at all times;
- (6) Northbound U-turns at the intersection of Spadina Avenue and Sussex Avenue be prohibited at all times;
- (7) Southbound U-turns at the intersection of Spadina Avenue and Sussex Avenue prohibited at all times; and

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

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 24)

4.62 George Street and Shuter Street intersection – Introduction of turn restriction (Toronto Centre – Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 19, 2004) from the Director, Transportation Services, South District, respecting George Street and Shuter Street intersection – Introduction of turn restriction, and recommending:

- (1) That westbound right turns be prohibited between the hours of 10:00 p.m. and 7:00 a.m., daily, at the intersection of Shuter Street and George Street; and
- (2) That 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.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 25)

4.63 Front Yard Parking - Fee for second parking space/access through City's right-of-way (Beaches – East York, Ward 32)

The Toronto South Community Council had before it a report (March 19, 2004) from the Director, Transportation Services, South District, respecting Front Yard Parking - Fee for second parking space/access through City's right-of-way.

On motion by Councillor Pantalone, the Toronto South Community Council received the report.

(Report 3, Clause 64(k))

4.64 Adelaide Street West and Massey Street – Request for an all-way “Stop” sign control (Trinity – Spadina, Ward 19)

The Toronto South Community Council had before it a report (March 19, 2004) from the Director, Transportation Services, South District, respecting Adelaide Street West and Massey Street – Request for an all-way “Stop” sign control, and recommending that the report be received for information.

On motion by Councillor Pantalone, the Toronto South Community Council recommended that an all way “Stop” sign be installed at Adelaide Street West and Massey Street.

(Report 3, Clause 60)

4.65 Construction of a Freestanding Colonnade and Maintenance of Security Cameras and Wall-Mounted Lights - 105-107 Richmond Street East (Toronto Centre – Rosedale, Ward 28)

The Toronto South Community Council had before it a report (March 24 2004) from the Manager, Right of Way Management, Transportation Services, respecting Construction of a Freestanding Colonnade and Maintenance of Security Cameras and Wall-Mounted Lights - 105-107 Richmond Street East, and recommending:

- (1) That City Council approve the construction of a freestanding concrete colonnade 3.5 m in height fronting 105 Richmond Street East and the maintenance of two security cameras and three wall-mounted lights at the public laneway, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) maintain the colonnade, security cameras and wall-mounted lights at his own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) provide a set of structural drawings signed and sealed by the Professional Engineer who has designed or supervised the design of the features which certifies the colonnade, including retaining walls and reinforced

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foundations, has been designed and will be constructed in accordance with the accepted plans and specifications, relevant codes and guidelines;

- (d) remove the colonnade, security cameras and wall-mounted lights upon receiving 90 days notice from the City to do so; and
 - (e) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City; and
- (2) That in the event of sale or transfer of the property abutting the encroachments, Legal Services and/or the Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 54)

4.66 Chinese Chamber of Commerce (East Toronto) Inc. - “Zhong Hua Men” Archway (Toronto – Danforth, Ward 30)

The Toronto South Community Council had before it a report (March 23, 2004) from the Commissioner, Economic Development, Culture and Tourism, respecting Chinese Chamber of Commerce (East Toronto) Inc. - “Zhong Hua Men” Archway, and recommending that:

- (1) the request from the Chinese Chamber of Commerce (East Toronto) Inc. (herewith referred to as the Chinese Chamber) to donate two stone lion statues as Phase One of the “Zhong Hua Men” Archway (Chinese Archway) to the City of Toronto be approved;
- (2) the Commissioner of Economic Development, Culture and Tourism be authorized to enter into an agreement with the Toronto Parking Authority (TPA), based upon the terms and conditions outlined in Attachment No. 2 to this report, for the use of the two parking spaces required for Phase One of the Chinese Archway;
- (3) the request from the Chinese Chamber to donate the Chinese Archway (project Phase Two) to the City of Toronto be approved, and that the Economic Development, Culture and Tourism Department assume responsibility for project implementation, subject to the recommendations below;

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- (4) subject to the completion of the necessary plans and drawings by the Chinese Chamber, at no net cost to the City, the Commissioner of Economic Development, Culture and Tourism facilitate the review of these plans and drawings by all appropriate City officials and utilities;
- (5) Council request the Toronto Parking Authority to consider the allocation of three additional parking spaces required for Phase Two of the project, and that the loss of revenue to the Toronto Parking Authority from these spaces, not to exceed \$8,500.00 in 2005 and not to increase by more than Consumer Price Index in each year thereafter, be funded from the City's share of the Parking Authority profit, and further that the Commissioner of Economic Development, Culture and Tourism be authorized to enter into an agreement with the Toronto Parking Authority to secure use of the three parking spaces;
- (6) upon the execution of the agreement with the Toronto Parking Authority noted in Recommendation No. 5 above, the Commissioner of Economic Development, Culture and Tourism include funding for Phase Two of the Archway project for Council's consideration in the Economic Development, Culture and Tourism capital budget submission for 2005, based upon a 50/50 cost-share partnership with the Chinese Chamber;
- (7) Council establish an obligatory reserve fund, called the "Chinese Archway Reserve Fund", the purpose of which is to provide funding for the construction and maintenance of Phase Two of the Chinese Archway structure at Gerrard Street East at Hamilton Street;
- (8) Municipal Code Chapter 227 (Reserves and Reserve Funds) be amended by adding the "Chinese Archway Reserve Fund" to "Schedule B3 Donations";
- (9) all donations received by the City of Toronto towards the development of the Chinese Archway be held in the "Chinese Archway Reserve Fund" and receipts for income tax purposes be issued for eligible donations to donors in accordance with the Income Tax Act and City policy in this regard;
- (10) any unspent funds from the Economic Development 2004 capital budget allowance for the construction of Phase One of the Chinese Archway project be held in the aforementioned reserve fund until Phase Two of the Chinese Archway project is ready to proceed;
- (11) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto and that leave be granted for the introduction of any necessary bills in Council to give effect thereto.

The Toronto South Community Council also had before it the following communications:

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- (March 29, 2004) from Rebecca Lee, Executive Director, S.E.A.S. Centre;
- (April 5, 2004) from Marian T. Walsh, Bridgepoint Health;
- communications in support of the application submitted by Councillor Fletcher;
- (April 5, 2004) from President, Chinese Cultural Club;
- (April 5, 2004) from President, Student Council, Riverdale Collegiate Institute;
and
- (April 6, 2004) from Jack Layton.

On motion by Councillor Fletcher, the Toronto South Community Council recommended to the Policy and Finance Committee the adoption of the report (March 23, 2004) from the Commissioner of Economic Development, Culture and Tourism and that this matter be scheduled for deputations.

(Report 3, Clause 64(l))

4.67 Installation/removal of on-street parking spaces for persons with disabilities (Davenport, Ward 17; Davenport Ward 18; St. Paul's, Ward 21; Toronto – Danforth, Ward 29; Toronto – Danforth, Ward 30 and Beaches – East York, Ward 32)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Transportation Services, South District, respecting Installation/removal of on-street parking spaces for persons with disabilities (Davenport, Ward 17; Davenport Ward 18; St. Paul's, Ward 21; Toronto – Danforth, Ward 29; Toronto – Danforth, Ward 30 and Beaches – East York, Ward 32), and recommending:

- (1) That the installation/removal of on-street disabled parking spaces as noted in Table "A" of this report be approved; and
- (2) That 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.

On motion by Councillor Ootes, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 46)

4.68 Replacement of the existing Pedestrian Crossover with Traffic Control Signals – O’Connor Drive at Rivercourt Boulevard (Toronto – Danforth, Ward 29)

The Toronto South Community Council had before it a report (March 19, 2004) from the Director, Transportation Services, South District, respecting Replacement of the existing Pedestrian Crossover with Traffic Control Signals – O’Connor Drive at Rivercourt Boulevard, and recommending:

- (1) That traffic control signals be installed at the intersection of O’Connor Drive at Rivercourt Boulevard coincident with the removal of the existing pedestrian crossover; and
- (2) That the appropriate City officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

On motion by Councillor Ootes, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 34)

4.69 Gould Street and Bond Street – Request for an all-way “Stop” sign control (Toronto Centre – Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 17, 2004) from the Director, Transportation Services, South District, respecting Gould Street and Bond Street – Request for an all-way “Stop” sign control , and recommending:

- (1) That a “Stop” sign be installed for eastbound traffic on Gould Street at its intersection with Bond Street;
- (2) That a “Stop” sign be installed for westbound traffic on Gould Street at its intersection with Bond Street; and
- (3) That 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.

On motion by Councillor Palacio, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 31)

4.70 Havelock Street at Hepbourne Street – Request for All-Way Stop Control (Davenport, Ward 18)

The Toronto South Community Council had before it a report (March 22 2004) from the Director, Transportation Services South District, respecting Havelock Street at Hepbourne Street – Request for All-Way Stop Control

- (1) That a “stop” sign be installed for northbound traffic on Havelock Street at the intersection of Hepbourne Street; and
- (2) That 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.

On motion by Councillor Giambrone, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 29)

4.71 Spadina Road, at Forest Hill Road and at Old Forest Hill Road – Assessment of southbound left-turn prohibitions during the weekday morning peak period (St. Paul’s, Ward 21 and St. Paul’s, Ward 22)

The Toronto South Community Council had before it a report (March 24 2004) from the Director, Transportation Services, South District, respecting Spadina Road, at Forest Hill Road and at Old Forest Hill Road – Assessment of southbound left-turn prohibitions during the weekday morning peak period.

On motion by Councillor Walker, the Toronto South Community Council deferred consideration of the report pending community consultation.

(Letter sent to: Commissioner of Works and Emergency Services; c: Director, Transportation Services, South District; Dan Clement, Transportation Technologist; Councillor Walker – April 8, 2004)

(Report 3, Clause 64(m))

4.72 Avenue Road, between Hillholm Road and Kilbarry Road – Assessment of turn prohibitions during the weekday morning peak period (St. Paul’s, Ward 22)

The Toronto South Community Council had before it a report (March 24 2004) from the Director, Transportation Services South District, respecting Avenue Road, between

Hillholm Road and Kilbarry Road – Assessment of turn prohibitions during the weekday morning peak period.

On motion by Councillor Walker, the Toronto South Community Council deferred consideration of the report pending community consultation.

(Letter sent to: Commissioner of Works and Emergency Services; c: Director, Transportation Services, South District; Dan Clement, Transportation Technologist; Councillor Walker – April 8, 2004)

(Report 3, Clause 64(n))

4.73 Gower Street, between Dawes Road and Cedarcrest Avenue – Expansion of a Disabled Persons Loading Zone at Premises No. 10 Gower Street (Beaches – East York, Ward 31)

The Toronto South Community Council had before it a report (March 23 2004) from the Director, Transportation Services South District, respecting Gower Street, between Dawes Road and Cedarcrest Avenue – Expansion of a Disabled Persons Loading Zone at Premises No. 10 Gower Street, and recommending:

- (1) That the existing Disabled Persons Loading Zone on the north side of Gower Street, between a point 51.5 metres west of Dawes Road and a point 57.3 metres west of Dawes Road, be rescinded;
- (2) That a Disabled Persons Loading Zone be implemented on the north side of Gower Street, between a point 51.5 metres west of Dawes Road and a point 65.5 metres west of Dawes Road; and
- (3) That 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.

On motion by Councillor Davis, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 28)

4.74 One Year Trial Programme to enhance mechanical street sweeping operations by introducing a four-hour parking prohibition on those streets, within the area bounded by Dundas Street to the North, Dufferin Street to the West, Queen Street to the South and Dovercourt Road to the East (Davenport, Ward 18)

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The Toronto South Community Council had before it a report (March 24 2004) from the Director, Transportation Services South District, respecting One Year Trial Programme to enhance mechanical street sweeping operations by introducing a four-hour parking prohibition on those streets, within the area bounded by Dundas Street to the North, Dufferin Street to the West, Queen Street to the South and Dovercourt Road to the East, and recommending:

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

On motion by Councillor Giambrone, the Toronto South Community Council deferred consideration of the report until May 4, 2004.

(Letter sent to: Commissioner of Works and Emergency Services; c: Director, Transportation Services, South District; Stephen Brown, Traffic Planner – April 8, 2004)

(Report 3, Clause 64(e))

4.75 Proposed Installation of Speed Bumps –First Public Lane south of Vaughan Road, between Atlas Avenue and Kenwood Avenue (St. Paul's West, Ward 21)

The Toronto South Community Council had before it a report (April 17, 2003) from the Director, Transportation Services, South District, respecting Proposed Installation of Speed Bumps –First Public Lane south of Vaughan Road, between Atlas Avenue and Kenwood Avenue, and recommending:

- (1) That the installation of speed bumps in the first public lane south of Vaughan Road, between Atlas Avenue and Kenwood Avenue, of the type and design noted and at the locations shown on Drawing Nos. 421F-6725, 421F-6726, 421F-6727, 421F-6728, 421F-6729, 421F-6730, 421F-6731 and 421F-6732 be approved; and
- (2) That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.

On motion by Councillor Mihevc, the Toronto South Community Council recommended that the installation of speed bumps in the first public lane south of Vaughan Road, between Arlington Avenue and Rushton Road and between Humewood Drive and Pinewood Avenue, of the type and design noted and at the locations shown on Drawing Nos. 421F-6727 and 421F-6730, be approved.

(Report 3, Clause 27)

4.76 Premises Nos. 280 King Street East and 10 Ontario Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre – Rosedale, Ward 28)

The Toronto South Community Council had before it a report (March 17, 2004) from the Director, Transportation Services, South District, respecting Premises Nos. 280 King Street East and 10 Ontario Street - Temporary Road Occupation to Accommodate Construction Staging Area, and recommending:

- (1) That in order to facilitate construction of an eight-storey building at a site on the north-east corner of King Street East and Ontario Street, the sidewalk and the parking lane on the east side of Ontario Street, between a point 3.0 metres north of King Street East and a point 36.0 metres further north, be closed to pedestrian and vehicular traffic for a period of approximately eighteen months; and
- (2) That 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.

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 26)

4.77 Yorkville-Hazelton Heritage Conservation District By-law (Toronto Centre – Rosedale, Ward 27)

The Toronto South Community Council had before it a report (March 11, 2004) from the City Solicitor, respecting Yorkville-Hazelton Heritage Conservation District By-law.

On motion by Councillor Pantalone, the Toronto South Community Council received the report.

(Letter sent to: Interested Persons; c: City Solicitor; William Hawryliw, Solicitor, Planning and Administrative Tribunal Law – April 8, 2004)

(Report 3, Clause 64(o))

4.78 Use of Nathan Phillips Square: The Toronto Downtown Jazz Festival June 25 to July 4, 2004

The Toronto South Community Council had before it a report (March 10, 2004) from the Commissioner, Corporate Services, respecting Use of Nathan Phillips Square: The Toronto Downtown Jazz Festival June 25 to July 4, 2004, and recommending:

- (1) That exemption be given to the event organizers to operate a beer garden contingent upon the following conditions:
 - a) approval of the 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) That the Toronto Downtown Jazz Festival compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto cost associated with the event;
- (3) That permission be granted for the event organizers to host "ticketed" performances and to solicit donations in support of the Toronto Downtown Jazz Society; and
- (4) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Walker, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 61)

4.79 Use of Nathan Phillips Square: The Toronto Outdoor Art Exhibition July 9 to July 11, 2004

The Toronto South Community Council had before it a report (March 10, 2004) from the Commissioner, Corporate Services, respecting Use of Nathan Phillips Square: The Toronto Outdoor Art Exhibition July 9 to July 11, 2004, and recommending:

- (1) That exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - a) approval of the A.G.C.O.
 - b) approval of the Medical Officer of Health

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- 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) That the Toronto Art Exhibition compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event; and
- (3) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Walker, the Toronto South Community Council recommended the adoption of the report.

(Report 3, Clause 62)

4.80 Ontario Municipal Board Decision - 150 Roehampton Avenue (St. Paul's, Ward 22)

The Toronto South Community Council had before it a report (March 11, 2004) from the City Solicitor, respecting Ontario Municipal Board Decision - 150 Roehampton Avenue.

On motion by Councillor Walker, the Toronto South Community Council received the report.

(Letter sent to: City Solicitor; c: William Hawryliw, Solicitor, Planning and Administrative Tribunal Law – April 8, 2004)

(Report 3, Clause 64(p))

4.81 Traffic Operation and Pavement Narrowing – Derby Street and Erin Street (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a Toronto South Community Council Report 1, Clause 76, titled "Traffic Operation and Pavement Narrowing – Derby Street and Erin Street (Toronto Centre-Rosedale, Ward 28)", which was referred by City Council at its meeting held on March 1, 2, and 3, 2004, to the Toronto South Community Council for further consideration

On motion by Councillor McConnell, the Toronto South Community Council recommended the adoption of the report (January 2, 2004) from the Director, Transportation Services, South District, contained in Toronto South Community Council Report No. 1, Clause No. 76.

On further motion by Councillor McConnell, the Toronto South Community Council requested the Commissioner of Works and Emergency Services to report directly to Council on the parking regulations on Erin Street.

(Report 3, Clause 23)

4.82 Appointments – Humber Watershed Alliance and the Don Watershed Regeneration Council of the Toronto and Region Conservation Authority: 2004-2006

The Toronto South Community Council had before it a communication (February 3, 2004) from Brian E. Denney, Chief Administrative Officer, Toronto and Region Conservation, requesting that Toronto South Community Council recommend nominations for appointment to the Humber Watershed Alliance and the Don Watershed Regeneration Council of the Toronto and Region Conservation Authority from 2004 through 2006.

On motion by Councillor Pantalone, the Toronto South Community Council recommended that:

- (1) Councillor Watson be appointed to the Humber Watershed Alliance until November 30, 2006, and until her successor is appointed; and
- (2) Councillor Fletcher be appointed to the Don Watershed Regeneration Council until November 30, 2006, and until her successor is appointed.

(Report 3, Clause 22)

4.83 600 Fleet Street – Malibu Block Public Art Plan (Trinity – Spadina, Ward 19)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Urban Design, respecting 600 Fleet Street – Malibu Block Public Art Plan, and recommending that the Toronto South Community Council approve the proposed 600 Fleet Street – Malibu Block Public Art Plan.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report.

On further motion by Councillor Pantalone, the Toronto South Community Council requested that, in future, the Ward Councillor be consulted during the public art plan process.

(Letter sent to: Commissioner of Urban Development Services; c: Jane Perdue, Public Art Coordinator, Urban Design – April 8, 2004)

(Report 3, Clause 14)

4.84 180 Queen Street West Public Art Plan (Trinity – Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 22, 2004) from the Director, Urban Design, respecting 180 Queen Street West Public Art Plan, and recommending that the Toronto South Community Council approve the proposed 180 Queen Street West Public Art Plan.

On motion by Councillor Chow, the Toronto South Community Council recommended that:

- (1) the report (March 22, 2004) from the Director, Urban Design be adopted; and
- (2) the Public Art Commission consider appointing a local resident to the jury.

(Report 3, Clause 13)

4.85 Cherry Beach – New Seasonal Service

The Toronto South Community Council had before it a communication (February 26, 2004) from the General Secretary, Toronto Transit Commission, forwarding, for information, the action of the Commission in approving the introduction of new summer weekend and holiday bus service from Union Station to Cherry Beach, for a trial period from May 9 to September 6, 2004 as described in the attached report dated February 25, 2004.

On motion by Councillor McConnell, the Toronto South Community Council received this matter.

(Letter sent to: General Secretary, Toronto Transit Commission – April 8, 2004)

(Report 3, Clause 64(q))

4.86 Liquor Licence Application Hearing - 172 Main Street (Beaches – East York, Ward 32)

The Toronto South Community Council had before it a communication (April 7, 2004) from Councillor Bussin respecting Liquor Licence Application Hearing for 172 Main Street.

On motion by Councillor Bussin, the Toronto South Community Council recommended the adoption of the following motion from Councillor Bussin respecting Liquor Licence Application Hearing - 172 Main Street:

“WHEREAS the owners of 172 Main Street (the “Applicants”) have applied to the Alcohol and Gaming Commission of Ontario for a liquor licence;

AND WHEREAS it is the community’s understanding that the Applicants are the principals of an established licenced bar/restaurant - Bill’s Fish and Chips - located immediately next door to the south of 172 Main Street;

AND WHEREAS Bill’s Fish and Chips is regarded by many community members as an eyesore at a major intersection (Main St./Gerrard St. E.) in this predominantly residential neighbourhood.

AND WHEREAS the owners of Bill’s Fish and Chips have demonstrated a lack of concern for the sensibilities of the neighbourhood by failing to address the unkempt and unsightly nature of the premises;

AND WHEREAS there are reports from police officials regarding numerous alleged incidents including assaults, disorderly conduct and other suspected illegal activity occurring at Bill’s Fish and Chips;

AND WHEREAS my office has received an unprecedented community response to this application with over 300 emails in opposition;

AND WHEREAS the granting of this application would not be in the public interest;

THEREFORE BE IT RESOLVED , that City Council instruct the City Solicitor and any appropriate City Staff to attend an anticipated Alcohol and Gaming Commission Liquor Licence Application Hearing in opposition to the granting of this application.”

(Report 3, Clause 1)

4.87 Requests for Endorsement of Events for Liquor Licensing Purposes

The Toronto South Community Council had before it various communications requesting endorsement of events for liquor licensing purposes.

On motion by Councillor Pantalone, the Toronto South Community Council recommended that City Council, for liquor licensing purposes:

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- (1) declare the following to be events of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to their taking place:
 - (a) Ecuadorian Independence Day Celebrations to be held at Earlscourt Park on August 7, 2004 from 8:00 a.m. to 10:00 p.m.;
 - (b) the CIRV FM SUMMERFEST/2004 to be held in Earlscourt Park on June 20, 2004 from 11:00 a.m. to 10:30 p.m.;
 - (c) Senhor Santo Cristo Festival to be held on May 15 and 16, 2004;
 - (d) Fringe of Toronto Theatre Festival to be held at various locations from June 30 – July 11, 2004, nor to the granting of the extension of the following liquor licences extension to permit outdoor patios at these sites for the duration of the festival:
 - (i) Toronto Australia New Zealand Club, 292 Brunswick Avenue (Licence No. 40010);
 - (ii) Factory Theatre, 125 Bathurst Street (Licence No. 30047);
 - (iii) Tarragon Theatre, (Licence No. 804127)
 - (e) Molson Indy to be held from July 9 – 11, 2004;
 - (f) Annual Senhor Da Pedra Festival at Trinity Bellwoods Park to be held on July 31 and August 1, 2004;
 - (g) Our Lady of the Angels Festival to be held on August 16 and 17, 2003 at Osler Playground;
 - (h) Festival Bana y' Afrique 2004 to be held on August 29, 2004 at Nathan Philips Square;
 - (i) Distillery Jazz Festival to be held from May 20 - 30, 2004, at various locations in the Distillery District;
 - (j) Folsom Fair North, to be held in various locations throughout the City on July 16, 17 and 18, 2004, nor to the extension of the liquor licence of the Steam Whistle Brewing Roundhouse to permit the sale and service of alcohol until 2:00 a.m. on Saturday July 17, 2004 for the Saturday Night Opening Party of the Fair;
 - (k) Fashion Cares Fundraising Gala to be held on Saturday, May 29, 2004 at the Metro Toronto Convention Centre, until 5:30 a.m., nor to an extension of the liquor licence to 3:00 a.m. for this event;

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- (1) Ninth Annual Festival on Bloor to be held on Sunday, June 6, 2004 from 12 noon until 6:00 p.m.; nor to the granting of an extension of the liquor licences of all restaurants on Bloor Street West, between Spadina Avenue and Bathurst Avenue, to permit the sale and service of alcohol between 12 noon and 6:00 p.m. on Saturday, June 6, 2004 in conjunction with the Festival;
- (2) advise the Alcohol and Gaming Commission of Ontario of the change of hours of the Taste of Little Italy Festival, now to be held from June 18, 2004 to June 20, 2004 from 12 noon to 12:00 a.m. and that it has no objection to this change, nor to the extension of the liquor licences of the following establishments to permit the sale and service of alcohol on the patio until 12:00 a.m. on June 18 and June 19, 2004, in conjunction with the Festival:

Tavola Calda, 607 College St.	Coco Lezzone, 602 College St.
Manzoni Ristorante & Bar, 587 College St.	El Convento Rico. 750 College St.
Café Diplomatico, 594 College St.	Tempo Restaurant, 596 College St.
Temptation, 552 College St.	Kalendar, 546 College St.
Joya, 577 College St.	Revival, 783 College St.
Veni Vidi Vici 650 College St.	Soul Dal, 636 College St.
Marlowe Bar and Lounge, 722 College St.	South Side Louie's, 583 College St.
Shallow Grove, 559 College St.	Standard Club. 667 College St.
El Bodegon, 537 College St.	Alto Basso Bar, 718 College St.
La Porta Aperta, 651 College St.	Giovanna's 637 College St.
La Forchetta, 613 College St.	Sotto Voce, 595 College St.
Butt'r, 587 College St.	Lily, 656 College St.
Bella Vista, 660 College St.	College Street Bar, 574 College
St.Sintra, 588 College St.	Sutra, 596 College St.
Eat My Martini, 648 College St.	Malazia, 598 College St.
Bar Italia, 582 College St.	The Gatto Nero, 720 College St.
Midtown West Restaurant, 558 College St.	Sammy Joes, 647 College St.
Sicilian Sidewalk Café, 712 College St.	

- (3) declare the Toronto Pride Celebrations to be held in various locations throughout the City from June 21 to June 27, 2004, inclusive, to be an event of municipal, national and international significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to its taking place, nor to the extension of the liquor licences of the following establishments to permit the sale and service of alcohol until 4:00 a.m. on June 24, 25, 26 and 27, 2004 in conjunction with the Celebrations:

Woody's and Sailor's, 465 Church St.	Trax V, 529 Yonge St.
Byzantium, 499 Church St.	Black Eagle, 459 Church St.
The Barn/Stables, 418 Church St.	El Convento Rico, 750 College St.

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Looking Glass, 583 Church St.	Statlers Lounge, 471 Church St.
5ive Nightclub, 5 St. Joseph St.	Le Petit Liban, 580 Church St.
Pegasus on Church, 489B Church St.	Andy Poolhall, 553 Church St.
Buddies in Bad Times, 12 Alexander St.	5 Alarm! Diner, 555 Church St.
Winchester Pub, 537 Parliament St.	Babylon, 457 Church St.
Lub Lounge, 487 Church St.	Papi's Lounge, 459 Church St.
Foxy's and Coyotes, 547 Parliament St.	Zelda's, 542 Church St.
Fire on the East Side, 6/8 Gloucester St.	
Exhibition Place, National Trade Centre/Automotive Building	

- (4) advise the Alcohol and Gaming Commission of Ontario that it is aware of the following events and has no objection to their taking place:
- (a) the temporary extension the licence of the Factory Theatre (125 Bathurst Street) to encompass the outdoor courtyard in conjunction with the SummerWorks Theatre Festival to be held from August 5 – 15, 2004;
 - (b) BMO Nesbitt Burns Event to be held on April 24, 2004 at the Steam Whistle Brewery, in the enclosed patio area set out in the communication (March 30, 2003) from Kathy Edelman, Ruoff and Company;
 - (c) Cadillac Fairview Event to be held on Yonge-Dundas Square on May 19, 2004, from 5:30 p.m. to 12:00 a.m.;
- (5) endorse the action of the Toronto South Community Council, since the event takes place prior to the Council meeting, in having advised the Alcohol and Gaming Commission that it is aware of the Stouffer's "Bring a Bistro Home- In the City" Event, to be held on Yonge-Dundas Square on April 7, 2004, from 11:30 a.m. to 1:30 p.m. and has no objection to its taking place.

(Report 3, Clause 7)

The Committee adjourned its meeting at 5:45 p.m.

Chair

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Attendance

April 7, 2004	9:30 a.m. – 12:40 p.m.	2:00 p.m. – 5:45 p.m.
Councillor Rae (Chair)	x	x
Councillor McConnell (Vice-Chair)	x	x
Councillor Bussin	x	x
Councillor Chow	x	x
Councillor Davis	x	x
Councillor Fletcher	x	x
Councillor Giambrone	x	x
Councillor Mihevc	x	x
Councillor Ootes	x	x
Councillor Palacio	x	x
Councillor Pantalone	x	x
Councillor Walker	x	x
Mayor Miller		

* Members were present for some or all of the time indicated.