

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Toronto South Community Council

Meeting No. 5

Tuesday May 4, 2004

The Toronto South Community Council met on Tuesday May 4, 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.

5.1 City Solicitor submitting Draft By-law - Closing to Vehicular and Pedestrian Traffic - Portions of Public Lane System – Block Bounded by Gerrard Street East, Pembroke Street, Dundas Street East and George Street (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a draft by-law (undated) submitted by the City Solicitor.

The Toronto South Community Council also had before it Report No. 6, Clause 13, headed “Proposed Closing to Vehicular and Pedestrian Traffic – Portions of Public Lane System – Block Bounded by Gerrard Street East, Pembroke Street, Dundas Street East and George Street (Toronto Centre-Rosedale, Ward 27)”, which was adopted by City Council at its meeting held on June 24, 25 and 26, 2003.

The Toronto South Community Council held a public meeting on May 4, 2004, and notice, in accordance with the *Municipal Act, 2001*, of the proposed enactment of the draft by-law was posted on the City's web site for two weeks. No one addressed the Toronto South Community Council.

On motion by Councillor Chow, the Toronto South Community Council recommended that a by-law in the form of the draft by-law be enacted.

(Report No. 4, Clause No. 1)

5.2 Final Report - Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision – 146 – 160 Wellesley Street East - Wellesley Central Health Corporation (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a final report (April 20, 2004) from the Director, Community Planning, South District respecting an Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision – 146 – 160 Wellesley Street East - Wellesley Central Health Corporation (Toronto Centre-Rosedale, Ward 27) 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. 12;
- (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. 13;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) prior to the introduction of the necessary Bills to City Council for enactment, require owner to execute and register on title a Section 37 Agreement to secure facilities, services and matters as described in this report;
- (5) require the owner to submit to the Commissioner of Works and Emergency Services, at least 3 weeks prior to the introduction of necessary Bills to City Council for enactment:
 - (i) approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans;
 - (ii) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System delineating thereon by separate PARTS the lands required for the widening of Wellesley Place, the proposed new street (street extension) and the remainder of the site for the preparation of legal descriptions; and
 - (iii) a digital copy of the final site in DGN or DWG formats;
- (6) be advised that the Chief Planner, who has been delegated the authority to approve conditions of draft plan of subdivision approval, proposes to approve Application No. 03 035169 STE 27 SB on the conditions as set out in Attachment 14. This approval applies to the draft plan of subdivision prepared by Rabideau &

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Czerwinski O.L.S. dated April 1, 2004 and date stamped as received on April 2, 2004;

- (7) advise the owner of the applicable conditions for any future Site Plan Approval(s) under Section 41 of the *Planning Act* as set out in Attachment 15;
- (8) grant authority for the introduction of a bill in Council to authorize an amendment to exempt the owner's lands from the Toronto Municipal Code, Chapter 165, Article 1, Conveyance of Lands for Parks Purposes enacted pursuant to Section 42 of the *Planning Act* to exempt therefrom such development as is permitted and only to the extent permitted by the proposed draft Zoning By-law Amendment; and
- (9) grant authority for a release from the Development Agreement registered as No. CT187406 relating to additions constructed on the now demolished Wellesley Central Hospital building.

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

- (May 3, 2004) from Charles H. Windsor, The Plantario Group Ltd.; and
- (May 3, 2004) from Chris Crane, President, Upper Jarvis Neighbourhood Association.

The Toronto South Community Council held a statutory public meeting on May 4, 2004 and notice was given in accordance with the *Planning Act*.

The following appeared before the Toronto South Community Council:

- Ron Soskolne, Wellesley Central Health Corporation;
- Denise Redwood; and
- Chris Crane, obo Upper Jarvis Neighbourhood Association

On motion by Councillor Rae, the Toronto South Community Council recommended the adoption of the report (April 20, 2004) from the Director, Community Planning, South District.

The above recommendation carried unanimously as follows:

Councillors Rae, Bussin, Davis, Fletcher, Giambrone, McConnell, Mihevc, Ootes, Pantalone, Walker and Watson.

(Report No. 4, Clause No. 2)

5.3 Final Report – Application to amend the Zoning By-law - Part of 2230 Gerrard Street East (to be known as 7 to 59 Belleville Street (Beaches-East York, Ward 32))

The Toronto South Community Council had before it a final report (April 14, 2004) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend Site Specific Zoning By-law No. 191-2001 (OMB) to permit a reduction in the required separation distance between the houses and garages for the properties to be known in the future as 7 to 59 Belleville Street, and recommending that City Council:

- (1) amend Zoning By-law 191-2001 (OMB) for the properties to be known as 7 to 59 Belleville Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2.; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

The Toronto South Community Council held a statutory public meeting on May 4, 2004 and notice was given in accordance with the *Planning Act*.

The following appeared before the Toronto South Community Council:

- Cathie Gilbert, Ambercroft Construction; and
- Mattaz Skube, Ambercroft Construction.

On motion by Councillor Bussin, the Toronto South Community Council recommended the adoption of the report (April 14, 2004) from the Director, Community Planning, South District.

On further motion by Councillor Bussin, the Toronto South Community Council also requested the Commissioner of Works and Emergency Services to expeditiously investigate and recommend solutions which would allow access to garages on Crossover Street.

(Letter sent to: Commissioner of Works and Emergency Services c.: Director, Community Planning, South District, Leontine Major, Senior Planner, East Section – May 10, 2004)

(Report No. 4, Clause No. 3)

5.4 Final Report - Application to Amend the Official Plan and Zoning By-law – 456-460 Shaw Street (Trinity – Spadina, Ward 19)

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The Toronto South Community Council had before it a report (April 16, 2004) from the Director, Community Planning, South District respecting a Final Report - Application to Amend the Official Plan and Zoning By-law – 456-460 Shaw Street (Trinity – Spadina, Ward 19), 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. 6;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require the owner to submit to the Commissioner of Works and Emergency Services at least three weeks prior to the introduction of the necessary Bills to City Council the following:
 - (a) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City and any appurtenant rights-of-way for the preparation of legal descriptions;
 - (b) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed units to enable the preparation of building envelope plans;
 - (c) a municipal lighting assessment for the existing lighting on Shaw Street and within the site; and;
 - (d) a site servicing assessment:
 - (i) to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development;
 - (ii) to demonstrate how this site can be serviced; and
 - (iii) to confirm whether the existing municipal infrastructure is adequate to service the development;
- (5) require the owner to convey to the City, at nominal cost, prior to the issuance of a building permit:
 - (a) a 1.22 metre wide strip of land, extending from the easterly property line to a point 34.85 metres west thereof, abutting the south limit of the east-west public lane; and,

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- (b) a 1.13 metre wide strip of land, extending from a point 6 metres south of the existing south limit of the east-west public lane, to a point 28.65 metres south thereof, abutting the east limit of the north-south public lane; and,
- (6) require the owner to obtain Site Plan Approval and enter into a Site Plan Agreement or Undertaking with the City under Section 41 of the *Planning Act*.

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

- (May 1, 2004) from Robert Milkovich;
- (May 1, 2004) from Arnie Achtman; and
- (May 3, 2004) from Arlene C. Baldwin.

The Toronto South Community Council held a statutory public meeting on May 4, 2004 and notice was given in accordance with the *Planning Act*.

The following appeared before the Toronto South Community Council:

- Catherine Gilbert;
- David Yan;
- Marsh Birchard;
- Susan Rosales, Sherman Brown; and
- William Holmer.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report (April 16, 2004) from the Director, Community Planning, South District.

On further motion by Councillor Pantalone, the Toronto South Community Council also requested the Commissioner of Urban Development Services to report directly to Council on:

- (1) moving the vent serving the parking area in a northerly direction;
- (2) moving the fence between the site and the abutting property to the south in a northerly direction;
- (3) construction practices regarding foundation shifting and whether further recommendations are needed; and
- (4) issues of privacy and roof decks.

(Letter sent to: Interested Persons; c.: Commissioner of Urban Development Services, So Mei Quan, Planner, West Section - May 24, 2004)

(Report No. 4, Clause No. 4)

5.5 Final Report - Subdivision Approval Application – Centre for Addiction and Mental Health – 1001 Queen Street West (Trinity-Spadina, Ward 19)

The Toronto South Community Council had before it a report (April 16, 2004) from the Director, Community Planning, South District respecting a Final Report - Subdivision Approval Application – Centre for Addiction and Mental Health – 1001 Queen Street West (Trinity-Spadina, Ward 19) and recommending that City Council:

- (1) authorize Planning Staff, along with the City Solicitor, to appear at the Ontario Municipal Board hearing scheduled to consider the appeal brought by the applicant;
- (2) authorize Planning Staff to present to the Ontario Municipal Board appropriate conditions of Draft Plan of Subdivision approval as requested by the City and circulated departments;
- (3) endorse the draft approval of the Draft Plan of Subdivision for the Centre for Addiction and Mental Health (CAMH) at 1001 Queen Street West prepared by Marshall Macklin Monaghan, date stamped as received on February 10, 2004 as on file with the Commissioner of Urban Development Services subject to the owner entering into a Subdivision Agreement in form and content satisfactory to the City Solicitor and the Commissioner of Urban Development Services substantially in accordance with the following:

Sanitary, Storm and Water

- (1) the owner agrees to provide sanitary, storm and water infrastructure (the “Sanitary, Storm and Water Infrastructure”) in accordance with the Preliminary Servicing Report dated July 2003, and the Minimum Servicing Requirements tables revised as of July 2003, both prepared by Marshall Macklin Monaghan, (collectively referred to as the “Master Servicing Report”) subject to Condition (2) below;
- (2) the Sanitary, Storm and Water Infrastructure shall be implemented on a phased basis in accordance with the following:
 - (a) at the time of site plan application for a development within each Block, which may be for an entire Block or Blocks or a portion(s) thereof, the

owner shall submit detailed reports and plans, including a functional servicing report, stormwater management and detailed engineering and grading design drawings, in accordance with the City's design standards and specifications and policies (the "Phased Servicing Submission);

- (b) the Phased Servicing Submission shall identify the proposed Sanitary, Storm and Water Infrastructure that is required to service the subject phase of development, and such infrastructure may extend to the owner's lands beyond the lands which are the subject of the site plan application, as well as beyond the owner's lands;
 - (c) the Phased Servicing Submission shall be generally in accordance with the Master Servicing Report, or may provide for alternative Sanitary, Storm and Water Infrastructure as may be proposed by the owner and approved by the Commissioner of Works and Emergency Services; and
 - (d) the Phased Servicing Submission shall be to the satisfaction of the Commissioner of Works and Emergency Services ("Approved Phased Servicing Submission");
- (3) the owner agrees to construct such services and facilities in accordance with the Approved Phased Servicing Submission, at no cost to the City;

Streets and Street Lighting

- (4) the owner agrees to provide the proposed streets both public and private (the "Proposed Streets") and street infrastructure (the "Street Infrastructure") in accordance with the Master Servicing Report, subject to Condition (5) below;
- (5) the Proposed Streets and Street Infrastructure shall be implemented on a phased basis in accordance with the following:
 - (a) at the time of site plan application for a development within each Block, which may be for an entire Block or Blocks or a portion(s) thereof, the owner shall submit Functional Road Plan(s), including pavement and lane widths, pavement marking, signage plans and traffic calming measures for the Proposed Streets including modifications to existing public streets as may be required by the Commissioner of Works and Emergency Services, detailed engineering and grading design drawings, in accordance with the City's design standards and specifications and policies (the "Phased Street Submission");
 - (b) prior to the submission of the Functional Road Plan(s), the owner shall consult with the Commissioner of Urban Development Services with respect to the traffic calming measures;

- (c) the Phased Street Submission shall:
 - (i) identify the Proposed Streets and Street Infrastructure required to service the subject phase of development, and such infrastructure may extend to the owner's lands beyond the lands which are the subject of the site plan application, as well as beyond the owner's lands;
 - (ii) include a street lighting assessment and a street lighting system plan for the Proposed Streets, lanes, walkways and abutting public streets, lanes and walkways, as appropriate, to be constructed in conjunction with such development;
 - (iii) include a traffic assessment which shall identify the operations with respect to proposed access configurations and loading arrangements, including truck manoeuvring; and
 - (iv) include a concept plan identifying potential vehicular access and servicing for the entire Block if the proposed site plan application is for a portion of a block;
- (d) the Phased Street Submission shall be generally in accordance with the Master Street Requirements, or such other alternative street infrastructure as may be proposed by the owner and approved by the Commissioner of Works and Emergency Services;
- (e) the Phased Street Submission shall be to the satisfaction of the Commissioner of Works and Emergency Services, (collectively defined as an "Approved Phased Street Submission");
- (6) the owner agrees to construct such Proposed Streets and Street Infrastructure identified in the Approved Phased Street Submission, at no cost to the City;
- (7) the owner shall be responsible for the maintenance and repair of all infrastructure and services located within the subdivision lands, including but not limited to the driveways, water, sewer and lighting systems, until Assumption by the City of such services;
- (8) the owner agrees to energize the lighting of the proposed City streets and walkways, at no cost to the City, until Assumption of the street or walkway by the City;
- (9) the owner agrees to erect and maintain, on private property at each pedestrian and vehicular access point to the unassumed portion of the subdivision, signage

identifying the lands owned by the owner; (differentiating CAMH lands from the public r-o-w);

- (10) the owner acknowledges and agrees that, except for the Proposed Streets no new driveways or new accesses shall be permitted directly onto Queen Street West and existing vehicular accesses shall be phased out as development occurs, which shall be identified on the application for Site Plan Approval containing an existing driveway;
- (11) the owner agrees to remonument the proposed street limits at the time of conveyance of the proposed road;

Conveyances

- (12) given that the Proposed Streets, and the Street Infrastructure, Sanitary, Storm and Water Infrastructure (the "Municipal Services and Facilities") will be constructed on a phased basis, the Proposed Streets that will be public street(s) identified as Blocks 14 to 29, 35, 37, 38 and 40 will not be conveyed to the City at the time of the registration of the plan of subdivision;
- (13) the owner will be required to convey the Proposed Streets which are to be public streets, and the respective Municipal Services and Facilities within the proposed public street(s), within 120 days of the subject street becoming physically connected to existing public street(s) such that continuous vehicular and pedestrian access on public streets can occur (i.e. that portion of the Proposed Street that is connected at both ends to an existing public street), subject to terms and conditions satisfactory to the City Solicitor;
- (14) the east/west street identified as Blocks 30 to 33 and 36 is intended to be a private street and the owner agrees to provide easements in favour of the City, if required by the City of Toronto for Sanitary, Storm and Water Infrastructure and pedestrian walkways;
- (15) the owner may propose that the east/west street identified as Blocks 30 to 33 and 36 or a portion thereof be a public street, subject to the approval of the Commissioner of Works and Emergency Services and subject to the requirements in Conditions (13), (16), (17) and (18) and such street will only be accepted as a public street if it is built to City standards;
- (16) the owner agrees to convey to the City all lands, easements, and/or rights-of-way for the Proposed Streets which are to be public streets and Municipal Services and Facilities within the plan of subdivision, free and clear of all encumbrances, except for any encumbrances that may be accepted by the Commissioner of Works and Emergency Services, in consultation with the City Solicitor, with all transfers of land and easements delivered to the City Solicitor together with

discharges or postponements of all encumbrances as required by the City Solicitor and accompanied by the owner's solicitor's title opinion, which shall be conveyed on a phased basis as set out above;

- (17) proposed underground servicing tunnels, generally shown on Figure 3 of the Master Servicing Report, are acceptable in principle, or such other underground servicing tunnels as may be proposed by the owner, subject to the owner's municipal consulting engineer submitting to the Commissioner of Works and Emergency Services for review and approval, designs, reports and any other information as may be required, to demonstrate that such underground servicing tunnels will not negatively impact the design, operation and maintenance of the Municipal Services and Facilities;
- (18) the owner acknowledges and agrees that the underground servicing tunnels and any other proposed encroachments within the proposed public streets are subject to a detailed review and approval by the Commissioner of Works and Emergency Services to determine how these encroachments affect the design and maintenance of the proposed Municipal Services and Facilities under the proposed public streets;

Acceptance and Assumption of Street and Municipal Services and Facilities

- (19) the owner acknowledges and agrees that the Commissioner of Works and Emergency Services upon receiving written certification from the owner's municipal consulting engineer that the subject Proposed Street(s) and respective Municipal Services and Facilities have been constructed or carried out in accordance with the approved engineering drawings and with City Standards and Specifications, shall provide a written initial confirmation ("Initial Confirmation") of such, but that this Initial Confirmation shall not be construed as final confirmation ("Acceptance") by the City of the Proposed Street(s) and Municipal Services and Facilities;
- (20) the owner acknowledges and agrees not to submit any requests to the Commissioner of Works for Acceptance by the City of the Proposed Street(s) and Municipal Services and Facilities until such time as there is continuous vehicular access and pedestrian access as referred to in Condition (13) (however, conveyance is not required), or an alternative proposed by the owner, is considered satisfactory by the Commissioner of Works and Emergency Services;
- (21) the owner acknowledges and agrees that the Commissioner of Works and Emergency Services may consider Acceptance by the City of the Proposed Street(s) and Municipal Services and Facilities when Condition (20) has been satisfied, and upon receiving written certification from the owner's municipal consulting engineer that the Proposed Streets and Municipal Services and Facilities continue to meet the Initial Confirmation;

- (22) the owner acknowledges and agrees that Assumption of the Proposed Streets and Municipal Services and Facilities shall not be considered by the Commissioner of Works and Emergency Services until a 2 year maintenance period (or such lesser period as may be agreed to by the Commissioner of Works and Emergency Services) has expired after Acceptance and until all rectifications/repairs as required by the Commissioner of Works and Emergency Services have been completed by the owner, and until all other standard City procedures and conditions required to be satisfied prior to Assumption have been complied with by the owner;
- (23) the owner acknowledges and agrees to comply with the City's procedures and requirements for the release for construction of the Proposed Street(s) and Municipal Services and Facilities on a phased basis, and for Acceptance and Assumption by the City of such Proposed Street(s) and Municipal Services and Facilities on a phased basis, in accordance with Condition (20);

Security for Proposed Streets

- (24) when a Proposed Street(s) is physically connected to existing public street(s) such that continuous vehicular and pedestrian access on public streets can occur in accordance with Condition (20) and prior to conveyance, the owner shall provide:
- (a) written certification from the owner's municipal consulting engineer that the subject Proposed Street(s) and respective Municipal Services and Facilities continue to meet the Initial Confirmation;
 - (b) a Letter of Credit in a format acceptable to the Commissioner of Works and Emergency Services and the City Treasurer, and in amount equal to twenty five percent (25%) of the full cost to construct that portion of the Proposed Street to be conveyed and its respective Municipal Services and Facilities as a guarantee of the workmanship and materials prior to the conveyance of the Proposed Street and prior to the Commissioner of Works and Emergency Services providing a letter indicating Acceptance of the subject Proposed Street and its respective Municipal Services and Facilities;
 - (c) the Letter of Credit shall be kept in full force and effect, and not be released until the Proposed Streets and Municipal Services have been Assumed by the City and the owner has completed any deficiencies that may be required and identified by the Commissioner of Works and Emergency Services;

Utilities

- (25) the owner agrees to provide a composite utilities plan with each site plan application submitted to the City for a development within each Block, which may be for an entire Block(s) or a portion(s) thereof, to the satisfaction of the Commissioner of Works and Emergency Services (“Approved Composite Utilities Plan”);
- (26) the owner acknowledges and agrees that as the site develops all new utilities will be located underground, and that any existing above ground utilities will be phased out as development proceeds, unless otherwise approved by the Commissioner of Works and Emergency Services;
- (27) the owner agrees to provide space within each development Block for the construction of any transformer vaults, hydro, gas, and communications maintenance holes and pedestals required to service the owner’s respective development within the Block;

Construction Management Plan

- (28) the owner agrees to provide a construction management plan with each site plan application submitted to the City for a development within each Block, which may be for an entire Block(s) or a portion(s) thereof, to the satisfaction of the Commissioner of Works and Emergency Services (“Approved Construction Management Plan”);

Approved Plans and Reports

- (29) the owner acknowledges and agrees that no development (where “development” does not include activities such as remediation of lands, cut and fill, excavation, regrading and installation of soil stabilization structures) will occur on a Block, which may be for an entire Block(s) or a portion(s) thereof, within the subdivision unless it is in accordance with all of the following:
 - (a) Approved Phased Servicing Submission;
 - (b) Approved Phased Street Submission;
 - (c) Approved Construction Management Plan; and
 - (d) Approved Composite Utilities Plan;

or as otherwise acceptable to the Commissioner of Works and Emergency Services;

Fees

- (30) the owner agrees to pay to the City:

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- (a) an engineering review and inspection fee in the amount of three percent (3%) of the final costs of constructing the public Proposed Streets and Municipal Services and Facilities;
- (b) up to an additional one percent (1%) for any material changes to the approved drawings requested by the owner;
- (c) an additional fee in an amount of one-percent (1%) for further inspections of the respective Proposed Streets and Municipal Services and Facilities prior to the Commissioner of Works and Emergency Services providing a notice of Acceptance of the respective Proposed Streets and Municipal Services and Facilities constructed;
- (d) all fees under the Transfer of Review Program to obtain from the Ministry of the Environment the necessary Certificate of Approvals for the proposed sewer and water works;

Environmental

- (31) the owner agrees to submit dewatering plans outlining the proposed measures to comply with Municipal Code, Chapter 681, Sewers, the City's Sewer Use By-Law No. 457-2000), as amended from time to time, for any future development application of individual projects prior to any building permits issued by the City, if applicable based on findings of a geotechnical report;
- (32) the owner agrees to submit, prior to the issuance of a below grade building permit, all applicable environmental site reports with respect to the subject phase of development, and the proposed remedial action plans, if any, to the Commissioner of Works and Emergency Services, for peer review;
- (33) the owner agrees to pay the actual cost associated with the City retaining a third-party peer reviewer to review the applicable environmental reports and submit, prior to the issuance of a below grade building permit with respect to the subject phase of development, a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as a deposit towards the cost of the peer review;
- (34) the owner agrees to submit, prior to the issuance of an above grade building permit with respect to the subject phase of development, a Statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that, based on all necessary supporting environmental documents, the subject site, including any land to be conveyed to the City, is suitable for its intended use;
- (35) the owner will be required to submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the Statement required under Condition (34);

- (36) the owner agrees to implement the recommendations and remediation plans contained in the environmental site reports required under Condition (32), as approved by the Commissioner of Works and Emergency Services, at no cost to the City;
- (37) the owner agrees to undertake a Municipal Class Environmental Assessment (Class EA) study for the proposed extension of Ossington Avenue and Adelaide Street West, prior to registration of the plan of subdivision;
- (38) the owner agrees to submit to the Commissioner of Urban Development Services, a Noise Impact Statement with each site plan application submitted to the City for a development within each Block, which may be for an entire Block(s) or a portion(s) thereof;
- (39) the owner agrees to have a qualified Architect/Acoustical Consultant certify, in writing, that the development has been designed and constructed in accordance with the Noise Impact Statement;

Community Services and Facilities

- (40) the owner shall conduct a Community Services and Facilities Needs Assessment for the people living and working on the owner's lands to the approval of the Commissioner of Urban Development Services (the "Needs Assessment") as set out below. The Needs Assessment for the owner's land will be based upon the existing uses and those uses permitted in the in force Official Plan and Zoning By-law, and will review the Community Services and Facilities available to the people living and working on the owner's lands. The Needs Assessment will be submitted to the City at the same time as the owner has made application to the City for site plan approval under Section 41 of the Planning Act for a building which contains the 500th dwelling unit within the owner's lands;
- (41) the owner shall provide for the continuous operation of a daycare centre on the owner's lands to accommodate a minimum of 48 children (the "Daycare Centre"). The Daycare Centre shall be operated in compliance with all applicable Provincial and Municipal legislation, by-laws, regulations, guidelines and standards;

Miscellaneous

- (42) the owner agrees to insert a clause into all offers of purchase and sale/deeds and subsequently register on title, a warning clause advising all future owners/tenants indicating the following:

“the purchaser is advised that as a result of projected impact to TTC service on Queen Street West, westbound left turn movements into the site may be prohibited in the future as development proceeds.”;

- (43) the owner agrees to engage the services of a qualified Municipal Consulting Engineer for the design and field supervision of all surface and underground municipal services and facilities to the satisfaction of the Commissioner of Works and Emergency Services;
- (44) the owner agrees to provide upon completion of the work, 'as constructed' drawings of all surface and underground municipal services and facilities certified by the Municipal Consulting Engineer that such services and facilities have been constructed in accordance with the approved drawings and specifications;
- (45) the owner agrees to submit a mylar copy and a digital copy of the final plan of subdivision in DGN, DXF or DWG format(s) within 30 days of registration of the plan;
- (46) the owner agrees to prepare and deposit on title all necessary reference plans to the satisfaction of the Commissioner of Works and Emergency Services and at no cost to the City;
- (47) the owner agrees to submit, prior to the registration of the plan of subdivision, names for the Proposed Streets which shall be public in accordance with the City Street Naming Policy for circulation and forwarding to Community Council for consideration;

Parks

- (48) the owner shall convey Blocks 6 and 39 prior to the issuance of the first above-grade building permit for the northerly portion of Block 7;
- (49) the owner shall convey Block 13 prior to issuance of the first above-grade building permit for Block 8 which requires the construction of the proposed Adelaide Street West extension on Blocks 18, 19 and 20;
- (50) the owner shall provide access from Block 13 to Joseph Workman Park. The owner is required to design and construct at their cost and subject to the approval of the Commissioner of Economic Development, Culture and Tourism, a pedestrian opening through the South Wall on Block 13 prior to the conveyance of Block 13 in accordance with Condition (49);
- (51) there are no anticipated openings associated with the East and West Walls abutting the park blocks at this time. However, in the event that City Council decides that there should be openings associated with the East and West Walls abutting the park blocks, they will be subject to the design and construction

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approval of the Commissioner of Economic Development, Culture and Tourism in consultation with the Manager, Heritage Preservation Services;

- (52) the owner is to pay for the costs of the parkland dedication, including any Land Transfer Tax and the preparation and registration of all relevant documents. Prior to the dedication the owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the parkland dedication lands. The applicable reference plan shall indicate the location of the below grade encumbrances on Blocks 6 and 39;
- (53) the lands to be dedicated as parkland to the City of Toronto are to be free and clear, above and below grade, of all easements, encumbrances and encroachments unless otherwise approved by the Commissioner of Economic Development, Culture and Tourism in consultation with the City Solicitor;
- (54) prior to dedication of the parkland, the owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant acceptable to the Commissioner of Works and Emergency Services in consultation with the Commissioner of Economic Development, Culture and Tourism shall prepare the environmental assessment. Prior to transferring the Parkland to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the conveyance of the Parkland to the City shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the Parkland meets all applicable laws, regulations and guidelines for public park purposes;
- (55) prior to conveyance of each park block, the owner will be responsible for the base construction and installation of the parkland where necessary. The base park improvements will include the following where necessary:
 - (i) grading (inclusive of topsoil supply and placement);
 - (ii) sodding/patching;
 - (iii) fencing (where deemed);
 - (iv) all necessary drainage systems (where deemed);
 - (v) electrical and water connections to the street line;
 - (vi) street trees along all public road allowances, which abut City owned parkland;
 - (vii) tree inventory and management plan, with CAMH responsible for the implementation of the management plan prior to conveyance; and

- (viii) implementing the Conservation Plan approved by Heritage Preservation Services, where applicable;

All work is to be completed to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;

- (56) the owner will be responsible for providing light fixtures at their cost in Block 1. The light fixtures will be in a number, distribution and specification to the satisfaction of the Commissioners of Works and Emergency Services and Economic Development, Culture and Tourism;
- (57) at the time of each park block conveyance, the owner will post a Letter of Credit as security for the installation of the base park improvements and the lighting equal to 120% of the value of the base park improvements;
- (58) subject to the conditions of a Parkland Occupancy Permit, the owner may be permitted to use the parkland site as a construction staging area. Should the park blocks be used for construction staging, an arborist report must be submitted after the occupation to ensure that the trees have not been damaged;
- (59) the parkland dedication blocks (Blocks 1, 6, 13 and 39) will be recognized as a park levy credit against any future non-exempt development that occurs on the CAMH lands. To convey land for public park or other public recreation purposes or cash-in-lieu pursuant to any requirements of the Planning Act and such credit shall apply to any future non-exempt development that occurs on the owner's lands, in accordance with Section 165-7 of the Toronto Municipal Code;
- (60) the provision of tree planting within the public boulevard may be a requirement of this application. The applicant should contact Mark Procnier (416-392-7390), Supervisor of Forestry, Planning & Protection to determine if Forestry has any further requirements;
- (61) for the tree planting within the public boulevard, the owner shall provide an irrigation system for all street trees with an automatic timer at the owner's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a backflow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in good continuing order and operation;

Heritage

- (62) the owner shall provide a condition assessment, and a Conservation Strategy that describes the overall approach to the heritage features for the Walls and the east and west storage buildings, that form part of the South Wall which will form part

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of a Heritage Easement Agreement(s) prior to the lifting of the H holding symbol, and such Agreement(s) will also provide for each conservation plan to be submitted on a phased basis prior to approval of each site plan;

- (63) the owner shall provide financial security in a form satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement each Conservation Plan on a phased basis, prior to the issuance of any building permit including demolition, excavation and shoring, within each phase;
- (64) the owner shall provide a Landscape Plan to the satisfaction of the Commissioner of Urban Development Services, in consultation with the Manager, Heritage Preservation Services, prior to the approval of each site plan on a phased basis where the site plan includes heritage features;
- (65) the owner shall undertake a Stage 2 archaeological assessment prior to any sub-surface soil disturbance in each phase of work to the satisfaction of the Heritage Operations Unit of the Ministry of Culture and the Manager of Heritage Preservation Services;
- (66) the owner shall execute a Heritage Easement Agreement for that portion of the western brick wall within Blocks 1 and 2, prior to Site Plan approval for the initial phase of development on Block 2.

The Toronto South Community Council also had before it Toronto East York Community Council, Clause 30 of Report No. 8 of the headed “Draft By-laws – Official Plan Amendment and Rezoning and Authority to Execute Heritage Easement Agreement – 1001 Queen Street West (Centre for Addiction and Mental Health) (Trinity-Spadina, Ward 19)”, which was amended and adopted by City Council at its meeting held on September 22, 23, 24 and 25, 2003.

The Toronto South Community Council also had before it a confidential report (April 28, 2004) from the City Solicitor, such report dealing with the receiving of advice that was subject to solicitor – client privilege.

The Toronto South Community Council held a statutory public meeting on May 4, 2004 and notice was given in accordance with the *Planning Act*.

The following appeared before the Toronto South Community Council:

- Zygmunt Uznanski;
- Nicola Joy;
- Nancy Pridham, OPSEU, Local 500;
- Ardith Ekdahl, Local 500 CAMH; and
- Cynthia MacDougall, McCarthy Tetrault.

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

- (1) Condition No. (48) of the report (April 16, 2004) from the Director, Community Planning, South District be amended to read:

“(48) the owner shall convey the northerly portion of Block 6 (the “Northern Portion of Block 6”) being that portion of Block 6 generally to the north of the surface vehicular driveway and pedestrian walkway on Block 6, prior to the issuance of the first above-grade building permit for a new building fronting onto Queen Street West on either of Blocks 4 or 5. The owner shall convey the remaining portion of Block 6 and Block 39 prior to the issuance of the first above-grade building permit for a building to be located on the northerly portion of Block 7. The owner shall revise the draft plan of subdivision to identify the Northern Portion of Block 6 as a separate Block;”

and the report, as amended, be adopted;

- (2) City Council request the Ontario Municipal Board to amend By-law No. 893-2003 – Section 1 of Schedule A, 18.609 paragraph (o), so as to read as follows:

“o” The south and west portion of the Wall and the east and west Storage Buildings, as shown on Map 18.609, will be retained and will form part of the public parks and private open spaces, subject to modifications which are permitted in a Heritage Easement Agreement(s). In particular, openings may be provided in the south portion of the Wall to allow for a connection to Joseph Workman Parkette.”

- (3) City Council request the Ontario Municipal Board to amend Bylaw No. 894-2003 – Section 1 of Schedule A, Area 5 paragraph (o), so as to read as follows:

“o” The south and west portion of the Wall and the east and west Storage Buildings, as shown on Map 14-3, will be retained and will form part of the public parks and private open spaces, subject to modifications which are permitted in a Heritage Easement Agreement(s). In particular, openings may be provided in the south portion of the Wall to allow for a connection to Joseph Workman Parkette.”

- (4) the confidential report (April 28, 2004) from the City Solicitor be adopted, and further, that this report be considered in camera, as the subject matter of the report deals with the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

(Report No. 4, Clause No. 5)

5.6 Draft By-law – Amendments to Chapter 297, Signs, of the former City of Toronto Municipal Code – Fort York Precinct and Surrounding Area (Trinity-Spadina, Wards 19 and 20)

The Toronto South Community Council had before it a report (April 16, 2004) from the Director, Community Planning, South District respecting Amendments to Chapter 297, Signs, of the former City of Toronto Municipal Code – Fort York Precinct and Surrounding Area (Trinity-Spadina, Wards 19 and 20) and recommending that:

- (1) the City Solicitor be requested to introduce Bills in Council to amend Chapter 297, Signs, of the former City of Toronto Municipal Code to restrict sign permissions in the Fort York Precinct substantially as set out in the draft by-law attached as Attachment 3 to this report;
- (2) the City Solicitor be authorized to make any stylistic or technical changes as may be necessary prior to the introduction of Bills in Council; and
- (3) the Commissioner of Urban Development Services be directed to consult with the Commissioner of Economic Development, Culture and Tourism when considering applications for minor variances to Chapter 297, Signs, of the former City of Toronto Municipal Code, within the area designated by this by-law.

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

- Toronto East York Community Council Report No. 8, Clause 30, headed, “Fort York Precinct Signage Study (Trinity-Spadina, Wards 19 and 20)”, which was adopted by City Council at its meeting held on September 22, 23, 24 and 25, 2003; and
- (May 4, 2004) from Mark Noskiewicz, Goodmans.

The Toronto South Community Council held a public meeting on May 4, 2004, and notice was given in accordance with the *Municipal Act*, 2001 and no one addressed the Community Council.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report (April 16, 2004) from the Director, Community Planning, South District, subject to the exemption of the properties on the south side of King Street West, west of Tecumseth Street.

(Report No. 4, Clause No. 6)

5.7 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 revised 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 (Trinity-Spadina, Ward 20), and recommending that:

- (1) 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) 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 (April 13, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of April 8, 2004, in recommending adoption of the staff recommendations in the revised report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism.

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 No. 4, Clause No. 7)

5.8 Request for Approval of 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 (Trinity-Spadina, Ward 20), 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 Walker, the Toronto South Community Council recommended the adoption of the report (February 18, 2004) from the Director, Community Planning, South District.

(Report No. 4, Clause No. 8)

5.9 NOT USED

5.10 Request for Approval of Variance from Chapter 297, Signs, of the Former City of Toronto Municipal Code - 375 Queen Street West (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (April 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 – 375 Queen Street West (Trinity-Spadina, Ward 20), and recommending that the request for a variance to permit three illuminated roof signs for third party advertising purposes be refused.

The Toronto South Community Council also had before it a communication (April 30, 2004) from Jeremy J. Kramer, Kramer Design.

On motion by Councillor Chow, the Toronto South Community Council deferred consideration of the report until its meeting to be held on June 8, 2004.
(Letter sent to: Interested Persons; c.: Director, Community Planning, South District, Norm Girdhar, Assistant Planner, East Section - May 10, 2004)

(Report No. 4, Information Clause No. 63(a))

5.11 Request for Approval of Variance from Chapter 297, Signs, of the Former City of Toronto Municipal Code – 746 St. Clair Avenue West (St. Paul's, Ward 21)

The Toronto South Community Council had before it a report (March 30, 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 – 746 St. Clair Avenue West (St. Paul's, Ward 21), and recommending that the request for a variance to permit, for third party advertising purposes, enlargement of an existing illuminated two faced roof sign be refused.

On motion by Councillor Mihevc, the Toronto South Community Council recommended that the request for a variance to permit, for third party advertising purposes, enlargement of an existing illuminated two faced roof sign at 746 St. Clair Avenue West, be approved.

(Report No. 4, Clause No. 11)

5.12 Request for an Exemption from Chapter 202, of the Former City of Toronto's Municipal Code to permit a Natural Garden – 6 Rose Park Drive (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 20, 2004) from the Acting South District Manager, Municipal Licensing and Standards Division, Urban Development Services respecting a Request for an exemption from Chapter 202, of the former City of Toronto's Municipal Code to permit a Natural Garden – 6 Rose Park Drive (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the exemption request for a natural garden be granted subject to all recommended work outlined in this report being completed by June 30, 2004; and
- (2) the Notice of Violation dated August 08, 2003 be cancelled upon written confirmation from the designated staff of Parks and Recreation that all recommended work outlined in this report has been completed to their satisfaction.

Richard Zawilski appeared before the Toronto South Community Council in connection with this matter.

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

(Report No. 4, Clause No. 12)

5.13 Refusal Report - Application to Amend the Zoning By-law – 175 Avenue Road (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 16, 2004) from the Director, Community Planning, South District, respecting a Refusal Report - Application to Amend the Zoning By-law – 175 Avenue Road (Toronto Centre-Rosedale, Ward 27), and recommending that City Council:

- (1) refuse Zoning By-law Amendment, Application No. 03 159057 STE 27 OZ; and

- (2) request the City Solicitor, the Commissioner of Urban Development Services, and any other appropriate staff to oppose the Ontario Municipal Board appeal and referral made by the applicant with respect to Application No. 03 159057 STE 27 OZ.

The following appeared before the Toronto South Community Council:

- Ian Carmichael;
- Bill Peers; and
- Susan Rosales, Sherman Brown.

On motion by Councillor Rae, with Councillor Bussin in the Chair, the Toronto South Community Council recommended that City Council:

- (1) refuse Zoning By-law Amendment, Application No. 03 159057 STE 27 OZ; and
- (2) request the City Solicitor, the Commissioner of Urban Development Services, and any other appropriate staff to oppose the Ontario Municipal Board appeal and referral made by the applicant with respect to Application No. 03 159057 STE 27 OZ.

(Report No. 4, Clause No. 13)

5.14 Renaming of Davisville Park to June Rowlands Park (St. Paul's, Ward 22)

The Toronto South Community Council had before it a report (March 16, 2004) from the Commissioner, Economic Development, Culture and Tourism respecting the Renaming of Davisville Park to June Rowlands Park (St. Paul's, Ward 22), and recommending that:

- (1) the Parkland known as Davisville park be renamed to the June Rowlands park; and
- (2) 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:

- (March 5, 2004) from Tiina Leppik;
- (March 18, 2004) from Keith Loach;
- (March 18, 2004) from Tim Carter;
- (March 11, 2004) from Keith Loach;

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- (undated) from Murray and Grace Scovell;
- (April 23, 2004) from Keith Loach;
- (April 30, 2004) from Tiina Lipp-Leppik;
- (April 30, 2004) from Elizabeth Eayrs;
- 46 communications in support submitted by Councillor Walker;
- 9 communications in opposition submitted by Councillor Walker;
- (May 4, 2004) from Barbara Hall;
- (undated) from Alex Grenzebach, Director, North Toronto Historical Society;
- (May 4, 2004) from Mart Leppik; and
- (May 4, 2004) from Joan Currie, submitting a petition with 329 signatures in opposition.

The following appeared before the Toronto South Community Council:

- Tiina Lipp-Leppik
- Alex Grenzebech, North Toronto Historical Society
- Joan Currie
- Ann Rowan, obo Toronto Historical Association
- Don Purdy
- Howard Brown
- Stephen Jack
- Mike McClew
- Henry Clarke
- Charlotte Maher

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

The following motions were voted on and lost:

By Councillor Ootes:

That this matter be referred back to the Commissioner of Economic Development, Culture and Tourism and that he report to the Community Council on other suitable public locations to honour June Rowlands.

By Councillor Bussin:

That a poll be conducted on the naming of the park in honour of June Rowlands, and the costs of the poll be referred to the Policy and Finance Committee, for identification of source of funds.

(Report No. 4, Clause No. 14)

5.15 Urban Design Study of Dundas Street East between the Don River and Pape Avenue (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a report (April 2, 2004) from the Director, Community Planning, South District respecting Urban Design Study of Dundas Street East between the Don River and Pape Avenue (Toronto-Danforth, Ward 30), and recommending that City Council:

- (1) endorse the planning principles set out in Appendix A and B of this report;
- (2) the 14 metre height limit on the south side of Dundas Street East between De Grassi Street and the lane west of Wardell Street be reduced to 12 metres; and
- (3) request the Commissioner of Economic Development, Culture and Tourism to report back to Toronto South Community Council on the opportunity to plant new trees where possible in the Dundas Street East boulevard between the Don River and the rail corridor west of Logan Avenue.

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

- (April 29, 2004) from Carol Sutton;
- (May 2, 2004) from Charles Chiu;
- (May 3, 2004) from Stephanie Saunders, Graf Studios;
- (May 3, 2004) from Jonathan Dunnill;
- (May 3, 2004) from Kari Serrao, 507 Antiques;
- (May 4, 2004) from Sarah Bonsall, Page+Steele Architects Planners;
- (undated) from Carol Sutton;

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- (undated) from Dennis Mills, M.P., Toronto-Danforth; and
- (undated) from Mary Kelly.

The following appeared before the Toronto South Community Council in connection with this matter:

- Mary Kelly, Riverdale Area Residents' Association
- Carol Sutton
- Sean McDonald, on behalf of Dennis Mills, M.P., Toronto-Danforth
- William Brown
- Suzanne McCormick

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

- (1) the 14 metre height limit on the south side of Dundas Street East between De Grassi Street and the lane west of Wardell Street be reduced to 12 metres; and
- (2) the Commissioner of Economic Development, Culture and Tourism report back to Toronto South Community Council on the opportunity to plant new trees where possible in the Dundas Street East boulevard between the Don River and the rail corridor west of Logan Avenue.

On further motion by Councillor Fletcher, the Toronto South Community Council:

- (1) referred Appendix A and B of the report (April 2, 2004) from the Director, Community Planning, South District to the Commissioner of Economic Development, Culture and Tourism for comment and report back to the Community Council; and
- (2) requested the Commissioner of Urban Development Services to report to the Community Council on maximum height suggestions for the site known as 825 Dundas Street East.

(Letters sent to: Commissioner of Economic Development, Culture and Tourism, Commissioner of Urban Development Services c.: Denise Graham, Senior Planner, East Section, Director, Community Planning, South District, Interested Persons- May 10, 2004)

(Report No. 4, Clause No. 15)

5.16 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, in response to the Toronto South Community Council's request of February 17, 2004, on amendments to the Zoning By-law to permit a 42-storey high building containing the permanent home of the Toronto International Film Festival and residential condominiums and on other items including the form of amending by-laws, and the appropriate Section 37 benefits, 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;
- (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;

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- (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;
 - (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 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:
- (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:

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- (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;
- (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;

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- (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 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

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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;
 - (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.

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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 appeared before the Toronto South Community Council:

April 7, 2004

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

On May 4, 2004:

- Steve Diamond, McCarthy Tetrault; and
- Allison Bain, Toronto International Film Festival Group

The Toronto South Community Council recommended that City Council:

- (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, and that no further notice be given in respect of the draft by-law;
- (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 and a three party agreement with TIFF, the City and the Owner;
- (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) 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;
- (6) endorse the proposed encroachment of the building wall edge, canopy, sign and residential amenity deck on the King Street West frontage of the site and the canopy on the John Street frontage of the site and require the Owner to enter into an Encroachment Agreement with the City of Toronto on terms satisfactory to the

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City Solicitor and the Commissioner of Works and Emergency Services, such agreements to be entered into prior to Site Plan Approval for the development;

- (7) 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;
 - (a) endorse the proposed encroachments of the building over the proposed 1 m widening of the public lane some 44.12m 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 indemnity and maintenance agreements respecting 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
- (8) authorize the appropriate City Officials to execute any other implementing agreements as may be required in connection with Recommendations 6, 7 and 9(b);
- (9) 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) convey to the City at a nominal cost, as a condition of Site Plan Approval, prior to occupancy of the residential condominium portion of the building, 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 to the satisfaction of the City Solicitor and the Commissioner of Works and Emergency Services, and such conveyance shall not include the "air rights" required for the "encroachment" identified in Recommendation No. (7)(a)(i);

- (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 9(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 9(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 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 lane conveyance consisting of:

- A. the portions of the lane widening lands which are not located beneath the “encroachment” referred to in Recommendation No. 8(a), such lands to have a minimum depth of 0.5 m below the finished surface of the lane, as widened; and,
 - B. the portion of the lane widening lands which are located beneath the “encroachment” referred to in Recommendation No. 7(a), such lands to have a minimum depth of 0.5 m below the finished surface of the lane, as widened, and a minimum height of 6.1 m above the finished surface of the lane, as widened;
- (ii) the proposed encroachments referred to in Recommendation Nos. 6 and 7;
 - (iii) the proposed encroachment of the parking garage beneath the lane, as widened;
 - (iv) 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 6, 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:
 - (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 9 (o) 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;
- (r) submit to the Commissioner of Works and Emergency Services, prior to site plan approval, a municipal lighting assessment for the roads fronting and adjacent to the site: King Street West, John Street, Widmer Street and

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lane at rear and to 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;

- (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
- (t) 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;
- (u) 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;
- (v) 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;
- (w) 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 adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
- (x) 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;

- (y) 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;
 - (z) 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;
 - (aa) submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/additional information with respect to Recommendations 9 (l)(m) and 9(r); and
 - (bb) provide an irrigation system for all street trees with an automatic timer at the owner's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a backflow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in good continuing order and operation;
- (10) 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 is be prohibited from operating the below-grade garage until such time as the building is completed;
 - (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.

(Report No. 4, Clause No. 16)

5.17 Preliminary Report – Application to Amend the Official Plan and Zoning By-Law and Site Plan Approval - 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West and 1 Bedford Road (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a preliminary report (April 13, 2004) from the Director, Community Planning, South District respecting an Application to amend the Official Plan and Rezoning By-Law and Site Plan Approval - 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West and 1 Bedford Road (Trinity-Spadina, Ward 20), and recommending that:

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

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

- (1) adopted the preliminary report; and
- (2) directed that the notice area of the community consultation meeting be expanded, at the expense of the applicant, to include the area bounded by Spadina Avenue to the west, Davenport Road to the north and Avenue Road to the east, and that notice also be given to the University of Toronto.

(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 and 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, Barry Brooks, Senior Planner - May 10, 2004)

(Report No. 4, Clause No. 63 (b))

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

The Toronto South Community Council had before it a preliminary report (April 13, 2004) from the Director, Community Planning, South District respecting an Application to amend the Zoning By-Law and Site Plan Approval – 100, 112, 120 and 128 Howland Avenue (Royal St. George’s College) (Trinity-Spadina, Ward 20), and recommending that:

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

The Toronto South Community Council also had before it a communication (April 30, 2004) from Neighbours of St. Albans Park.

On motion by Councillor Chow, the Toronto South Community Council deferred the preliminary report until its meeting to be held on June 8, 2004.

(Letter sent to: Commissioner of Urban Development Services, Executive Director and Chief Planner, 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 c.: Director, Community Planning, South District, Barry Brooks, Senior Planner, Steve Daniels, Planner - May 10, 2004)

(Report No. 4, Information Clause No. 63(c))

5.19 Preliminary Report – Application to amend the Rezoning By-Law – 90 Stadium Road (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a preliminary report (April 19, 2004) from the Director, Community Planning, South District respecting an Application to amend the Rezoning By-Law – 90 Stadium Road (Trinity-Spadina, Ward 20), and recommending that:

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

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

(Letter sent to: Commissioner of Urban Development Services, Executive Director and Chief Planner, 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 c.: Director, Community Planning, South District, Carlo Bonanni, Senior Planner, East Section - May 10, 2004)

(Report No. 4, Information Clause No. 63(d))

5.20 Preliminary Report – Application to amend the Official Plan and Zoning By-Law – 736 Dundas Street East (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a preliminary report (April 19, 2004) from the Director, Community Planning, South District respecting an Application to amend the Official Plan and Zoning By-Law – 736 Dundas Street East (Toronto Centre-Rosedale, Ward 28), and recommending that:

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

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

- (1) adopted the preliminary report; and
- (2) requested the Commissioner of Economic Development, Culture and Tourism to determine the heritage value of the property at 736 Dundas Street West and make any necessary recommendations to the Commissioner of Urban Development Services and City Council on this application.

(Letter sent to: Commissioner of Urban Development Services, Executive Director and Chief Planner, 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 c.: Commissioner of Economic Development, Culture and Tourism, Director, Community Planning, South District, Michael Cole, Planner - May 10, 2004)

(Report No. 4, Information Clause No. 63(e))

5.21 Preliminary Report – Application to amend the Official Plan and Rezoning By-Law – 7 McGee Street (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a preliminary report (April 19, 2004) from the Director, Community Planning, South District respecting an Application to amend the Official Plan and Rezoning By-Law – 7 McGee Street (Toronto-Danforth, Ward 30), and recommending that:

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

On motion by Councillor McConnell, the Toronto South Community Council adopted the preliminary report, subject to the notice for the community consultation meeting being given to landowners and residents within an area determined by the Commissioner of Urban Development Services and the Ward Councillor, with the extra associated costs being funded by the Ward Councillor.

(Letter sent to: Commissioner of Urban Development Services, Executive Director and Chief Planner, 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 c.: Director, Community Planning, South District, Commissioner of Urban Development Services, Carlo Bonanni, Senior Planner, East Section, Councillor Fletcher - May 10, 2004)

(Report No. 4, Information Clause No. 63(f))

5.22 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 900 Dufferin Street (Davenport, Ward 18)

The Toronto South Community Council had before it a report (March 30, 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 - 900 Dufferin Street (Davenport, Ward 18), and recommending that:

- (1) the request for minor variances to permit, for identification purposes, an illuminated fascia sign on the east elevation of the building at 900 Dufferin Street be approved.
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary permit(s) from the Commissioner of Urban Development Services.

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

(Report No. 4, Clause No. 22)

5.23 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1101 Bay Street (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 6, 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 – 1101 Bay Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the request for a variance be approved to permit, for identification purposes, four temporary non-illuminated projecting banner signs for a period of three years from the date of City Council's approval; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

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

(Report No. 4, Clause No. 23)

5.24 Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1521 Yonge Street (St. Paul's, Ward 22)

The Toronto South Community Council had before it a report (April 6, 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 – 1521 Yonge Street (St. Paul's, Ward 22), and recommending that:

- (1) the request for a variance to permit, for identification purposes, an illuminated awning sign at 1521 Yonge Street be approved; and

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

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

(Report No. 4, Clause No. 24)

5.25 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1150 Queen Street West (Davenport, Ward 18)

The Toronto South Community Council had before it a report (April 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 – 1150 Queen Street West (Davenport, Ward 18), and recommending that:

- (1) the request for minor variances to permit, for identification purposes, an illuminated projecting sign on the front elevation of the building at 1150 Queen Street West be approved; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary 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 No. 4, Clause No. 25)

5.26 Request for Approval of Minor Variances from Chapter 297, Signs, of the Former City of Toronto Municipal Code - 232 Dupont Street (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (April 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 - 232 Dupont Street (Trinity-Spadina, Ward 20), and recommending that:

- (1) the requested variances to permit an illuminated ground sign at 232 Dupont Street be approved; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Pantalone, the Toronto South Community Council recommended the adoption of the report (April 16, 2004) from the Director, Community Planning, South District, subject to the applicant installing an automated timing device to limit the hours of illumination of the sign to the period each day from 7:00 a.m. to 11:00 p.m.

(Report No. 4, Clause No. 26)

5.27 Status Report - Ontario Municipal Board Hearing - 511 Bremner Boulevard, 2 and 20 Housey Street; 20, 22A and 24 Bathurst Street (Trinity-Spadina, Wards 19 and 20)

The Toronto South Community Council had before it a report (April 15, 2004) from the Director, Community Planning, South District respecting a Status Report - Ontario Municipal Board Hearing - 511 Bremner Boulevard, 2 and 20 Housey Street; 20, 22A and 24 Bathurst Street (Trinity-Spadina, Wards 19 and 20), and recommending that:

- (1) receive this report for information; and
- (2) request the Commissioner of Urban Development Services to report directly to Council at its meeting of May 19, 20 and 21, 2004, on the status of discussions with Wittington Properties Limited and to seek further direction from Council on the City's position at the Ontario Municipal Board Hearing, as necessary.

On motion by Councillor Pantalone, the Toronto South Community Council submitted this matter to Council without recommendation.

On further motion by Councillor Pantalone, the Toronto South Community Council also requested the Commissioner of Urban Development Services to report directly to Council on the status of discussions with Wittington Properties Limited and to seek further direction from Council on the City's position at the Ontario Municipal Board Hearing, as necessary.

(Letters to: Commissioner of Urban Development Services; c.: Director, Community Planning, South District, Melanie Melnyk, Planner, West Section - May 10, 2004)

(Report No. 4, Clause No. 27)

5.28 Status Report – Area of Study: Ossington Avenue, from Dundas Street West to Queen Street West (Trinity-Spadina, Ward 19)

The Toronto South Community Council had before it a report (April 16, 2004) from the Director, Community Planning, South District respecting a Status Report – Area of

Study: Ossington Avenue, from Dundas Street West to Queen Street West (Trinity-Spadina, Ward 19), and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor to discuss the issues raised in this report;
- (2) notice for the community consultation meeting be given to all landowners and residents within 120 metres of the study area and all business operators along both sides of Ossington Avenue;
- (3) staff be directed to consult with the Commissioner of Economic Development, Culture and Tourism in the preparation of a Final Report with appropriate recommendations to Community Council; and
- (4) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

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

(Letter sent to: Commissioner of Urban Development Services, Executive Director and Chief Planner, 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 c.: Director, Community Planning, South District, Commissioner of Economic Development, Culture and Tourism, SoMei Quan, Planner, West Section - May 10, 2004)

(Report No. 4, Information Clause No. 63(g))

5.29 Status Report – Official Plan and Rezoning Application – 32, 34 and 36 Spencer Avenue (Parkdale-High Park, Ward 14)

The Toronto South Community Council had before it a report (April 14, 2004) from the Director of Community Planning, South District respecting a Status Report – Official Plan and Rezoning Application – 32, 34 and 36 Spencer Avenue (Parkdale-High Park, Ward 14), and recommending that this report be received for information.

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

(Letter sent to: Interested Persons c.: Commissioner of Urban Development Services, Director, Community Planning, South District, Dave McKillop, Manager, East Section - May 10, 2004)

(Report No. 4, Information Clause No. 63(h))

5.30 Amendments to the Development Agreement Related to a Request to Expand the Lobby Area - Official Plan, Rezoning and Site Plan Application – 123 Front Street West (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (April 14, 2004) from the Director, Community Planning, South District respecting Amendments to the Development Agreement Related to a Request to Expand the Lobby Area - Official Plan, Rezoning and Site Plan Application – 123 Front Street West (Trinity-Spadina, Ward 20), and recommending that the City Solicitor be authorized to amend the Development Agreement for 123 Front Street West to modify the list of approved drawings and requirements for PATH access as outlined in this report, and that the appropriate City Officials be authorized to enter into such agreement.

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

(Report No. 4, Clause No. 30)

5.31 Procedure for Boulevard Café Licences

The Toronto South Community Council had before it a report (April 19, 2004) from the Manager, Licensing, Municipal Licensing and Standards respecting Procedure for Boulevard Café Licences, and recommending that this report be received for information.

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

The following motion by Councillor Fletcher was voted on and lost:

“That the Commissioner of Urban Development report to the Planning and Transportation Committee on other options for notification regarding the transfer of boulevard café licences, including:

- (1) the feasibility of conducting a poll, should there be complaints; and
- (2) all transfers being listed as information items on community council agendas.”

(Letter sent to: Commissioner of Urban Development Services c.: Manager, Licensing, Municipal Licensing and Standards - May 10, 2004)

(Report No. 4, Clause No. 63(i))

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

- (1) the “No Parking, from December 1 to March 31” regulation on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (2) the “No Parking, from the sixteenth day to the last day of each month, April 1 to December 1” regulation on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (3) the “No Parking, from the first day to the fifteenth day of each month, April 1 to December 1” regulation on the south side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (4) the “No Parking Except By Permit, 12:01 a.m. to 7:00 a.m., from the first day to the fifteenth day of each month, April 1 to November 30” regulation on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (5) the “No Parking Except By Permit, 12:01 a.m. to 7:00 a.m., from the sixteenth day to the last day of each month, April 1 to November 30 and all times from December 1 to March 31” regulation on the south side of Sandford Avenue, between Prust Avenue and Greenwood Avenue, be rescinded;
- (6) parking be prohibited at all times on the north side of Sandford Avenue, between Prust Avenue and Greenwood Avenue;
- (7) parking be prohibited except by permit, from 12:01 a.m. 7:00 a.m., daily on the south side of Sandford Avenue, between Prust Avenue and Greenwood Avenue; and
- (8) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

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

(Report No. 4, Clause No. 32)

5.33 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)

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 (Davenport, Ward 18), and recommending that:

- (1) parking be prohibited as described on each of the streets as set out in Schedule "A" attached to this report; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that are required.

On motion by Councillor Fletcher, the Toronto South Community Council recommended that parking be prohibited as described on each of the streets as set out in Revised Schedule "A" attached to the report:

(Report No. 4, Clause No. 33)

5.34 Installation of "Stop" Sign Control – Goodwood Park Crescent and Newman Avenue (Beaches-East York, Ward 31)

The Toronto South Community Council had before it a report (April 20, 2004) from the Director, Transportation Services, South District, respecting the Installation of "Stop" Sign Control – Goodwood Park Crescent and Newman Avenue (Beaches-East York, Ward 31), and recommending that:

- (1) a "Stop" sign be installed for northbound traffic on Newman Avenue at Goodwood Park Crescent; and

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

On motion by Councillor Davis, the Toronto South Community Council recommends the adoption of the report:

(Report No. 4, Clause No. 34)

5.35 Installation of “Stop” Sign – Southbound Blackburn Street at Mount Stephen Street (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District respecting, Installation of “Stop” Sign – Southbound Blackburn Street at Mount Stephen Street (Toronto-Danforth, Ward 30), and recommending that:

- (1) a “Stop” sign be installed for southbound vehicles on Blackburn Street at its intersection with Mount Stephen Street; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

(Report No. 4, Clause No. 35)

5.36 Amendments to Parking Regulations – Queen Street East, south side, between Northern Dancer Boulevard and Winners Circle (Beaches-East York, Ward 32)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District respecting, Amendments to Parking Regulations – Queen Street East, south side, between Northern Dancer Boulevard and Winners Circle (Beaches-East York, Ward 32), and recommending that:

- (1) a “No Parking Anytime” regulation be enacted on the south side of Queen Street East, between Northern Dancer Boulevard and Winners Circle;
- (2) the “Parking Machine” Schedule entry in the appropriate by-law for the south side of Queen Street East, between Kingston Road and Woodbine Avenue, be

amended to exclude Queen Street East, between Northern Dancer Boulevard and Winners Circle; and

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

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

(Report No. 4, Clause No. 36)

5.37 Changes to Traffic Regulations in vicinity of Jackman Avenue Public School – Jackman Avenue (Toronto-Danforth, Ward 29)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District respecting, Changes to Traffic Regulations in vicinity of Jackman Avenue Public School – Jackman Avenue (Toronto-Danforth, Ward 29), and recommending that:

- (1) the “No Parking from 8:30 a.m. to 4:30 p.m., Monday to Friday” regulation on the east side of Jackman Avenue from Browning Avenue to a point 57 metres south, be rescinded;
- (2) the “10-minute, from 8:30 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:30 p.m. to 4:30 p.m., Monday to Friday” maximum parking regulation, on the east side of Jackman Avenue from a point 57 metres south of Browning Avenue to a point 28 metres further south, be rescinded;
- (3) the “No Parking from 9:00 a.m. to 11:30 a.m., and 1:00 p.m. to 3:30 p.m., Monday to Friday” regulation on the east side of Jackman Avenue from a point 57 metres south of Browning Avenue to a point 28 metres further south, be rescinded;
- (4) a “10-minute, from 8:30 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:30 p.m. to 4:30 p.m., Monday to Friday, Except Public Holidays” regulation be established on the east side of Jackman Avenue, from a point 9 metres south of Browning Avenue to a point 76 metres further south;
- (5) parking be prohibited from 9:00 a.m. to 11:30 a.m., and 1:00 p.m. to 3:30 p.m., Monday to Friday, Except Public Holidays, on the east side of Jackman Avenue from a point 9 metres south of Browning Avenue to a point 76 metres further south; and

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

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

(Report No. 4, Clause No. 37)

5.38 Carlaw Avenue, from Danforth Avenue to a point 43 Metres North of Fulton Avenue – Transferring Parking During Winter Months from the West Side to the East Side of the Street (Toronto-Danforth, Ward 29)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District respecting Carlaw Avenue, from Danforth Avenue to a point 43 Metres North of Fulton Avenue – Transferring Parking During Winter Months from the West Side to the East Side of the Street (Toronto-Danforth, Ward 29), and recommending that:

- (1) the “No Parking, 16th day to the last day of each month, from Apr. 1 to Nov. 30, and No Parking Anytime, from Dec. 1 to Mar. 31” regulation on the east side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue, be rescinded;
- (2) the “No Parking, 1st day to the 15th day of each month, from Apr. 1 to Nov. 30” regulation on the west side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue, be rescinded;
- (3) a “No Parking, 16th day to the last day of each month, from Apr. 1 to Nov. 30” regulation be implemented on the east side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue;
- (4) a “No Parking, 1st day to the 15th day of each month, inclusive, from Apr. 1 to Nov. 30, and No Parking Anytime, Dec. 1 to Mar. 31” regulation be implemented on the west side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue;
- (5) the existing permit parking regulations on the subject section of Carlaw Avenue, both sides, be amended to coincide with the changes to parking restrictions set out in Recommendation Nos. 1 to 4 above; and
- (6) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Ootes, the Toronto South Community Council deferred consideration of this report until its meeting to be held on June 8, 2004.

(Letter sent to: Director, Transportation Services, South District; c.: Nader Azar, Transportation Technologist, South District, East - May 10, 2004)

(Report No. 4, Clause No. 63(j))

5.39 Amendments to Parking Regulations – Parkmount Road, between Danforth Avenue and Mountjoy Avenue (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Amendments to Parking Regulations – Parkmount Road, between Danforth Avenue and Mountjoy Avenue – (Toronto-Danforth, Ward 30), and recommending that:

- (1) the existing parking regulations on Parkmount Road listed in the attached Appendix “A” of this report be rescinded;
- (2) in order to increase availability of parking for residents on Parkmount Road, the parking regulations listed in the attached Appendix “B” of this report be enacted;
- (3) a new Part AM of Schedule XXVI (Permit Parking) of the Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto, be introduced to incorporate Parkmount Road, from Danforth Avenue to Mountjoy Avenue, to operate from 12 midnight to 10:00 a.m., seven days a week, and from 4:00 p.m. to 7:00 p.m., Monday to Friday; and
- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

(Report No. 4, Clause No. 39)

5.40 Request to allow parking – Manning Avenue, west side, and Claremont Street, east side, between Dundas Street West and Treford Place (Trinity-Spadina, Ward 19)

The Toronto South Community Council had before it a report (April 20, 2004) from the Director, Transportation Services, South District respecting Request to allow parking –

Manning Avenue, west side, and Claremont Street, east side, between Dundas Street West and Treford Place (Trinity-Spadina, Ward 19), and recommending that:

- (1) the “No Parking from 8:30 a.m. to 5:00 p.m., Monday to Friday” prohibition on the west side of Manning Avenue from a point 39.6 metres north of Dundas Street West to a point 137.2 metres further north thereof, be rescinded;
- (2) the “No Parking from 8:30 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Claremont Street, from a point 39.6 metres north of Dundas Street West to a point 137.2 metres further north thereof, be rescinded; 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.

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

(Report No. 4, Clause No. 40)

5.41 Reduction of Permit Parking Hours on Relmar Road, between Lonsdale Road and the north end of Relmar Road (St. Paul’s, Ward 21)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District respecting Reduction of Permit Parking Hours on Relmar Road, between Lonsdale Road and the north end of Relmar Road (St. Paul’s, Ward 21), and recommending that:

- (1) the permit parking hours on Relmar Road, between Lonsdale Road and the north end of Relmar Road, be reduced from 10:00 p.m. to 11:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;
- (2) Part P of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Relmar Road, between Lonsdale Road and the north end of Relmar Road;
- (3) the existing one hour maximum parking limit in effect from 11:00 a.m. to 10:00 p.m. daily, be adjusted so as to be in effect from 10:00 a.m. to 12:00 midnight daily, on the east side of Relmar Road, between Lonsdale Road and the north end of Relmar Road; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary Bills.

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

(Report No. 4, Clause No. 41)

5.42 Rushton Road, between Vaughan Road and Arlington Avenue – Request for the installation of speed humps (St. Paul’s, Ward 21)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District respecting Rushton Road, between Vaughan Road and Arlington Avenue – Request for the installation of speed humps (St. Paul’s, Ward 21), and recommending that:

- (1) the speed limit on Rushton Road, between Vaughan Road and Arlington Avenue, be reduced from 50 km/h to 40 km/h; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

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

(Report No. 4, Clause No. 42)

5.43 Acores Avenue, between Ossington Avenue and Shaw Street – Request for the installation of speed humps (St. Paul’s, Ward 21)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Acores Avenue, between Ossington Avenue and Shaw Street – Request for the installation of speed humps (St. Paul’s, Ward 21), and recommending that this report be received for information.

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

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Acores Avenue, between Ossington Avenue and Shaw Street, to determine support for the proposed speed hump plan noted in Recommendation No. 2 below, in accordance with the Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act, including Notice of Study Commencement to the Ministry of 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 Acores Avenue, between Ossington Avenue and Shaw Street, for traffic calming purposes as described below:

“The construction of speed humps on Acores AVENUE, between Ossington Avenue and Shaw Street, generally as shown on the attached print of Drawing No. 421F-7323, dated April 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Acores Avenue, between Ossington Avenue and Shaw Street, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

(Report No. 4, Clause No. 43)

5.44 Fairleigh Crescent, between Eglinton Avenue West and W. R. Allen Bridge – Request for the installation of speed humps (St. Paul’s, Ward 21)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Fairleigh Crescent, between Eglinton Avenue West and W. R. Allen Bridge – Request for the installation of speed humps (St. Paul’s, Ward 21), and recommending that this report be received for information.

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

- (1) in accordance with the provisions of the Traffic Calming Policy, that a sidewalk be installed on the west side of Fairleigh Crescent, between Eglinton Avenue West and the W. R. Allen Bridge;
- (2) appropriate staff be authorized to conduct a poll of eligible householders on Fairleigh Crescent, between Eglinton Avenue West and the W. R. Allen Bridge, to determine support for the proposed speed hump plan noted in Recommendation No. 2 below, in accordance with the Traffic Calming 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;

- (3) subject to favourable results of the poll:
 - (a) a draft by-law be prepared for the alteration of the section of roadway on Fairleigh Crescent, between Eglinton Avenue West and the W. R. Allen Bridge, for traffic calming purposes as described below:

“The construction of speed humps on FAIRLEIGH CRESCENT, between Eglinton Avenue West and the W. R. Allen Bridge, generally as shown on the attached print of Drawing No. 421F-7324, dated April 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Fairleigh Crescent, between Eglinton Avenue West and the W. R. Allen Bridge, be reduced from 40 km/h to 30 km/h coincident with the installation of speed humps; and
- (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.

(Report No. 4, Clause No. 44)

5.45 Hillsdale Avenue East, from Forman Avenue to Cleveland Street – Request for the installation of speed humps (St. Paul’s, Ward 22)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Hillsdale Avenue East, from Forman Avenue to Cleveland Street – Request for the installation of speed humps (St. Paul’s, Ward 22), and recommending that:

- (1)
 - (a) appropriate staff be authorized to conduct a poll of eligible residents of Hillsdale Avenue East, from Forman Avenue to Cleveland Street, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy;
 - (b) public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Service;

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- (2) subject to favourable results of the poll:
 - (a) a draft by-law be prepared for the alteration of section of the roadway on Hillsdale Avenue East, from Forman Avenue to Cleveland Street, for traffic calming purposes as described below:

“The construction of speed humps on Hillsdale Avenue East, between Forman Avenue and Cleveland Street, generally as shown on the attached print of Drawing No. 421F-7215, dated January 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit be reduced from 40 km/h to 30 km/h on Hillsdale Avenue East, from Forman Avenue to Cleveland Street, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

(Report No. 4, Clause No. 45)

5.46 Lisgar Street - Request for speed humps between Queen Street West and Dundas Street West (Davenport, Ward 18)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Lisgar Street - Request for speed humps between Queen Street West and Dundas Street West (Davenport, Ward 18), and recommending that:

- (1) the speed limit on Lisgar Street, between Queen Street West and Afton Avenue, be reduced from 50 km/h to 40 km/h; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

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

- (1) appropriate staff be authorized to conduct a poll of residents on Lisgar Street, from Queen Street West to Dundas Street West to determine support for the proposed traffic calming plan noted in Recommendation No. 2 below, in accordance with the City of Toronto Traffic Calming Policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act, including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services;
- (2) subject to favourable results of the poll, conducted in English and Portuguese:
 - (a) a draft by-law be prepared for the alteration of sections of the roadway on Lisgar Street, between Queen Street West and Dundas Street West, for traffic calming purposes as described below:

“The construction of eight speed humps on Lisgar Street, from Queen Street West to Dundas Street West, generally as shown on the attached print of Drawing No. 421F-7344, dated April 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Lisgar Street, between Queen Street West and Afton Avenue, be reduced from 50 km/h to 30 km/h; between Afton Avenue and Dundas Street West, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report No. 4, Clause No. 46)

5.47 Avenue Road/Queen’s Park Avenue and Bloor Street West – Request to Review Feasibility of Realigning the Northerly Road Leg (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District respecting, Avenue Road/Queen’s Park Avenue and Bloor Street West – Request to Review Feasibility of Realigning the Northerly Road Leg (Toronto Centre-Rosedale, Ward 27), and recommending that this report be received for information.

On motion by Councillor Pantalone, the Toronto South Community Council recommended to the Works Committee that the northerly road leg at the intersection of

Avenue Road/Queen's Park Avenue and Bloor Street West be narrowed to enable the easterly sidewalk to be widened.

(Letter to Works Committee)

(Report No. 4, Clause No. 63(k))

5.48 Premises No. 740 Dundas Street East - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Premises No. 740 Dundas Street East - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) in order to facilitate construction of a three-storey building at a site on the north side of Dundas Street East, the public laneway between Dundas Street East and Cornwall Street, between a point 2.0 metres north of Dundas Street East and a point 39.6 metres further north, be closed to traffic for a period of approximately nine months; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

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

(Report No. 4, Clause No. 48)

5.49 Premises No. 444 Sherbourne Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Premises No. 444 Sherbourne Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) in order to facilitate construction of a three-storey elementary school at a site on the west side of Sherbourne Street, the cyclist only lane on the west side of Sherbourne Street between a point 64.0 metres south of Wellesley Street and a point 73.0 metres further south be closed to traffic for a period of approximately eighteen months; and

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

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

(Report No. 4, Clause No. 49)

5.50 Premises No. 1 St. Thomas Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Premises No. 1 St. Thomas Street - Temporary Road Occupation to Accommodate Construction Staging Area (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) in order to facilitate construction of a 29-storey residential condominium at a site on the north-east corner of St. Thomas Street and Charles Street, the sidewalk and the curb lane on the north side of Charles Street, between a point approximately 36.0 metres west of Bay Street and 2.0 metres east of St. Thomas Street, be closed to vehicular and pedestrian traffic for a period of approximately twenty-four months;
- (2) stopping be prohibited at any time on both sides of Charles Street, between a point approximately 36.0 metres west of Bay Street and St. Thomas Street;
- (3) 'stop' control be implemented on Charles Street at St. Thomas Street;
- (4) a 10-minute maximum parking regulation be implemented between 8:00 a.m. and 4:00 p.m., Monday to Friday, on the north side of Charles Street, between a point 15 metres west of St. Thomas Street and 22.0 metres further west, to facilitate a Student pick-up/drop-off zone;
- (5) the "No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday", regulation on the north side of Charles Street, between a point 15 metres west of St. Thomas Street and 22.0 metres further west, be rescinded;
- (6) upon completion of this project, Charles Street revert to its pre-construction traffic operation; and
- (7) 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 submitted this matter to Council without recommendation.

(Report No. 4, Clause No. 50)

5.51 Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Toronto-Danforth, Ward 30; Beaches-East York, Ward 31 and Beaches-East York, Ward 32)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Toronto-Danforth, Ward 30; Beaches-East York, Ward 31 and Beaches-East York, Ward 32), and recommending that:

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

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

(Report No. 4, Clause No. 51)

5.52 Grosvenor Street, north side, between Bay Street and Yonge Street, fronting Premises No. 32 - Provision of a Disabled Persons Loading Zone (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 16, 2004) from the Director, Transportation Services, South District, respecting Grosvenor Street, north side, between Bay Street and Yonge Street, fronting Premises No. 32 - Provision of a Disabled Persons Loading Zone (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the existing "No Parking Anytime" regulation on the north side of Grosvenor Street, from Yonge Street to a point 70.1 metres west of Yonge Street, be rescinded;
- (2) the "Two-Hour, from 8:00 a.m. to 6:00 p.m., Monday to Saturday" maximum parking regulation on the north side of Grosvenor Street, from Queen's Park Crescent to a point 70.1 metres west of Yonge Street, be rescinded;

- (3) a "Disabled Persons Loading Zone" be established on the north side of Grosvenor Street, from a point 67.0 metres west of Yonge Street to a point 10 metres further west thereof;
- (4) parking be allowed for a maximum period of two hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the north side of Grosvenor Street, from Queen's Park Crescent to a point 77.0 metres west of Yonge Street;
- (5) parking be prohibited at all times on the north side of Grosvenor Street, from Yonge Street to a point 67.0 metres west of Yonge Street; 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 Walker, the Toronto South Community Council recommended the adoption of the report.

(Report No. 4, Clause No. 52)

5.53 Yardley Avenue, between Westview Boulevard and Baron Road, fronting Premises No. 19 - Provision of a Disabled Persons Loading Zone (Beaches-East York, Ward 31)

The Toronto South Community Council had before it a report (April 8, 2004) from the Director, Transportation Services, South District, respecting Yardley Avenue, between Westview Boulevard and Baron Road, fronting Premises No. 19 - Provision of a Disabled Persons Loading Zone (Beaches-East York, Ward 31), and recommending that:

- (1) a disabled persons loading zone be established on the south side of Yardley Avenue, from a point 38.0 metres east of Westview Boulevard to a point 6 metres further east; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

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

(Report No. 4, Clause No. 53)

5.54 Winchester Public School – Creation of School Pick-up/Drop-off Area and Relocation of School Bus Loading Zone (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a report (April 19, 2004) from the Director, Transportation Services, South District, respecting Winchester Public School – Creation of School Pick-up/Drop-off Area and Relocation of School Bus Loading Zone (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) the existing “School Bus Loading Zone” on the west side of Rose Avenue, between Winchester Street and a point 76.2 metres north thereof, be rescinded;
- (2) a “School Bus Loading Zone” be created on the west side of Rose Avenue, between a point 37 metres south of Prospect Street and a point 18 metres south thereof;
- (3) the existing “No Parking Anytime” regulation on the north side of Winchester Street, between Ontario Street and Metcalfe Street, be rescinded;
- (4) a “Ten-Minute Maximum, 8:30 a.m. to 9:30 a.m., 11:00 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday” parking regulation be enacted on the north side of Winchester Street, between Ontario Street and Rose Avenue;
- (5) a “No Parking, 9:30 a.m. to 11:00 a.m., 1:00 p.m. to 3:00 p.m. and 4:00 p.m. to 8:30 a.m. Monday to Friday and all day Saturday and Sunday” regulation be enacted on the north side of Winchester Street, between Ontario Street and Rose Avenue;
- (6) a “No Parking Anytime” regulation be enacted on the north side of Winchester Street, between Rose Avenue and Metcalfe Street; and
- (7) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

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

(Report No. 4, Clause No. 54)

5.55 Dedication and Naming of the 0.6 metre wide reserve strip to form part of Minto Street (Beaches-East York, Ward 32)

The Toronto South Community Council had before it a report (April 15, 2004) from the Director, Transportation Services, South District, respecting Dedication and Naming of the 0.6 metre wide reserve strip to form part of Minto Street (Beaches-East York, Ward 32), and recommending that:

- (1) the Reserve be dedicated and named for public highway purposes, to form part of Minto Street; and
- (2) 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 Bussin, the Toronto South Community Council recommended the adoption of the report.

(Report No. 4, Clause No. 55)

5.56 Ontario Municipal Board Proceedings – Appeal of Committee of Adjustment Decision – 50 Brunswick Avenue (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (April 19, 2004) from the City Solicitor, respecting Ontario Municipal Board Proceedings – Appeal of Committee of Adjustment Decision – 50 Brunswick Avenue (Trinity-Spadina, Ward 20), and recommending that that this report be received for information.

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

(Letter sent to: Interested Persons; c.: City Solicitor - May 10, 2004)

(Report No. 4, Clause No. 63(1))

5.57 Ontario Municipal Board Proceedings – Appeal of Official Plan and Zoning Amendment Applications – 764 Yonge Street and 35 Balmuto Street (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 19, 2004) from the City Solicitor, respecting Ontario Municipal Board Proceedings – Appeal of Official Plan and Zoning Amendment Applications – 764 Yonge Street and 35 Balmuto Street (Toronto Centre-Rosedale, Ward 27), and recommending that City council receive this report for information.

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

(Letter sent to: Interested Persons; c.: City Solicitor - May 10, 2004)

(Report No. 4, Clause No. 63(m))

5.58 Lower Brunswick Heritage Conservation District Study (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 17, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Lower Brunswick Heritage Conservation District Study (Trinity-Spadina, Ward 20), and recommending that:

- (1) City Council pass a by-law pursuant to Part V of the *Ontario Heritage Act* identifying the area shown in Attachment No. 1 of this report as the Lower Brunswick Heritage Conservation District Study Area; and
- (2) 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 (April 13, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of April 8, 2004 in recommending adoption of the report (March 17, 2004) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the report (March 17, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Report No. 4, Clause No. 58)

5.59 Expansion of the Fort York Heritage Conservation District (Trinity-Spadina, Ward 19)

The Toronto South Community Council had before it a report (March 12, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Expansion of the Fort York Heritage Conservation District (Trinity-Spadina, Ward 19), and recommending that:

- (1) in accordance with Section 41 of the *Ontario Heritage Act*, Council designate the area shown on Attachment No. 2, save and except those properties which have

been designated under Part V of the *Act*, as the Fort York Heritage Conservation District; and

- (2) 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 (April 13, 2004) from the City Clerk, Toronto Preservation Board, forwarding the Board's action of April 8, 2004 in recommending adoption of the report (March 12, 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 (March 12, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Report No. 4, Clause No. 59)

5.60 Status Report – 100 and 112 College Street (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (March 17, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Status Report – 100 and 112 College Street (Trinity-Spadina, Ward 20), and recommending that this report be received for information.

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

(Letter sent to: Interested Persons; c.: Rita Davies, Executive Director of Culture – May 10, 2004)

(Report No. 4, Clause No. 63(n))

5.61 Designation of 151 King Street East (St. Lawrence Hall) (Toronto Centre-Rosedale, Ward 28)

The Toronto South Community Council had before it a report (April 7, 2004) from the City Clerk, respecting Designation of 151 King Street East (St. Lawrence Hall) (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 151 King Street East for cultural resource value or interest under Part IV of the Ontario Heritage Act; and

- (2) the appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

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

(Report No. 4, Clause No. 61)

5.62 Appointment – Todmorden Mills Heritage Museum and Arts Centre Board (Toronto Danforth, Ward 29)

The Toronto South Community Council had before it a report (April 13, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Appointment – Todmorden Mills Heritage Museum and Arts Centre Board (Toronto Danforth, Ward 29), and recommending that:

- (1) the Toronto South Community Council nominate the selected individuals listed in Attachment No. 1 to the Todmorden Mills Heritage Museum and Arts Centre Board for a term expiring on November 30, 2006, or until a successor is appointed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

- (1) the selected individuals listed in the confidential Attachment No. 1 of the report (April 13, 2004) from the Commissioner of Economic Development, Culture and Tourism submitted to Council under separate cover, be appointed to the Todmorden Mills Heritage Museum and Arts Centre Board for a term expiring on November 30, 2006, or until a successor is appointed; and further that under the *Municipal Act* discussions respecting the confidential attachment be held in camera as the attachment contains personal matters about identifiable individuals, including municipal or local board employees; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Report No. 4, Clause No. 62)

5.63 Use of Nathan Phillips Square: African Festival (Festival Bana Y’Africa)

The Toronto South Community Council had before it a report (March 30, 2004) from the Commissioner of Corporate Services, respecting the Use of Nathan Phillips Square: African Festival (Festival Bana Y' Africa), and recommending that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (A.G.C.O.);
 - (b) approval of the Medical Officer of Health;
 - (c) compliance with the City of Toronto's Municipal Alcohol Policy;
 - (d) receipt of the necessary permits associated with the production of the event i.e. building permit; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Report No. 4, Clause No. 60)

5.64 Use of Nathan Phillips Square: Tastes of Thailand

The Toronto South Community Council had before it a report (March 30, 2004) from the Commissioner of Corporate Services, respecting Use of Nathan Phillips Square: Tastes of Thailand and recommending that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (A.G.C.O.);
 - (b) approval of the Medical Officer of Health;
 - (c) compliance with the City of Toronto's Municipal Alcohol Policy;
 - (d) receipt of the necessary permits associated with the production of the event i.e. building permit; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Report No. 4, Clause No. 57)

5.65 Use of Nathan Phillips Square: International Student Day

The Toronto South Community Council had before it a report (March 30, 2004) from the Commissioner of Corporate Services, respecting the Use of Nathan Phillips Square: International Student Day and recommending that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (A.G.C.O.);
 - (b) approval of the Medical Officer of Health;
 - (c) compliance with the City of Toronto's Municipal Alcohol Policy;
 - (d) receipt of the necessary permits associated with the production of the event i.e. building permit; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Report No. 4, Clause No. 56)

5.66 Use of Nathan Phillips Square: The Toronto Urban Music Festival – Irie Music Festival

The Toronto South Community Council had before it a report (March 30, 2004) from the Commissioner of Corporate Services, respecting Use of Nathan Phillips Square: The Toronto Urban Music Festival – Irie Music Festival, and recommending that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (A.G.C.O.);
 - (b) approval of the Medical Officer of Health;
 - (c) compliance with the City of Toronto's Municipal Alcohol Policy;
 - (d) receipt of the necessary permits associated with the production of the event i.e., building permit; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

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

(Report No. 4, Clause No. 47)

5.67 Use of Nathan Phillips Square: Hiroshima Day Observance

The Toronto South Community Council had before it a report (March 30, 2004) from the Commissioner of Corporate Services, respecting Use of Nathan Phillips Square: Hiroshima Day Observance, and recommending that:

- (1) exemption be given to the event organizers to place lanterns with open flame in the reflecting pool; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Report No. 4, Clause No. 38)

5.68 Use of Nathan Phillips Square: Toronto Cuba Friendship Day

The Toronto South Community Council had before it a report (March 30, 2004) from the Commissioner of Corporate Services, respecting the Use of Nathan Phillips Square: Toronto Cuba Friendship Day, and recommending that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol & Gaming Commission of Ontario (A.G.C.O.);
 - (b) approval of the Medical Officer of Health;
 - (c) compliance with the City of Toronto's Municipal Alcohol Policy;
 - (d) receipt of the necessary permits associated with the production of the event i.e., building permit; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Report No. 4, Clause No. 31)

5.69 Summer Weekday Service to Cherry Street and Rochester Ferry Terminal

The Toronto South Community Council had before it a report (March 25, 2004) from the Toronto Transit Commission, forwarding the Toronto Transit Commission Report No. 22 to the Toronto South Community Council for information, respecting Summer Weekday Service to Cherry Street and Rochester Ferry Terminal.

On motion by Councillor Fletcher, the Toronto South Community Council submitted this matter to Council without recommendation.

On further motion by Councillor Fletcher, the Toronto South Community Council also requested the Commissioner of Economic Development, Culture and Tourism, in consultation with the Waterfront Secretariat and any other appropriate officials, to report directly to Council on:

- (1) the design of the turning circle in Cherry Beach park, as the original design did not accommodate bus turning and the costs to correct the turning circle; and
- (2) bus access directly to the ferry terminal site.

(Letter sent to: Commissioner of Economic Development, Culture and Tourism – May 10, 2004)

(Report No. 4, Clause No. 29)

5.70 Requests for Endorsement of Events for Liquor Licensing Purposes

The Toronto South Community Council had before it various communications respecting Requests for 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:

- (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) Toronto Outdoor Art Exhibition to be held on July 9, 2004, from 12:00 p.m. to 8:00 p.m.; July 10, 2004, from 12:00 p.m. to 7:00 p.m.; and on July 11, 2004, from 12:00 p.m. to 6:00 p.m. on Nathan Phillips Square, nor to the request for a special occasion permit to serve alcohol in a beer garden in conjunction with the festival;

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- (b) Toronto's Festival of Beer 2004 to be held at Historic Fort York on August 6, 7 and 8, 2004;
 - (c) Molson IndyFest Celebrations to be held in various locations from July 3 to July 10, 2004, as set out in the communication (April 14, 2004) from Mr. Charlie Johnstone, Executive Director, Molson Indyfest; nor to the issuance of a special occasion permit for:
 - (i) Molson Indy Bike Challenge, to be held from Saturday, July 3 to Wednesday, July 7, 2004, between 10:00 a.m. to 5:30 p.m. on the weekend and 4:00 p.m. to 9:30 p.m. during the weekday, on Exhibition Place Grounds;
 - (ii) Drivers' VIP Party to be held from 8:00 a.m. on Friday, July 9, 2003, to 2:00 a.m. on Saturday, July 10, 2003, on Blue Jays Way and Mercer Street, and Wayne Gretzky's Restaurant, 99 Blue Jays Way;
- in conjunction with the Molson Indyfest Celebrations;
- (d) Liberty Village BIA's "Give Me Liberty" community festival to be held on Thursday, June 10, 2004 from 3:30 p.m. to 11:00 p.m.;
 - (e) Greektown Olympic Opening and Closing Ceremony Celebrations to be held at various locations in Greektown on August 15 and 16, 2004 from 2:00 p.m. to 11:00 p.m.;
 - (f) Toronto Taste 2004 to be held on Sunday, June 13, 2004 beginning at 5:00 p.m. at Heritage Court on the grounds of the National Trade Centre, Exhibition Place;
 - (g) Colombian Independence Festival to be held on July 17 and 18, 2004 at Earlscourt Park;
 - (h) Parkdale Cultural Mosaic Festival, 2004, to be held from June 11 – 13, 2004, inclusive on Cowan Avenue from Queen Street West to Melbourne Avenue;
- (2) declare the 11th Annual Krinos Taste of the Danforth to be held on Danforth Avenue between Broadview Avenue and Donlands Avenue from August 6 to 8, 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 establishments set out in the communication (March 29, 2004) from Sue Graham-Nutter, Krinos Taste of the Danforth, to permit the sale and service of

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alcohol on their patios on August 6, 2004, until 2:00 a.m., on August 7, 2004, until 2:00 a.m., and on August 8, 2004, until 10:00 p.m., in conjunction with the festival; nor to the establishment of beer gardens at the locations set out the maps attached to the communication from Ms Nutter, which would permit the sale and service of alcohol on the dates and times listed above;

- (3) advise the Alcohol and Gaming Commission of Ontario that it is aware from the request from Harry Singh, Zipperz/Cellblock Bars for a temporary extension of Liquor Licence #200484 to permit the sale and service of alcohol in the adjacent parking lot at the rear of Main Drug Store, 70 Carlton Street on June 26 and 27, 2004 from 11:00 a.m. to 11:00 p.m., in conjunction with Toronto Pride Celebrations, and has to objection to the granting of the request;
- (4) advise the Alcohol and Gaming Commission of Ontario that it is aware of the request to the extend the liquor licence of the Vecchio Frak, 690 College Street, 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 Taste of Little Italy Festival, and has no objection to the granting of the request;
- (5) 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) East York Curling Club Annual Summer Bonspiel, to be held at 901 Cosburn Avenue on June 11 and 12, 2004;
 - (b) Wedding Reception to be held at Trinity College, 6 Hoskin Avenue on July 10, 2004 from 5:30 p.m. to 1:00 a.m.;
 - (c) Canadian Underwriter Magazine 70th Anniversary Reception, to be held at Steam Whistle Brewery on May 27, 2004;
 - (d) York School End of Year Party to be held at Steam Whistle Brewery, 255 Bremner Boulevard on June 21, 2004 from 7:00 p.m. to 12:00 p.m.;
 - (e) Davenport Perth Neighbourhood Centre Fund raising event, to be held in the backyard of 1900 Davenport Road on June 5, 2004 from 7:00 p.m. to 12 midnight;
- (6) endorse the action of the Toronto South Community Council, since the events take place prior to the Council meeting, in having advised the Alcohol and Gaming Commission that it is aware of the following events and has no objection to their taking place:
 - (a) the proposed Beer Garden at Rosedale Park to be held on May 8, 2004, from 11:00 a.m. - 6:00 p.m. in conjunction with the Mayfair Festival;

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- (b) Junior League of Toronto Showhouse event at Glendon Campus to be held from May 4 to June 6, 2004 inclusive;
- (c) Grand Opening of Peter and Paul's Concord Cityplace Golf-Restaurant-Venue to be held at 2A Spadina Avenue on May 12, 2004, from 4:00 p.m. to 11:00 p.m.
- (d) Wedding Reception to be held at Steam Whistle Brewery, 255 Bremner Boulevard on May 15, 2004.

(Report No. 4, Clause No. 28)

5.71 Feasibility of Installing Lay-By in Front of Premises No. 750 Spadina Avenue (Trinity-Spadina, Ward 20)

The Toronto South Community Council had before it a report (April 22, 2004) from the Director, Transportation Services South District, respecting Feasibility of Installing a lay-by in front of Premises No. 750 Spadina Avenue (Trinity-Spadina, Ward 20), and recommending that this report be received for information.

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

- (1) the developer of the proposed condominium project at Premises Nos. 732-740 Spadina Avenue (Development Application No. 03 197134) be required, as a condition of approval of the Official Plan and Zoning By-law amendments for the site, to pay the actual cost for the installation of the lay-by, roughly estimated at \$70,000.00, plus costs of any required utility adjustments, removal/relocation of bicycle rings plus removal of 3 street trees, on the basis that it is an area traffic mitigation measure made in support of the current proposal;
- (2) a draft by-law be prepared for the alteration of the west side of Spadina Avenue from a point 37m south of Bloor Street West to a point 28.4m further south, for the construction of a lay-by, as described below:

“The construction of a lay-by on the west side of SPADINA AVENUE, from a point 37m south of Bloor Street West to a point 28.4m further south, generally as shown on the attached print of Drawing No. 421F-7360, dated April 2004”;
- (3) standing be prohibited in the lay-by referenced in Recommendation No. 2, to ensure that the lay-by is used for passenger pick-up/drop-off activity only and that the existing “No Parking Anytime” regulation on the west side of Spadina Avenue, between the same limits, be rescinded;

- (4) the existing School Bus Loading Zone on the west side of Spadina Avenue, from a point 40m south of Bloor Street West to a point approximately 18m further south thereof, be rescinded;
- (5) the owner of the Miles Nadal Jewish Community Centre at Premises No. 750 Spadina Avenue be required to grant the City, at nominal cost, an easement for public pedestrian use, in perpetuity, over the setback area opposite the lay-by, such area to be maintained at elevations compatible with the existing sidewalk and be kept free and clear for pedestrian use; and
- (6) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

A motion by Councillor Pantalone, to receive the report, was placed but not voted on.

(Report No. 4, Clause No. 21)

5.72 Non-Objection Letter for Alcohol and Gaming Commission for the 2004 Celebrate Toronto Street Festival (Eglinton-Lawrence, Ward 16; St. Paul's, Ward 22; Don Valley West, Ward 25 and Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 26, 2004) from the Commissioner, Economic Development, Culture and Tourism, respecting Non-Objection Letter for Alcohol and Gaming Commission for the 2004 Celebrate Toronto Street Festival (Eglinton-Lawrence, Ward 16; St. Paul's, Ward 22; Don Valley West, Ward 25 and Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the 2004 Celebrate Toronto Street Festival be declared an event of municipal significance, for LLBO purposes and indicate that there is no objection to granting a liquor licence for beer gardens on the five festival sites along Yonge Street;
- (2) approval for the extension of temporary patio licences be given, upon request, to other businesses within the festival sites;
- (3) non-objection letter requests from restaurants applying for an extension of premises permit, in conjunction with the 2004 Celebrate Toronto Street Festival, be submitted at a later date;
- (4) Toronto Special Events obtain sidewalk sale permits on behalf of businesses within the festival sites; and

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

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

(Report No. 4, Clause No. 18)

5.73 Sale of Below Grade Strata of Land – 78 Mutual Street (Toronto Centre-Rosedale, Ward 27)

The Toronto South Community Council had before it a report (April 22, 2004) from the Commissioner, Corporate Services, respecting the Sale of Below Grade Strata of Land – 78 Mutual Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the subsurface strata of land located at 78 Mutual Street, being part of Lots 15, 16 and 17, on the west side of Mutual Street, Registered Plan 22-A, City of Toronto, designated as Part 3 on Reference Plan 66R-20740 (“the Encroachment Parcel”), be sold to the abutting property owner, Toronto Standard Condominium Corporation No. 1571 at a consideration of Ten Dollars (\$10.00);
- (2) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Report No. 4, Clause No. 20)

5.74 Glenside Avenue, between Walpole Avenue and Gerrard Street East - Speed Hump Poll Results (Toronto-Danforth, Ward 30)

The Toronto South Community Council had before it a report (April 28, 2004) from the Director, Transportation Services South District, respecting Glenside Avenue, between Walpole Avenue and Gerrard Street East - Speed Hump Poll Results (Toronto-Danforth, Ward 30), and recommending that this report be received for information.

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

- (1) a by-law be prepared authorizing the alteration of sections of the roadway by means of the installation of speed humps on Glenside Avenue, between Walpole Avenue and Gerrard Street East, for traffic calming purposes generally as shown on the attached print Drawing No. 421F-7136, dated, November 2003;
- (2) pursuant to the requirements of the Municipal Class Environmental Act, Notice of Completion be issued;
- (3) the speed limit on Glenside Avenue, between Walpole Avenue and Gerrard Street East, be reduced from forty kilometres per hour to thirty kilometres per hour, coincident with the implementation of speed humps; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that may be required.

(Report No. 4, Clause No. 19)

5.75 Request for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, for Electronic LED Board signage at 1 Dundas Street East, Dundas Square (Toronto Centre – Rosedale, Ward 27)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a report (April 30, 2004) from the Director, Community Planning, South District, respecting Request for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, for Electronic LED Board signage at 1 Dundas Street East, Dundas Square (Toronto Centre – Rosedale, Ward 27), and recommending that:

- (1) the request for variance be approved to permit three LED board signs at 1 Dundas Street East;
- (2) the Board of Management of Yonge Dundas Square be authorized to amend its agreement with the proponent to accommodate the revised sign design; and
- (3) 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 McConnell, the Toronto South Community Council recommended the adoption of the report.

(Report No. 4, Clause No. 17)

5.76 Conditions for Sign variance for 280 Spadina Avenue (Trinity-Spadina, Ward 20)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a communication (April 30, 2004) from Councillor Chow, regarding changes to the conditions of the sign variance for 280 Spadina Avenue.

On further motion by Councillor Chow, the Toronto South Community Council requested the Commissioner of Urban Development Services to report to the Community Council, at its meeting to be held on June 8, 2004 regarding changes to the conditions of the sign variance for 280 Spadina Avenue.

(Letter sent to: Commissioner of Urban Development Services c.: Director, Community Planning South District - May 10, 2004)

(Report No. 4, Clause No. 63(o))

5.77 Median at 410 Queens Quay West (Trinity-Spadina, Ward 20)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a communication (April 30, 2004) from Councillor Chow, on the feasibility of allowing eastbound left turns to driveways on the north side of Queens Quay West, and any impacts on the proposed median.

On further motion by Councillor Chow, the Toronto South Community Council requested the Commissioner of Works and Emergency Services to Toronto South Community Council when Briarlane Management provides a report from an independent traffic consultant on the feasibility of allowing eastbound left turns to driveways on the north side of Queens Quay West, and any impacts on the proposed median.

(Letter sent to: Commissioner of Works and Emergency Services - May 10, 2004)

(Report No. 4, Clause No. 63(p))

5.78 OMB Decision – 28 Rees Street (Trinity-Spadina, Ward 20)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a confidential report (May 3, 2004) from the City Solicitor respecting OMB Decision – 28 Rees Street (Trinity-Spadina, Ward 20).

On further motion by Councillor Chow, the Toronto South Community Council adjourned its public session to meet in camera, to consider the confidential report (May 3, 2004) from the City Solicitor, as the report dealt with the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

On further motion by Councillor Chow, the Toronto South Community Council recommended the adoption of the confidential recommendations contained in the communication (May 6, 2004) from the City Clerk, Toronto South Community Council, and further, that this communication be considered in camera, as the subject deals with the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

(Letter sent to: City Council- May 6, 2004)

(Report No. 4, Clause No. 10)

5.79 Concord Adex Developments Corp. – 325/341 Bremner Blvd. (Trinity-Spadina, Ward 20)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a report (May 3, 2004) from the City Solicitor respecting Concord Adex Developments Corp. – 325/341 Bremner Blvd. (Trinity-Spadina, Ward 20) and recommending that the City Solicitor be authorized to report directly to the meeting of City Council to be held on May 18, 19 and 20, 2004, upon a request by Concord Adex to modify its obligations regarding payment of development levies at 325/341 Bremner Blvd.

On further motion by Councillor Chow, the Toronto South Community Council submitted this matter to Council without recommendation.

The Toronto South Community Council also requested the City Solicitor to report directly to Council upon a request by Concord Adex to modify its obligations regarding payment of development levies at 325/341 Bremner Boulevard.

(Letter sent to: City Solicitor; c.: Stephen M. Bradley, Solicitor - May 10, 2004)

(Report No. 4, Clause No. 9)

5.80 Fort York Neighbourhood Public Realm Master Plan and Architectural Design Guidelines (du Toit Allsopp Hillier) (Trinity-Spadina, Wards 19 and 20)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a report (May 3, 2004) from the Director, Community Planning, South District respecting Fort York Neighbourhood Public Realm Master Plan and Architectural Design Guidelines (du Toit Allsopp Hillier) (Trinity-Spadina, Wards 19 and 20), and recommending that Council adopt changes to the draft Fort York Neighbourhood Public Realm Plan, received by Toronto South Community Council at its meeting of February 17, 2004, to reflect an alternative option for the reconstruction of Fleet Street substantially as shown in Attachments 1 and 2.

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

(Letter sent to City Council – May 10, 2005)

(Report No. 4, Clause No. 63(q)/Report 2, Clause 14(b))

5.81 Request for Urban Design Study of Queen Street East between Woodbine Avenue and Neville Park Boulevard (Beaches-East York, Ward 32)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a communication (May 4, 2004) from Councillor Sandra Bussin requesting that an Urban Design team comprised of City of Toronto Urban Design staff, the local City Councillor, the Beaches Business and Professional Association (BBPA) and interested local residents be established to develop an urban design improvement plan for Queen Street East between Woodbine Avenue and Neville Park Boulevard to be implemented during the track replacement project.

On motion by Councillor Bussin, the Toronto South Community Council referred the communication to the Commissioner of Urban Development Services.

(Letter sent to: Commissioner, Urban Development Services; c.: Director Community Planning, South District - May 10, 2004)

(Report No. 4, Clause No. 63(r))

5.82 Development of a Planning Analysis of Area bounded on the south side of Bloor Street, to College Street and the east side of Bathurst Street to Spadina Avenue (Trinity-Spadina, Ward 20)

On motion by Councillor Chow, the Toronto South Community Council allowed the introduction of a communication (undated) from Councillor Chow respecting a planning analysis of the area bounded on the south side of Bloor Street, to College Street and the

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east side of Bathurst to Spadina to assess evolving issues, sites ripe for redevelopment and desirable City objectives for this area.

On further motion by Councillor Chow, the Toronto South Community Council requested the Commissioner of Urban Development Services to direct staff to work with the Planning Committee of the Harbord Village Residents Association, (HVRA), to develop a planning analysis of the area bounded on the south side of Bloor Street, to College Street and the east side of Bathurst Street to Spadina Avenue to assess evolving issues, sites ripe for redevelopment and desirable City objectives for this area.

(Letter sent to: Commissioner, Urban Development Services; c.: Director Community Planning, South District, Roy Sinclair, Harbord Village Residents' Association – May 10, 2004)

(Report No. 4, Clause No. 63(s))

The meeting adjourned at 4:00 p.m.

ATTENDANCE

May 4, 2004	9:30 a.m. – 12:30 p.m.	2:00 p.m. – 4:00 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 Pantalone	x	x
Councillor Walker	x	x
Councillor Watson	x	x
Mayor Miller		

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

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COUNCILLOR KYLE RAE
Chair