

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Toronto and East York Community Council

Meeting No. 7

Tuesday, July 6, 2004

The Toronto and East York Community Council met on Tuesday July 6, 2004, in Committee Room No. 1, 2nd Floor, City Hall, Toronto, commencing at 9:30 a.m.

No interests were declared under the *Municipal Conflict of Interest Act*.

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

The Toronto and East York Community Council had before it a report (June 18, 2004) from Acting Director, Parkdale Pilot Project respecting Final Report - Application to Amend the Official Plan Zoning By-law – 15 Wilson Park Road (Parkdale-High Park, Ward 14), and recommending that City Council:

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

The Toronto and East York Community Council also had before it the following communications:

- (June 24, 2004) from Anatol Sywak; and
- (June 29, 2004) from Ann Atkinson.

The Toronto and East York Community Council commenced a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Watson, the Toronto and East York Community Council adjourned its public meeting under the *Planning Act* until September 14, 2004.

(Letters sent to: Interested Persons; c.: Harris Ramrup, Coordinator, Parkdale Pilot Project - July 15, 2004)

(Report 6, Clause 75(a))

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

The Toronto and East York Community Council had before it a report (June 18, 2004) from Acting Director, Parkdale Pilot Project respecting Final Report -- Application to Amend the Official Plan and Zoning By-law - 16 Temple Avenue (Parkdale-High Park, Ward 14) and recommending that City Council:

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

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

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Acting Director, Parkdale Pilot Project.

(Letters sent to: Interested Persons; c.: City Solicitor, Harris Ramrup, Coordinator, Parkdale Pilot Project - July 26, 2004)

(Report 6, Clause 2)

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

The Toronto and East York Community Council had before it a report (June 18, 2004) from Acting Director, Parkdale Pilot Project respecting Final Report - Application to Amend the Official Plan and Zoning By-law – 5 Elm Grove (Parkdale-High Park, Ward 14) and recommending that City Council:

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

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

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Acting Director, Parkdale Pilot Project, subject to the addition of a new Recommendation 5 to read:

“(5) the Chief Building Official be requested to issue the Building Permits to remedy unsafe conditions as necessary, prior to the introduction of the enacting Bills in Council.”

(Letter sent to: Interested Persons; c.: Harris Ramrup - July 26, 2004)

(Report 6, Clause 3)

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

The Toronto and East York Community Council had before it a final report (June 18, 2004) from Acting Director, Parkdale Pilot Project respecting an Application to Amend the Official Plan Zoning By-law – 189 Dunn Avenue (Parkdale-High Park, Ward 14), and recommending that City Council:

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

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

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Acting Director, Parkdale Pilot Project.

(Letters sent to: Interested Persons; c.: Harris Ramrup, City Solicitor - July 26, 2004)

(Report 6, Clause 4)

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

The Toronto and East York Community Council had before it a final report (June 20, 2003) from Acting Director, Parkdale Pilot Project respecting a Final Report - Application to Amend the Official Plan and Zoning By-law – 26 Lansdowne Avenue (Parkdale-High Park, Ward 14), and recommending that City Council:

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

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

The Toronto and East York Community Council also had before it a supplementary report (June 18, 2004) from the Acting Director, Parkdale Pilot Project recommending that this report be received for information and that the Final Report of June 20, 2003 from the Acting Director, Parkdale Pilot project be adopted.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Acting Director, Parkdale Pilot Project, subject to the addition of a new Recommendation 5 to read:

- “(5) the Chief Building Official be requested to issue the Building Permits to remedy unsafe conditions as necessary, prior to the introduction of the enacting Bills in Council.”

(Letter sent to: Interested Persons; c.: Chief Building Official, City Solicitor, Harris Ramrup, Coordinator, Parkdale Pilot Project - July 27, 2004)

(Report 6, Clause 5)

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

The Toronto and East York Community Council had before it a final report (June 17, 2004) from Director, Community Planning, South District respecting an Interim Control By-law Study - Official Plan Amendment and Rezoning Application – 1 to 29 Musgrave Street, 600 Victoria Park Avenue, 2234 to 2276 Gerrard Street East, 2284 to 2316 Gerrard Street East and 2236 to 2366 Gerrard Street East (Beaches East York, Ward 32) and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;

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

The Toronto and East York Community Council also had before it the following report/communications:

- (July 5, 2004) from the Director, Community Planning, South District;
- (June 28, 2004) from Walter Peck;
- (July 2, 2004) from Marwan Aburayyan, Nick Deligioridis, Aziz Alokzoi, and J. Malbasic; and
- (July 5, 2004) from Eileen P. Costello, Aird and Berlis, Barristers and Solicitors.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*.

Eileen Costello, Aird and Berlis LLP appeared before the Toronto and East York Community Council.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Sections of the reports (June 17, 2004) and (July 5, 2004) from the Director, Community Planning, South District.

(Letter sent to: Interested Persons; c.: City Solicitor, Leontine Major, Senior Planner, East Section - July 26, 2004)

(Report 6, Clause 6)

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

The Toronto and East York Community Council had before it a final report (June 10, 2004) from Director, Community Planning, South District respecting an Application to Amend the Official Plan and Zoning By-law –7 McGee Street (Toronto-Danforth, Ward 30), 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. 8;
- (2) amend the new Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;

- (3) amend the Zoning By-law for the City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (5) require the owner to:
 - (a) submit to the Commissioner of Works and Emergency Services for review and acceptance prior to the introduction of Bills in Council:
 - (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed houses to enable the preparation of building envelope plans;
 - (ii) a municipal lighting assessment for the site and for the existing lighting on McGee Street;
 - (iii) a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;
 - (iv) agreement to pay for any improvements to the municipal infrastructure in association with Recommendation 5 (a)(iii), should it be determined that upgrades are required to the existing infrastructure to support development;
 - (b) submit, prior to the issuance of a below-grade building permit for the development, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services for peer review;
 - (c) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of a below-grade building permit for the development, a certified check payable to the City, in the amount of \$3,000.00, as a deposit towards the cost of peer review;
 - (d) submit, prior to the issuance of an above-grade building permit, a statement from a Professional Engineer for peer review and concurrence, that based on all the necessary supporting environmental documents:
 - (i) the site is suitable for its intended use;

- (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives or regulations;
- (e) enter into an agreement with the City, prior to the issuance of an above-grade building permit, should it be determined that remediation of the adjacent right-of-way be required, in which the owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;
- (f) submit, prior to occupancy of the first townhouse unit, a Record of Site Condition to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted prior to the issuance of an above-grade building permit;
- (g) apply for revised municipal numbering to the Commissioner of Works and Emergency Services prior to filing a formal application for building permit;
- (h) insert the following warning clause in all development agreements, offers to purchase, agreements of Purchase and Sale or Lease:

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

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

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

The Toronto and East York Community Council also had before it a communication (June 22, 2004) from Cheryl Phair.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 10, 2004) from the Director, Community Planning, South District.

(Letters sent to: Interested persons; c.: Commissioner of Works and Emergency Services, City Solicitor, Carlo Bonanni, Senior Planner, East Section – July 26, 2004)

(Report 6, Clause 7)

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

The Toronto and East York Community Council had before it a final report (June 14, 2004) from Director, Community Planning, South District respecting an Application to Amend the Zoning By-law – 349 Carlaw Avenue (Toronto-Danforth, Ward 30) and recommending that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the applicant to:
 - (a) enter into a Site Plan Agreement under Section 41 of the Planning Act;
 - (b) submit a municipal lighting assessment for Carlaw Avenue and Dundas Street East; and
 - (c) submit a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development;
- (4) request the applicant to submit a condominium application to the City.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that:

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (June 14, 2004) from the Director, Community Planning, South District; and
- (2) the 25% portion of the Parks Levy to be applied for the purpose of improving local parks be directed to the improvement of four parks along the Gerrard Street East Corridor between Broadview Avenue and Coxwell Avenue, being Pape Avenue Playground, Matty Ecker Community Recreation Centre, Gerrard-Carlaw Parkette, and one new park, commonly referred to as Hydro Parkette, when needed.

(Letter sent to: Interested persons; c.: Denise Graham, Senior Planner, East Section – July 26, 2004)

(Report 6, Clause 8)

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

The Toronto and East York Community Council had before it a final report (June 14, 2004) from Director, Community Planning, South District respecting an Application to Amend the Zoning By-law – 345 Carlaw Avenue (Toronto-Danforth, Ward 30), and recommending that City Council:

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

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

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that:

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (June 14, 2004) from the Director, Community Planning, South District; and
- (2) the 25% portion of the Parks Levy to be applied for the purpose of improving local parks be directed to the improvement of four parks along the Gerrard Street East Corridor between Broadview Avenue and Coxwell Avenue, being Pape Avenue Playground, Matty Ecker Community Recreation Centre, Gerrard-Carlaw Parkette, and one new park, commonly referred to as Hydro Parkette, when needed.

(Letters sent to: Interested Persons; c.: Denise Graham, Senior Planner, East Section – July 26, 2004)

(Report 6, Clause 9)

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

The Toronto and East York Community Council had before it a report (June 18, 2004) from Director, Community Planning, South District respecting an Application to Amend the Zoning By-law – 595 Commissioners Street, 600 Unwin Avenue (Toronto-Danforth, Ward 30) and recommending that City Council:

- (1) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) require the owner to:

- (a) satisfy, prior to the introduction of Bills in Council, all outstanding requirements of the Commissioner of Works and Emergency Services with respect to the April 2004 Traffic Impact Study, prepared by the BA Group Transportation Consultants in support of the proposed development, the details of which will be provided in a separate letter to the consultant;
- (b) convey to the City, at nominal cost, prior to the issuance of the first building permit, a 4.76 metre wide strip of land abutting the south limit of Commissioners Street, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
- (c) convey to the City, at nominal cost, prior to the site plan application for the property known municipally as 600 Unwin Avenue a 9.33 metre wide strip of land abutting the north limit of Unwin Avenue, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes, unless the owner submits verification to the satisfaction of the Commissioner of Works and Emergency Services that Unwin Avenue, in this location, is a private road;
- (d) submit to the Commissioner of Works and Emergency Services, for review and approval to deposit in a Land Registry Office, a draft Reference Plan of Survey in metric units and integrated into the Ontario Co-ordinate System with co-ordinate values shown on the face of the plan, and delineating thereon by separate PARTS the lands to be conveyed to the City, the remainder of the site, and any appurtenant easements;
- (e) submit to the review and approval of the Commissioner of Works and Emergency Services prior to the introduction of Bills in Council an addendum to the April 2004 Traffic Impact Study, prepared by the BA Group Transportation Consultants that will identify the parking and loading demands generated by this project;
- (f) provide space within the development for the construction of any transformer vaults, prior to the introduction of Bills in Council for the rezoning application, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (g) submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to the introduction of Bills in Council for the

rezoning application, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;

- (h) pay for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that upgrades are required to the infrastructure to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
- (i) submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to the introduction of Bills in Council for the rezoning application, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required;
- (j) pay for any improvements to the municipal lighting required to support this development, according to the review accepted by the Commissioner of Works and Emergency Services;
- (k) submit, prior to the issuance of a below grade building permit, all environmental site assessment reports describing the current site conditions and any proposed remedial action plans, if required, for peer review and acceptance by the Commissioner of Works and Emergency Services;
- (l) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of a below grade building permit, a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as a deposit towards the cost of the peer review;
- (m) submit, prior to the issuance of an above-grade building permit, a Statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that, based on all necessary supporting environmental documents:
 - (i) the site, including any lands to be conveyed to the City, is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from past land uses on the site, that has migrated from the site to the adjacent rights-of-way, that would exceed applicable MOE Guideline objectives or regulations;
- (n) enter into an agreement with the City, prior to the issuance of an above grade building permit, should it be determined that remediation of the

adjacent rights-of-way is required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City; and

- (o) submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the statement submitted prior to the issuance of an above-grade building permit.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*.

The following appeared before the Toronto and East York Community Council:

- Robert Millward, obo applicant;
- Julie Beddoes, VP, External, Gooderham and Worts;
- Suzanne McCormick;
- Penny Chester, Eastern Marine Systems; and
- Dominic Kahn, obo Bayside Rowing Club.

The Toronto and East York Community Council also had before it, the following:

- (June 25, 2004) from Christine Baudry;
- (June 28, 2004) from Linda Tam;
- (June 29, 2004) from Lloyd Hardman;
- (July 4, 2004) from Greg Bonser;
- (July 5, 2004) from Jacqueline Courval and John Robert Carley, Friends of the Spit;
- (June 6, 2004) from John W. Campbell, Toronto Waterfront Revitalisation Corporation; and
- (undated) from Dominic Kahn, Toronto Rowing for Youth (TRY).

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that:

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Director, Community Planning, South District, subject to the lands on the west side of Leslie Street currently zoned IC D1 N1 remaining as currently zoned with no additional permitted uses, and also

lands known as 6 and 12 Leslie Street remaining as currently zoned, with no additional uses permitted;

On motion by Councillor Fletcher:

- (2) the Site Plan Application be bumped up to City Council and be subject to a community consultation process;
- (3) due to concerns over dust, noise and traffic as outlined in the report (June 18, 2004) from the Director, Community Planning, South District that:
 - (a) A public community liaison monitoring committee be established to effectively mitigate against dust, noise and traffic;
 - (b) The monitoring committee be coordinated by TEDCO, and include the concrete works owners, the Ministry of the Environment, the South Riverdale Environmental Liaison Committee, the Toronto and Region Conservation Authority, other TEDCO tenants, the Ward Councillor, residents and neighbourhood associations;
 - (c) TEDCO be requested to include as a lease requirement that the concrete companies participate in the community liaison monitoring committee;
- (4) the Commissioner of Urban Development Services ensure that, as part of a greening landscape strategy to be implemented by the time the concrete companies set up their operations at the concrete campus:
 - (a) The greening of the Leslie Street corridor be a priority item and that there be a re-evaluation of zoning at 20 Leslie Street and that there be a community consultation process on the Corridor green plan;
 - (b) The potential to use City/TEDCO-owned land fronting onto the corridor to enhance the pedestrian and cycling environment be considered as part of this process;
 - (c) TEDCO be requested to initiate the phased implementation of the Landscape Concept Plan by Du Toit Allsop Hillier dated May 3, 2004;
 - (d) A landscape plan be developed and implemented on Commissioners Street, including 535 Commissioners Street;
- (5) TEDCO be requested to relocate the Bayside Rowing Club preferably within the shipping channel and that this be part of the overall boating strategy for the Portlands waterfront;
- (6) the City's Waterfront Secretariat and the Toronto Waterfront Revitalization Corporation develop a community-based Portlands Planning Process, in

consultation with various Portlands stakeholders including TEDCO, the Toronto Port Authority and the Ward 30 Councillor and other neighbouring Ward Councillors, to ensure that a comprehensive, multi-use planning process with a long-term vision is developed for the Portlands; and

On motion by Councillor Chow:

- (7) during the Site Plan Process, appropriate staff take all necessary steps to ensure the protection of bicyclists, pedestrians and boaters.

On further motion by Councillor Fletcher, the Toronto and East York Community Council requested the Commissioner of Urban Development Services, in consultation with appropriate officials, to report directly to Council on the establishment of a green buffer along Unwin Avenue.

With respect to the adoption of the report (June 18, 2004) from Director, Community Planning, South District, Councillor Fletcher was recorded in the negative.

(Letter sent to: Interested Persons; c.: Commissioner of Works and Emergency Services, Carlo Bonanni, Senior Planner, East Section - July 27, 2004)

(Report 6, Clause 10)

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

The Toronto and East York Community Council had before it a final report (June 21, 2004) from Director, Community Planning, South District respecting an Application to Amend the Official Plan Zoning By-law – 21 Carlton Street (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. 10;
- (2) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the

City Solicitor, such agreement(s) to be registered against the title to the lands for the development to secure the following facilities, services, and matters:

- (a) a contribution in the amount of \$300,000 as directed by the Commissioners of Urban Development Services and Economic Development, Culture and Tourism for the 519 Church Street Community Centre;
- (b) a contribution in the amount of \$250,000 as directed by the Commissioners of Urban Development Services, Economic Development, Culture and Tourism and Works and Emergency Services for capital improvements at Sheard Parkette, and the areas within the right-of-way in the vicinity;
- (c) a contribution in the amount of \$250,000 as directed by the Commissioner of Urban Development Services for capital improvements at Dundas Square;
- (d) a public art contribution in accordance with the City of Toronto's public art program for a value not less than one percent of the construction cost of all buildings and structures on the lands;
- (e) the payment of costs associated with the installation of signs related to the left-turn prohibitions onto Carlton Street from the site;
- (f) the payment of costs related to the improvements to the municipal lighting required to support this development, as directed by the Commissioner of Works and Emergency Services;
- (g) improvement of the Carlton and Granby Street rights-of-way abutting the site, including streetscaping and tree installation, as directed by the Commissioners of Urban Development Services, Works and Emergency Services and Economic Development, Culture and Tourism;
- (h) the provision of an irrigation system at the owners expense for all street trees in the public right-of-way with automatic timer at the owner's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation;
- (i) public access to the pedestrian walkway extending the width of the site between Carlton and Granby Streets, as directed by the Commissioner of Urban Development Services; and

- (j) the phasing of development of the lands and the timing of the contributions set out above in a manner satisfactory to the Commissioner of Urban Development Services.

The Toronto and East York Community Council also had before it the following:

- (June 21, 2004) from Melvyn E. Plewes; and
- (June 21, 2004) from Valerie Veinotte, PAL-Reading Services Inc.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*.

The following appeared before the Toronto and East York Community Council:

- Rick Steinberg;
- Mel Plewes;
- Walsh Peter, obo MGcGill – Granby Residence Association; and
- Patrick Devine, obo applicant.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Community Planning, South District.

Councillor Walker was recorded in the negative.

(Letter sent to: Intereseted Persons; c.: City Solicitor, Corwin L. Cambray, Planner - July 26, 2004)

(Report 6, Clause 11)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Community Planning, South District, recommending that City Council:

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

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

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Community Planning, South District.

(Letter sent to: Interested Persons; c.: City Solicitor, Corwin L. Cambray, Planner – July 26, 2004)

(Report 6, Clause 12)

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

The Toronto and East York Community Council had before it a final report (June 15, 2004) from the Director, Community Planning, South District respecting an Application to Amend the Official Plan and Zoning By-law – 60 Bathurst Street (Trinity-Spadina, Ward 19), and recommending that City Council:

- (1) amend the Garrison Common North Secondary Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 agreement;
- (5) require the owner to provide and maintain a minimum of 193 parking spaces to serve this development, including 162 spaces for the use of residents, 24 spaces for the use of residential visitors, and 7 spaces for the use of the retail component;
- (6) require the owner to pay all costs associated with:
 - (a) the installation of one-way arrow and “Do Not Enter” signs on Wellington Street West and Niagara Street at each vehicular site access point;

- (b) implementation of the appropriate “No Left Turn” prohibition at the Niagara Street site access, necessary to restrict outbound left turns during the AM and PM peak periods;
- (7) require the owner to provide and maintain a minimum of 1-Type G loading space on site to serve the development with a minimum length of 13 m;
 - (8) require the owner to submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
 - (a) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building and townhouse units to enable the preparation of building envelope plans;
 - (b) a municipal lighting assessment for the existing lighting on Bathurst Street, Wellington Street West and Niagara Street and within the site; and
 - (c) a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development, to demonstrate how this site can be serviced, and to confirm whether the existing municipal infrastructure is adequate to service the development;
 - (9) require the owner to pay for all streetlighting costs associated with this development including any required upgrades to the existing lighting on the rights-of-way;
 - (10) require the owner to pay for any improvements to the municipal infrastructure in connection with Condition No. (12)(c), should it be determined that upgrades are required to the existing infrastructure to support this development;
 - (11) require the owner to, at the time of site plan approval:
 - (a) provide space within the development for the construction of any transformer vaults, Hydro, Bell and sewer maintenance holes required in connection with this development;
 - (b) provide a continuous sidewalk across both the Wellington Street West and Niagara Street vehicular site access points with 2 m driveway flares on both sides of each driveway;
 - (c) reinstate with full curbs, any existing vehicular access ramps on Bathurst Street, Wellington Street West, and Niagara Street that do not form part of the new vehicular site accesses, and restore the public boulevards to the satisfaction of the Commissioner of Works and Emergency Services and at no cost to the City;

- (d) reconfigure the Type G loading space such that City refuse collection vehicles can access the loading space via the Niagara Street vehicular site access and egress the site via the Wellington Street West access;
 - (e) submit, prior to the issuance of the first below-grade building permit for the development, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services, for peer review;
 - (f) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of the first building permit for the development, a certified cheque payable to the Treasurer, City of Toronto, in the amount of \$3,000.00, as a deposit towards the cost of peer review;
 - (g) submit, prior to the issuance of the first above-grade building permit for the development, a statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all the necessary supporting environmental documents:
 - (i) the site is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
 - (h) enter into an agreement with the City, prior to the issuance of the first above-grade building permit for the development, should it be determined that remediation of the adjacent rights-of-way is required, in which the Owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;
 - (i) require the owner to submit, prior to occupancy of the first building component of the development, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted for peer review;
 - (j) require the owner to submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/additional information with respect to Conditions Nos. (5), (7), (11)(d), (8)(b) and (8)(c);
- (12) advise the owner:
- (a) to contact Transportation Operations Staff of Works and Emergency Services, at least 6 months prior to occupancy of the development, with regards to the implementation of the “No Left Turn” prohibition at the

Niagara Street vehicular site access and the installation of one-way arrow and “Do Not Enter” signs at the Wellington Street West and Niagara Street vehicular site access points;

- (b) to make a separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public rights-of-ways of Bathurst Street, Wellington Street West and Niagara Street;
- (c) to submit, in conjunction with an application for a building permit, revised plans and documentation, detailing how the proposed building will be constructed in accordance with the Ontario Building Code relating to the provisions of fire fighting;
- (d) of the City’s requirement for payment of a service charge associated with the provisions of City containerized garbage collection;
- (e) that, in the event that the on-site staff members are not available at collection time, the vehicle will leave the site and not return until the next schedule collection day;
- (f) to contact Solid Waste Management Services Section of Works and Emergency Services about this project to complete the necessary application and waiver forms prior to the commencement of City waste collection; and
- (g) that the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and approval by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on the site may contaminate the storm runoff.

The Toronto and East York Community Council also had before it, the following communications:

- (June 29, 2004) from Elizabeth Quance, Niagara Neighbourhood Residents’ Association;
- (July 5, 2004) from Tina Cutler;
- (July 5, 2004) from Mike Kosic;
- (July 6, 2004) from Heather Wells; and
- (undated) Presentation – Archie Hughes, Quadrangle Architects Limited.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*.

The following appeared before the Toronto and East York Community Council:

- Teresa Scott, obo Niagara Neighbourhood Now Group;
- Erin Smith;
- Catherine Spears, Spears and Associates, Inc;
- Archie Hughes, Quadrangle Architects;
- Patricia Robertson;
- Dave Frattini, Niagara Neighbourhood Association;
- Jason Smith;
- Melanie Able;
- Tim Smith;
- Henriette Rasmussen;
- Elizabeth Quance;
- Susan Laurin; and
- Peter Tucker.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended:

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2004) from the Director, Community Planning, South District, subject to the following amendments:
 - (a) That, to achieve the desired built form, the Draft Zoning By-law be amended to require that the west-most 10 dwelling units of Building B be deleted from the plans and replaced with an apartment building in Victorian house form which:
 - (i) contains no more than 6 dwelling units;
 - (ii) has a height no more than 1.0 metres taller than the height of the existing townhouse at 76 Niagara Street; and
 - (iii) requires a west side yard setback of 1.2 metres;
 - (b) That the Draft Zoning By-law be amended to require that the total height of the mixed-use building on Parcel A be no more than 39.1 metres including rooftop mechanical equipment;
 - (c) That Recommendation 4 of the report (June 15, 2004) of the Director, Community Planning, South District be amended to read:

“before introducing the necessary Bills in City Council for enactment, require the owner to enter into a Section 37 agreement to require the

owner to provide, prior to building occupancy, an easement on title, to secure public access to Parcel C during daylight hours and to secure the public benefits set out in this report, subject to the priority streets identified for streetscape improvement also including the following street segments:

- (i) Bathurst Street south of Adelaide Street West to Front Street; and
 - (ii) King Street West from Bathurst Street to Tecumseth Street, on both the north and south sides of the street.”
- (d) That Recommendation 5 of the report (June 15, 2004) of the Director, Community Planning, South District be amended to read:
- “5. require the owner to provide and maintain a minimum of 185 parking spaces to serve this development, including the greater of:
- (a) 154 parking spaces for residents and 24 parking spaces for visitors; or
 - (b) the number of parking spaces generated by the following ratio per dwelling unit:

Bachelor	0.3
1-bedroom	0.7
2-bedroom	1.0
3 or more bedroom	1.2
 - (c) in addition to the greater of a. or b. above, require the owner to provide and maintain at least 7 parking spaces designated for the retail component”
- (e) That Recommendation 6 of the report (June 15, 2004) of the Director, Community Planning, South District be deleted;
- (f) That Recommendation 12(a) of the report (June 15, 2004) of the Director, Community Planning, South District be deleted;
- (g) That the words “Condition 12(c)” in Recommendation 10 of the report (June 15, 2004) from the Director, Community Planning, South District be replaced with the words, “Condition 8(c)”;
- (h) That the words “Attachment 7” in Recommendation 2 of the report (June 15, 2004) from the Director, Community Planning, South District be replaced with the words, “Attachment 8”;
- (2) the Commissioner of Urban Development Services (Transportation Planning), in consultation with the Commissioner of Works and Emergency Services and the

Toronto Transit Commission, prepare a transportation review for the local area roughly bounded by Bathurst Street in the east, King Street in the north, Shaw Street in the west and the Canadian National Railway (Weston Subdivision) corridor in the south;

- (3) the Commissioner of Urban Development Services review the built form and density policies for the local area, roughly bounded by Bathurst Street in the east, King Street in the north, Shaw Street in the west and the Canadian National Railway (Weston Subdivision) corridor in the south;
- (4) the Commissioner of Urban Development Services, in consultation with the Commissioner of Works and Emergency Services, evaluate the option of narrowing the pavement width on Niagara Street and Wellington Street to provide for wider landscaped boulevards in conjunction with the site plan approval application at 60 Bathurst Street; and
- (5) the costs associated with providing the wider landscaped boulevards and narrowing the streets, on those portions of Niagara Street and Wellington Street West which are directly adjacent to the site, be borne by the owner.

(Letters sent to: Interested Persons; c.: EliseHug, Planner, West Section, Commissioner of Urban Development Services, Commissioner of Works and Emergency Services, General Manager, Toronto Transit Commission – July 27, 2004)

(Report 6, Clause 13)

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

The Toronto and East York Community Council had before it a final report (June 15, 2004) from the Director, Community Planning, South District respecting an Application to Amend the Official Plan and Zoning By-law – 40-42 Westmoreland Avenue (Davenport, Ward 18) 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 enter into a Section 37 agreement with the City before introducing the necessary Bills to City Council for enactment;
- (5) require the owner to provide and maintain a minimum of 22 parking spaces for residents to serve this project;
- (6) require the owner to submit, to the Commissioner of Works and Emergency Services for review and acceptance, at least three weeks prior to the introduction of Bills in Council:
 - (a) site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and
 - (b) whether the existing municipal infrastructure is adequate to service the development;
- (7) require the owner to pay, prior to site plan approval, for any improvements to the existing municipal infrastructure in connection with Recommendation No. 8 above, should it be determined that such upgrades are required to support this development, according to the site servicing assessment accepted by the Commissioner of Works and Emergency Services;
- (8) require the owner to, at the time of site plan approval:
 - (a) provide and maintain a reversible one-way operation drive aisle with warning signage and signaling system;
 - (b) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes as required, in connection with the development;
 - (c) provide and maintain on-site facilities for the collection and storage of garbage and other waste materials; and
- (9) advise the owner:
 - (a) to make separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public right-of-ways;
 - (b) to submit a separate application to the Commissioner of Works and Emergency Services for approval to maintain the existing brick pillar encroachments that extend within the Westmoreland Avenue right-of-way;
 - (c) that collection of garbage and recyclable materials will take place at curbside on Westmoreland Avenue;

- (d) to submit, in conjunction with an application for a building permit, plans and documentation, detailing how the proposed building will be constructed in accordance with the Ontario Building Code relating to provisions for fire fighting; and
- (e) that the public lane used to access the site will be given low priority for winter maintenance by the City and that public lanes are salted only, not ploughed; and
- (f) to enter into and register on title a heritage easement agreement with the City.

The Toronto and East York Community Council also had before it a communication (July 5, 2004) from Tammy Heleno.

The Toronto and East York Community Council held a statutory public meeting on July 6, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

On motion by Councillor Giambrone, the Toronto and East York Community Council submitted this matter to Council without recommendation.

On further motion by Councillor Giambrone, the Toronto and East York Community Council requested:

- (1) the Commissioner of Urban Development Services, in consultation with the Commissioner of Works and Emergency Services to report directly to Council on securing, in the Section 37 Agreement, snow clearing of the lane at the rear of the site at no cost to the City;
- (2) the Commissioner of Works and Emergency Services, in consultation with the Commissioner of Urban Development Services and the Ward Councillor, to confirm the adequacy of the resident and visitor parking to serve the development and report directly to Council.

(Letter sent to: Interested Persons; c.: Commissioner of Works and Emergency Services
Commissioner of Urban Development Services - July 27, 2004)

(Report 6, Clause 14)

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

The Toronto and East York Community Council had before it a refusal report (June 14, 2004) from the Director, Community Planning, South District respecting an

Application to Amend the Zoning By-law – 578 Spadina Avenue (Trinity-Spadina, Ward 20) and recommending that:

- (1) City Council refuse Zoning By-law Amendment No. 03-165640 STE 20 OZ;
- (2) the City Solicitor, the Commissioner of Urban Development Services and any other appropriate staff be authorized and directed to oppose any appeal of Council's refusal of the application to the Ontario Municipal Board;
- (3) if the applicant appeals Council's refusal of the application to the Ontario Municipal Board, the Commissioner of Urban Development Services be requested to hold an information meeting in the community to discuss the application and to notify owners and tenants within 120 metres of the site and the Ward Councillor; and
- (4) City officials be authorized and directed to take the necessary actions to give effect thereto.

The Toronto and East York Community Council also had before it, the following communications:

- (July 5, 2004) from Eudora Pendergrast; and
- Photographs (undated) submitted by Alan Levy.

The following appeared before the Toronto and East York Community Council:

- Robert Truman;
- Alan Levy;
- Carmen Gauthier;
- Tim Grant; and
- Eudora Pendergrast.

On motion by Councillor Chow, the Toronto and East York Community Council recommended to City Council that:

- (1) City Council refuse Zoning By-law Amendment No. 03-165640 STE 20 OZ respecting 578 Spadina Avenue;
- (2) the City Solicitor, the Commissioner of Urban Development Services and any other appropriate staff be authorized and directed to oppose any appeal of Council's refusal of the application to the Ontario Municipal Board;
- (3) if the applicant appeals Council's refusal of the application to the Ontario Municipal Board, the Commissioner of Urban Development Services be requested to hold an information meeting in the community to discuss the application and to notify owners and tenants within 120 metres of the site and the Ward Councillor; and

- (4) City officials be authorized and directed to take the necessary actions to give effect thereto.

(Letters sent to: Interested Persons; c.: Commissioner of Urban Development Services, City Solicitor, Lynda Macdonald, Manager, Community Planning , West Section – July 26, 2004)

(Report 6, Clause 15)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Community Planning, South District respecting a Request for Direction - 511 Bremner Boulevard and 2 and 20 Housey Street – Ontario Municipal Board Hearing (Trinity-Spadina, Ward 20), and recommending that Council request the Commissioner of Urban Development Services to report directly to Council, in consultation with the Chief Financial Officer, on the financial implications of a settlement with Wittington Properties Limited, and to request further direction on the Ontario Municipal Board hearing scheduled to continue October 12, 2004.

The Toronto and East York Community Council also had before it Toronto South Community Council Report 4, Clause 27, titled, “Ontario Municipal Board Hearing – 511 Bremner Boulevard; 2 and 20 Housey Street, 20, 22A and 24 Bathurst Street, which City Council, on May 18, 19 and 20, 2004 referred back to the Toronto South Community Council and requested the City Solicitor to report further

On motion by Councillor Chow, the Toronto and East York Community Council submitted this matter to Council without recommendation.

On further motion by Councillor Chow, the Toronto and East York Community Council requested the Commissioner of Urban Development Services to report directly to Council:

- (1) in consultation with the Chief Financial Officer, on the financial implications of a settlement with Wittington Properties Limited, and to request further direction on the Ontario Municipal Board hearing scheduled to continue October 12, 2004; and
- (2) in consultation with the Commissioner of Works and Emergency Services, on the requirements for road works in connection with the proposed Section 37 agreement with Wittington Properties Limited.

(Letter sent to: Interested Persons; c.: City Solicitor, Melanie Melnyk, Planner, South District, Budget Advisory Committee - July 27, 2004)

(Report 6, Clause 16)**7.17 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit - 751 King Street West (Ward 19 - Trinity-Spadina)**

The Toronto and East York Community Council had before it a report (June 1, 2004) from the Director, Community Planning, South District respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit - 751 King Street West (Ward 19 - Trinity-Spadina).

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended to City Council that the request for a variance to permit, for identification purposes, an non-illuminated roof sign at 751 King Street West, be approved.

(Letter sent to: John Zorn; c.: Jim Laughlin, Director and Deputy Chief Building Official - July 26, 2004)

(Report 6, Clause 17)**7.18 Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 699 Yonge Street (Toronto Centre – Rosedale, Ward 27)**

The Toronto and East York Community Council had before it a report (January 29, 2004) from Director, Community Planning, South District respecting Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 699 Yonge Street (Toronto Centre – Rosedale, Ward 27), and recommending that the request for variances be refused for reasons outlined in the report.

The Toronto and East York Community Council also had before it a communication (June 22, 2004) from Morris Manning, Barristers at Law.

On motion by Councillor Walker, the Toronto and East York Community Council recommended to City Council that the request for variances from Chapter 297, Signs, of the former City of Toronto Municipal Code for 699 Yonge Street be refused.

(Report 6, Clause 18)**7.19 Construction and Maintenance of a Decorative Wall With Pillars – 174 Warren Road (St. Paul's, Ward 22)**

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District respecting Construction and Maintenance of a Decorative Wall With Pillars – 174 Warren Road (St. Paul's, Ward 22), and recommending that:

- (1) City Council approve the construction and maintenance of a decorative wall with pillars which will vary in height from 0.64 m to 0.79 m, and footings that will extend 1.22 m below grade within the public right-of-way fronting 174 Warren Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) construct and maintain the decorative wall with pillars at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) obtain approval for associated work on private property from Urban Development Services;
 - (d) remove the decorative wall with pillars upon receiving 90 days written notice to do so; and
 - (e) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or Commissioner of Works and Emergency Services are authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

(Letter sent to: Interested Persons; c.: Commissioner of Works and Emergency Services, City Solicitor, Ken McGuire, Supervisor, Right of Way Management - July 26, 2004)

(Report 6, Clause 19)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District

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

On motion by Councillor Mihvec, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

(Letter sent to: Gina Tapper; c.: Ken McGuire, Supervisor, Right of Way Management - July 26, 2004)

(Report 6, Clause 20)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District respecting Installation of Bollards and Decorative Paving on the Pullan Place and Simcoe Street Roadways - 180 Queen Street West (Trinity-Spadina, Ward 20), and recommending that:

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

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

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

(Letter sent to: Ms. Ioannis Uranis, Mr. Vasiliki Uranis; c.: Commissioner of Works and Emergency Services, Chief Financial Officer and Treasurer, Ken McGuire, Supervisor, Right of Way Management - July 26, 2004)

(Report 6, Clause 21)

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

The Toronto and East York Community Council had before it a report (June 15, 2004) from the Manager, Right of Way Management, Transportation Services, South District respecting a Request for an Exemption from Chapter 313 of the Former City of Toronto Municipal Code to Permit Commercial Boulevard Parking Fronting 469 Merton Street (St. Paul's, Ward 22), and recommending that City Council deny the application for commercial boulevard parking fronting 469 Merton Street.

The Toronto and East York Community Council had before it the following communications:

- (June 30, 2004) from Harry Russell;
- (June 30, 2004) from Councillor Michael Walker; and
- (June 4, 2004) from Irene Davy, Sunnybrook School.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council approved the application for commercial boulevard parking fronting 469 Merton Street, subject to:

- (a) the parking area for each space not exceeding 2.54 m in width by 5.49 m in length; and
- (b) the applicant paying all applicable fees and complies with all other criteria described in Municipal Code Chapter 313, Streets and Sidewalks, of the former City of Toronto Municipal Code.

(Letter sent to: Interested Persons; c.: Kyp Perikleous, Supervisor, Right of Way Management - July 27, 2004)

(Report 6, Clause 22)

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

The Toronto and East York Community Council had before a report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District respecting a Construction of a Decorative Wall – 97 Old Forest Hill Road (St. Paul’s, Ward 22), and recommending that:

- (1) City Council approve the construction and maintenance of the decorative wall within the public right of way fronting, on the flank and at the rear of 97 Old Forest Hill Road, subject to the property owner entering into an encroachment agreement with the City of Toronto agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the decorative wall at their own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the decorative wall upon receiving 90 days written notice so to do; and

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

On motion by Councillor Mihevc, the Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

(Letter sent to: Interested Persons; c.: Commissioner of Works and Emergency Services, Ken McGuire, Supervisor, Right of Way Management - July 26, 2004)

(Report 6, Clause 23)

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

Application Withdrawn

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Manager, Licensing, Municipal Licensing and Standards respecting a Request for appeal of an application for a Boulevard Café Licence – 2375 Queen Street East, o/a Kitty O’Shea’s Traditional Irish Pub(Beaches-East York - Ward 32), and recommending that:

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

On motion by Councillor Bussin the Toronto and East York Community Council recommended that City Council refuse the application for a boulevard café licence at 2375 Queen Street East.

The following appeared before the Toronto and East York Community Council:

- Robert Costello;
- Samira Soueidan;
- Dan Batko;
- Catherine Renzetti;
- John Ley Bourne;
- David White; and
- Kenneth Way.

The Toronto and East York Community Council also had before it the following communications:

- (July 6, 2004) from Robert A. Costelloe, Kitty O'Shea's Irish Pub; and
- (July 5, 2004) from Michael D. Prue, MPP Beaches-East York.

(Letter sent to: Interested Persons; c.: Manager, Licensing, Municipal Licensing and Standards, Richard Mucha, Manager Licensing, Municipal Licensing and Standards, Urban Development Services - July 28, 2004)

(Report 6, Clause 25)

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

The Toronto and East York Community Council had before it a report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting an Inclusion on the Toronto Inventory of Heritage Properties and authority to enter into a Heritage Easement Agreement – 2276 Gerrard Street East (Lake Simcoe Ice Company) (Beaches-East York, Ward 32), and recommending that:

- (1) Council include the property at 2276 Gerrard Street East (Lake Simcoe Ice Company façade) in the City of Toronto Inventory of Heritage Properties; and
- (2) the Lake Simcoe Ice Company façade as shown on the plans dated May 2, 2004 by Milton Katz Architect be approved, subject to the following conditions:
 - (a) prior to the issuance of site plan approval, the owner shall enter into and register on title a Heritage Easement Agreement for the retained principal

- (south) elevation, to the satisfaction of the City Solicitor and the Manager, Heritage Preservation Services;
- (b) the owner provide two (2) copies of photographs of the Lake Simcoe Ice Company façade, subject to the approval of the Manager of Heritage Preservation Services for inclusion in the Heritage Easement Agreement;
 - (c) prior to Site Plan Approval, the owner shall submit a detailed landscape plan for the walkways adjacent to the retained principal (south) elevation, to the satisfaction of the Manager, Heritage Preservation Services;
 - (d) prior to the issuance of any permit, including a permit for demolition or excavation, the owner provide to the satisfaction of the Manager, Heritage Preservation Services:
 - (i) a complete Conservation Plan for the retained principal (south) elevation;
 - (ii) a letter of credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the Conservation Plan;
 - (e) prior to release of the letter of credit, a plaque shall be erected at no cost to the City on the retained façade stating the history of the Lake Simcoe Ice Company and its operations at the subject property.
- (3) authority be granted by City Council for the execution of a Heritage Easement Agreement (HEA) for Lake Simcoe Ice Company facade located at 2276 Gerrard Street East under Section 37 of the Ontario Heritage Act with the owner of the subject property, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (June 17, 2004) from the Toronto Preservation Board recommending to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Letter sent to: Interested Persons; c.: Director, Community Planning, South District, City Solicitor, Rita Davies, Executive Director of Culture, Denise Gendron, Manager, Heritage Preservation Services, City Clerk, Toronto Preservation Board - July 26, 2004)

(Report 6, Clause 26)

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

The Toronto and East York Community Council had before it a report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism to the Toronto South Community Council and the Toronto Preservation Board seeking Approval of Alterations to a Designated Building in the South Rosedale Heritage Conservation District - 1 Dale Avenue (Toronto Centre-Rosedale, Ward 27), and recommending that:

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

The Toronto and East York Community Council also had before it a communication (June 17, 2004) from the Toronto Preservation Board recommending to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, Rita Davies, Executive Director of Culture, Denise Gendron, Manager, Heritage Preservation Services, City Clerk, Toronto Preservation Board - July 26, 2004)

(Report 6, Clause 27)

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

The Toronto and East York Community Council had before it a report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting Approval of a Heritage Permit for the Partial Demolition of a Heritage Structure located within the South Rosedale Heritage Conservation District – 39 Chestnut Park (Toronto Centre-Rosedale – Ward 27), and recommending that:

- (1) Council approve a heritage permit under Part V of the Ontario Heritage Act for:
 - (i) the partial demolition of 39 Chestnut Park as set out in permit application No: 04-133206; and
 - (ii) the building permit plans be substantially in accordance with the plans submitted by William R. Dewson Architect dated May 6, 2004; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (June 17, 2004) from the Toronto Preservation Board recommending to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, Rita Davies, Executive Director of Culture, Denise Gendron, Manager, Heritage Preservation Services, City Clerk, Toronto Preservation Board - July 26, 2004)

(Report 6, Clause 28)

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

The Toronto and East York Community Council had before it a report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting an Inclusion on the City of Toronto Inventory of Heritage Properties – 43 Hanna Avenue (Trinity-Spadina, Ward 19), and recommending that:

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

The Toronto and East York Community Council also had before it the following communications:

- (June 17, 2004) from the Toronto Preservation Board recommending to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
- (July 6, 2004) from Ian Wheal.

Ian Wheal, Ontario Society for Industrial Archaeology, appeared before the Toronto and East York Community Council.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, Rita Davies, Executive Director of Culture, Denise Gendron, Manager, Heritage Preservation Services, City Clerk, Toronto Preservation Board - July 26, 2004)

(Report 6, Clause 29)

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

The Toronto and East York Community Council had before it a report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting an Inclusion on the City of Toronto Inventory of Heritage Properties – 651 Dufferin Street (St. Anne’s Parish Hall) (Davenport, Ward 18), and recommending that:

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

The Toronto and East York Community Council had before it the following communications:

- (June 17, 2004) from the Toronto Preservation Board recommending to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
- (July 5, 2004) from Peter J. Orme.

On motion by Councillor Giambrone, the Toronto and East York Community Council deferred the report until September 14, 2004 pending consultation with the Ward Councillor.

(Letter sent to: Interested Persons; c.: Rita Davies, Executive Director of Culture – July 16, 2004)

(Report 6, Other Items Clause 75(b))

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

The Toronto and East York Community Council had before it a report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting a Proposal for Adaptive Reuse of a Heritage Property - 550 Bayview Avenue (Don Valley Brickworks) (Toronto-Danforth, Ward 29), and recommending that:

- (1) the adaptive reuse of the heritage property at 550 Bayview Avenue (Don Valley Brickworks) as set out in the report titled “Don Valley Brick Works Centre, Draft Development Plan”, dated March 2004 prepared by the Evergreen Foundation be approved in principle, subject to:
 - (i) prior to any planning approval, the applicant submitting, to the satisfaction of the Manager, Heritage Preservation Services:
 - (a) detailed plans that identify the alterations to the heritage features of the property for approval by City Council;
 - (b) a Conservation Plan prepared by a qualified conservation consultant and containing the conservation strategy for mitigating impacts on the heritage buildings, proposals for the machinery and an interpretation program focussed on the history, architecture and industrial processes of the site;
 - (c) a detailed Landscape Plan;
 - (ii) the applicant retaining a consultant archaeologist licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O. 1990)

to carry out an archaeological assessment of the property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. A copy of the relevant assessment report(s) shall be submitted by the consultant archaeologist to the Heritage Preservation Services Unit;

- (iii) no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Culture Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council had before it a communication (June 17, 2004) from the Toronto Preservation Board recommending to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to amending Recommendation (1)(i)(b) by adding after the word "architecture" the word "geology" so the recommendation reads:

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

On motion by Case Ootes, the Toronto and East York Community Council recommended to City Council that:

- (1) the adaptive reuse of the heritage property at 550 Bayview Avenue (Don Valley Brickworks) as set out in the report titled "Don Valley Brick Works Centre, Draft Development Plan", dated March 2004 prepared by the Evergreen Foundation be approved in principle, subject to:
 - (i) prior to any planning approval, the applicant submitting, to the satisfaction of the Manager, Heritage Preservation Services:
 - (a) detailed plans that identify the alterations to the heritage features of the property for approval by City Council;
 - (b) a Conservation Plan prepared by a qualified conservation consultant and containing the conservation strategy for mitigating impacts on the heritage buildings, proposals for the machinery and an interpretation program focussed on the history, architecture, geology and industrial processes of the site;

- (c) a detailed Landscape Plan;
 - (ii) the applicant retaining a consultant archaeologist licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O. 1990) to carry out an archaeological assessment of the property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. A copy of the relevant assessment report(s) shall be submitted by the consultant archaeologist to the Heritage Preservation Services Unit;
 - (iii) no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Culture Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, Rita Davies, Executive Director of Culture, Denise Gendron, Manager, Heritage Preservation Services, City Clerk, Toronto Preservation Board - July 26, 2004)

(Report 6, Clause 31)

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

The Toronto and East York Community Council had before it a report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism to the Toronto South Community Council and the Toronto Preservation Board respecting Inclusion on the City of Toronto Inventory of Heritage Properties – 16-18 Kimberley Avenue (William Brown House and Coach House) (Beaches-East York, Ward 32), and recommending that:

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

The Toronto and East York Community Council also had before it a communication (June 17, 2004) from the Toronto Preservation Board advising that it had deferred

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

Peter Saarimaki appeared before the Toronto and East York Community Council.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, Rita Davies, Executive Director of Culture, City Clerk, Toronto Preservation Board - July 28, 2004)

(Report 6, Clause 32)

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

The Toronto and East York Community Council had before it a report (June 24, 2004) from the Manager, Right of Way Management, Transportation Services South District respecting a Installation of A Building Access Ramp – Fronting 14 Elm Street – “Arts and Letters Club of Toronto” (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) City Council deny the application for permission to install a building access ramp fronting 14 Elm Street; OR
- (2) City Council approve the installation of the building access ramp within the City sidewalk fronting 14 Elm Street, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) pay for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services;

- (c) pay \$1,176.00 for the tree removal cost to Economic Development, Culture & Tourism, Forestry Division;
 - (d) pay \$4,500.00 to cover the cost for the removal of the existing tree pit and the restoration of the area to the existing sidewalk condition consistent to what is along Elm Street;
 - (e) obtaining clearance and satisfying any requirements of Economic Development, Culture & Tourism, Heritage Preservation Services regarding the construction of the building access ramp; and
 - (f) accepting such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (3) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services; and
- (4) Legal Services be requested to prepare and execute the Encroachment Agreement.

The Toronto and East York Community Council also had before it a report (July 6, 2004) from the Commissioner Economic Development, Culture and Tourism recommending that:

- (1) City Council deny the application for permission to install a building access ramp fronting 14 Elm Street; OR
- (2) City Council approve the installation of the building access ramp within the City sidewalk fronting 14 Elm Street, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) pay for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services;
 - (c) pay \$1,176.00 for the tree removal cost to Economic Development, Culture & Tourism, Forestry Division;

- (d) pay \$4,500.00 to cover the cost for the removal of the existing tree pit and the restoration of the area to the existing sidewalk condition consistent to what is along Elm Street; and
- (e) accepting such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (f) the alterations to the heritage property at 14 Elm Street containing the Arts & Letters Club of Toronto substantially as shown in the plans and drawings prepared by David Peter Architects, dated February 5, 2004 on file with the Manager, Heritage Preservation Services be approved subject to the owner providing exterior architectural details and building materials to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any permit by the City;
- (g) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services; and
- (h) Legal Services be requested to prepare and execute the Encroachment Agreement.

The following appeared before the Toronto and East York Community Council:

- James S. Webster, Arts and Letters Club; and
- David Peters, applicant.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended to City Council that, subject to the approval of the Toronto Preservation Board:

- (1) City Council approve the installation of the building access ramp within the City sidewalk fronting 14 Elm Street, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnifying the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;

- (b) paying for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services;
 - (c) accepting such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
 - (d) the in ground tree immediately west of the proposed building access ramp be preserved and protected;
- (2) the alterations to the heritage property at 14 Elm Street containing the Arts & Letters Club of Toronto substantially as shown in the plans and drawings prepared by David Peter Architects, dated February 5, 2004 on file with the Manager, Heritage Preservation Services be approved, subject to the owner providing exterior architectural details and building materials to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any permit by the City;
- (3) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works and Emergency Services; and
- (4) the City Solicitor be requested to prepare and execute the Encroachment Agreement.

(Letter sent to: Interested Persons; c.: Commissioner of Works and Emergency Services, Manager, Right of Way Management, Transportation Services, South District, Ken McGuire, Supervisor, Right of Way Management, City Clerk, Toronto Preservation Board, Chief Financial Officer and Treasurer, City Solicitor, Commissioner of Economic Development, Culture and Tourism, Rita Davies, Executive Director of Culture, Denise Gendron, Manager, Heritage Preservation Services - July 28, 2004)

(Report 6, Clause 33)

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

The Toronto and East York Community Council had before it a report (May 31, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting Designation under Part V of the Ontario Heritage Act within the North Rosedale Heritage Conservation District (Toronto Centre-Rosedale, Ward 27), and recommending that:

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

The Toronto and East York Community Council also had before it the following communications:

- (June 17, 2004) from the Toronto Preservation Board recommending to the Toronto South Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (May 31, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to minor amendments in Section 7 of Attachment 2 regarding recognition of modern architecture being reported directly to the Toronto South Community Council;
- (June 17, 2004) from Jane Wilton;
- (June 29, 2004) from Donald Cameron; and
- (July 1, 2004) from Andrew Crosbie.

The following appeared before the Toronto and East York Community Council:

- John C. T. Inglis, McCarthy Tetrault LLP; and
- Patrick Howe, obo North Rosedale Ratepayers Association.

On motion by Councillor McConnell, with Councillor Pantalone in the Chair, the Toronto and East York Community Council recommended to City Council that:

- (1) Section 7.0 of the District Plan of the North Rosedale Heritage Conservation District (Attachment 2 of the report (May 31, 2004) from the Commissioner of Economic Development, Culture and Tourism) be amended by adding, after the first sentence of the second paragraph:

“These guidelines neither preclude modernist interventions nor prescribe traditional house styles or detailing provided that the proposed alternation or new construction conforms to the guidelines and heritage character of the District”;
- (2) That Section 5.2, Zone 1, Architecture of the District Plan of the North Rosedale Heritage Conservation District (Attachment 2 of the report (May 31, 2004) from the Commissioner of Economic Development, Culture and Tourism) be amended by adding the words, “and Modernist” after the words “Arts and Crafts”;
- (3) City Council adopt the staff recommendations in the Recommendations Section of the report (May 31, 2004) from the Commissioner of Economic Development, Culture and Tourism, as amended by Recommendations 1 and 2 above.

(Letter sent to: William Deacon, North Rosedale Ratepayers’ Association; c.: Commissioner of Economic Development, Culture and Tourism, Rita Davies, Executive Director of Culture, City Clerk, Toronto Preservation Board, Interested Persons – July 26, 2004)

(Report 6, Clause 34)

7.35 Proposed Bicycle Lanes on Cosburn Avenue from Coxwell Avenue to Oak Park Avenue (Beaches-East York, Ward 31)

The Toronto and East York Community Council had before it a report (June 29, 2004) from Director, Transportation Infrastructure Management respecting a Proposed Bicycle Lanes on Cosburn Avenue from Coxwell Avenue to Oak Park Avenue (Beaches-East York, Ward 31), and recommending that:

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

The Toronto and East York Community Council also had before it the following communications:

- (May 28, 2004) from John Michailidis;
- (July 5, 2004) from Collin Gribbons;
- (July 6, 2004) from Martin Koob, Toronto Cycling Committee;
- (July 5, 2004) from Margot Lappin and Davin Green;
- (July 7, 2004) from Bob Huffman;
- (July 5, 2004) from Johanna Brand;
- (July 6, 2004) from Jacob Allderdice;
- (June 28, 2004) from Jill Worthy, Toronto District School Board;
- (July 6, 2004) from Margaret Goodale; and
- (undated) 74 letters of support submitted by Councillor Davis.

The following appeared before the Toronto and East York Community Council:

- Levi Waldron;
- Donna Lyn McCallum;
- Paula Turtle;
- Joseph Cooper;
- Jacob Allderoke;
- Martin Koob, obo Toronto Bicycling Network;
- Vladimir Raff, obo Toronto Cycling Committee; and
- Ian Wheal.

The Toronto and East York Community Council:

On motion by Councillor Davis:

- (1) deferred this matter until September 14, 2004;
- (2) requested the Commissioner of Works and Emergency Services to work with the Ward Councillors from Wards 29 and 31 (Councillors Ootes and Davis) to conduct further consultations with the community regarding the implementation of the proposed Cosburn Avenue bike lanes;
- (3) requested the Commissioner of Works and Emergency Services to report to the Toronto and East York Community Council on September 14, 2004 on:

- (a) the results of the community consultation;
 - (b) a recommended implementation plan and traffic and parking regulations for 2004 for the installation of the bike lanes along Cosburn Avenue between Oak Park Avenue and Broadview Avenue;
- (4) requested the Commissioner of Works and Emergency Services to monitor the impact of the bike lanes on traffic, cycling and other issues, and report to the Community Council twelve months after the completed installation of the bike lanes;

On motion by Councillor Mihevc:

- (5) in the meantime, requested the Commissioner of Works and Emergency Services to make the necessary preparations to have the bicycle lanes painted and signed in early October, should Council approved the bicycle lane plan on Cosburn Avenue;

On motion by Councillor Ootes:

- (6) requested the Commissioner of Works and Emergency Services to submit to the Toronto and East York Community Council on September 14, 2004, a detailed analysis of rush hour traffic conditions that advises whether traffic demands can be accommodated without infiltration on to other streets;
- (7) requested the Commissioner of Works and Emergency Services to submit to the Toronto and East York Community Council on September 14, 2004 the studies that show whether there is a significant increase in bike volumes as a result of bike lanes;
- (8) requested the Commissioner of Works and Emergency Services to report to the Works Committee on an implementation timetable for the proposed bicycle lanes across the City and the impact on City wide traffic; and
- (9) requested the Commissioner of Works and Emergency Services to report to the Works Committee on a policy respecting consultation with regard to bike lanes in the City, so as to ensure that residents are consulted in a timely and effective manner.

The following motions were placed but not voted on:

By Councillor Giambrone:

- (1) That bicycle lanes be approved on both sides of Cosburn Avenue from Broadview Avenue to Oak Park Avenue, as shown in Appendix 1; and

- (2) That, in conjunction with the approval of the bicycle lanes identified in Recommendation 1, the traffic and parking regulations as shown in Appendix 2 be approved;
- (3) That the appropriate City officials be authorized to take the necessary action to give effect thereto

(Letter sent to: Interested Persons; c.: Director, Transportation Infrastructure Management, Daniel Egan, Manager, Pedestrian and Cycling Infrastructure – July 16, 2004)

(Report 6, Other Items Clause 75(c))

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

The Toronto and East York Community Council had before it a communication (June 1, 2004) from the Planning and Transportation Committee respecting a Harmonized City-wide Private Tree By-law (All Wards).

The Toronto and East York Community Council also had before it the following communications:

- (June 23, 2004) from Shelley Petrie, Toronto Environmental Alliance;
- (June 30, 2004) from John P. Wilson, Task Force to Bring Back the Don;
- (June 30, 2004) from Sean Irvine;
- (July 1, 2004) from Mack Williams;
- (July 2, 2004) from Lorraine Johnson;
- (July 2, 2004) from Louie Surdi;
- (July 2, 2004) from R. Douglas Wells;
- (July 4, 2004) from Kathy Mortimer;
- (June 30, 2004) from Michael Tziretas;
- (July 5, 2004) from David Vallance;
- (July 6, 2004) from Georgiana Uhlyarik;
- (undated) from Seana Irvine;

- (June 29, 2004) from Janet McKay, Local Enhancement and Appreciation of Forests (LEAF); and
- (undated) from Peter Elson, Roncesvalles, Macdonell Residents Assoc. (RMRA).

The following appeared before the Toronto and East York Community Council:

- Grace Ma ,obo Local Enhancement and Appreciation of Forests (LEAF);
- Vladimir Raff;
- Todd Irvine; and
- Gerald Swinkin.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended to the Planning and Transportation Committee that the staff recommendations in the Recommendations Section of the joint report (May 7, 2004) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism be adopted.

The above recommendation was adopted on the following division of votes.

(Transmittal letter sent to: Planning and Transportation Committee; c.: Commissioner of Economic Development, Culture and Tourism, Acting General Manager, Parks and Recreation, Director, Policy and Research, Urban Development Services, Interested Persons - July 16, 2004)

(Report 6, Other Items Clause 75(d))

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

The Toronto and East York Community Council had before it a report (June 11, 2004) from the Commissioner Economic Development, Culture and Tourism repecting Injury to 2 Privately Owned Trees – 136 Silver Birch Avenue (Beaches-East York, Ward 32), and recommending that:

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

The Toronto and East York Community Council had before it a communication (July 5, 2005) from Tony Molnar, Forester and Consulting Arborist.

The following appeared before the Toronto and East York Community Council:

- Carole Wilson;
- Andrew Trickett, applicant;
- Tony Molnar, arborist; and
- Val Edwards.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended to City Council that the request for a permit for tree injury at 136 Silver Birch Avenue be denied.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, John Macintyre, Director of Parks and Recreation, Central Services – July 26, 2004)

(Report 6, Clause 37)

7.38 Removal of One Privately Owned Tree – 87 Roxborough Street West (Toronto-Centre – Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (June 3, 2004) from the Commissioner Economic Development, Culture and Tourism respecting the Removal of One Privately Owned Tree – 87 Roxborough Street West (Toronto-Centre – Rosedale, Ward 27), and recommending that:

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

The following appeared before the Toronto and East York Community Council:

- Debbie Alexander; and
- Michael Maclear.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council deny the request for the removal of one privately owned tree at 87 Roxborough Street West.

On further motion by Councillor Pantalone, the Toronto and East York Community Council requested the Commissioner of Economic Development, Culture and Tourism to investigate the complaint regarding the pruning of the tree.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, John Macintyre, Director, Central Services, Parks and Recreation – July 26, 2004)

(Report 6, Clause 38)

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

The Toronto and East York Community Council had before it a report (June 3, 2004) from the Commissioner of Economic Development, Culture and Tourism respecting the Removal of One Privately Owned Tree – 7 Glenayr Road (St. Paul’s, Ward 21), and recommending that:

- (1) Toronto South Community Council deny the request for the removal of one privately owned tree at 7 Glenayr Road; or
- (2) Toronto South Community Council approve the request for the removal of one privately owned tree at 7 Glenayr Road, conditional on the owner agreeing to implement the planting plan on file with Urban Forestry Services.

The Toronto and East York Community Council also had before it a communication (June 14, 2004) from the City Clerk, Toronto South Community Council, forwarding the action of the Community Council of June 8, 2004

On motion by Councillor Mihevc, the Toronto and East York Community Council, noting that three trees will be replacing one tree, recommended that City Council approve the request for the removal of one privately owned tree at 7 Glenayr Road, conditional on the owner agreeing to implement the planting plan on file with Urban Forestry Services.

(Letter sent to: Interested Persons; c.: Commissioner of Economic Development, Culture and Tourism, John Macintyre, Director, Central Services, Parks and Recreation – July 26, 2004)

(Report 6, Clause 39)

7.40 Residential Demolition Application – 6 Howard Street (Toronto Centre-Rosedale, Ward 28)

The Toronto and East York Community Council had before it Toronto South Community Council Report 5, Clause 9, titled, “Residential Demolition Application – 6 Howard Street (Toronto Centre-Rosedale, Ward 28)”, which was referred back by City Council at its meeting held on June 22, 2004, respecting a report (May 19, 2004) from the Director, Community Planning, South District, recommending that City Council refuse the application to demolish the subject residential apartment at 6 Howard Street.

The following appeared before the Toronto and East York Community Council:

- Nicolas Chin, applicant;
- Marvin Sadowski; and
- Timon Shaw.

On motion by Councillor McConnell, with Councillor Ootes in the Chair, the Toronto and East York Community Council recommended that City Council refuse the application to demolish the subject residential apartment building at 6 Howard Street.

(Letter sent to: Interested Persons; c.: Director, Community Planning, South District, Gerry Beaudin, Assistant Planner, Downtown Section - July 26, 2004)

(Report 6, Clause 40)

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

The Toronto and East York Community Council had before it a preliminary report (June 14, 2004) from the Director, Community Planning, South District respecting Applications to amend the Official Plan and Zoning By-law 438-86, as amended – (Governing Council of the University of Toronto) 299 Bloor Street West, portion of Devonshire Place, 100 Devonshire Place (Varsity Stadium) (Trinity-Spadina, Ward 20), 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.

The Toronto and East York Community Council:

On motion by Councillor Chow:

- (1) adopted the staff recommendations in the Recommendations Section of the report (June 16, 2004) from the Director, Community Planning, South District, subject to expanding the notice area of the community consultation meeting, at the cost of the applicant, as follows:

South of Bloor Street West to College Street
 Robert Street to St. George Street
 North of Bloor to Bernard Avenue
 Walmer Road to Avenue Road;

- (2) requested the Commissioner of Works and Emergency Services to clarify the proposal with respect to the closure of Devonshire Place; and

On motion by Councillor Pantalone:

- (3) requested the City Solicitor to report to the Toronto and East York Community Council, in camera, if it is deemed that the closure of Devonshire Place is not in the best interest of the City.

(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, Helen Coombs, Senior Planner, West Section - July 15, 2004)

(Report 6, Other Items Clause 75(e))

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

The Toronto and East York Community Council had before it a preliminary report (June 16, 2004) from Director, Community Planning, South District respecting an Application to Amend the Official Plan and Draft Plan of Condominium -75 & 79 Oriole Road and 73 Oriole Gardens (Ward 22 - St. Paul's), 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 general the public by way of a newspaper advertisement; and
- (3) notice for the Public Meeting under the Planning Act serve as notice of the public meeting required by Council for condominium conversion and demolition permits.

On motion by Councillor Walker, the Toronto and East York Community Council:

- (1) adopted the staff recommendations in the Recommendations Section of the report (June 16, 2004) from the Director, Community Planning, South District; and
- (2) requested the Commissioner of Community and Neighbourhood Services to report on the application and that the report be available for the community consultation meeting.

(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 Community and Neighbourhood Services - July 15, 2004)

(Report 6, Other Items Clause 75(f))

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

The Toronto and East York Community Council had before it a preliminary report (June 18, 2004) from Director, Community Planning, South District respecting an Official Plan and Zoning By-law Amendment Application - City Block Bounded by Yonge Street, College Street, Bay Street and Gerrard Street West (College Park Block) 444 Yonge Street (44 & 71 Gerrard Street West, 717, 761, 763 and 777 Bay Street) (Ward 27 - Toronto Centre-Rosedale), 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 Pantalone, the Toronto and East York Community Council adopted the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Director, Community Planning, South District.

(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 - July 16, 2004)

(Report 6, Other Items Clause 75(g))

7.44 Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 475 Yonge Street (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (June 16, 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 - 475 Yonge Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the request for variances be approved to permit the replacement of existing signage with nine new signs including Sign A1 (3.41m x 2.16m), Sign B2 (5.38m x 1.78m), Signs C1 and C2 (each 5.97m x 1.31m), and Signs D1 and D2 (each 1.24m x 0.91m) at 475 Yonge Street; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2004) from the Director, Community Planning, South District.

(Letter sent to: Robert Doran, Robert Doran and Associates; c.: Director, Community Planning, South District, Urban Development Services, Gerry Beaydin, Assistant Planner, Downtown Section, Jim Laughlin, Director and Deputy Chief Building Official - July 26, 2004)

(Report 6, Clause 44)

7.45 Request for Approval of Minor Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code and Metro By-law 118 - 222 Spadina Avenue (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (June 14, 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 and Metro By-law 118 - 222 Spadina Avenue (Trinity-Spadina, Ward 20), and recommending that:

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

On motion by Councillor Chow, the Toronto and East York Community Council deferred the report until September 14, 2004.

(Letter sent to: Interested Persons; c.: Director, Community Planning, South District, Norm Girdhar, Assistant Planner, East Section – July 16, 2004)

(Report 6, Other Items Clause 75(h))

7.46 Request for Approval of Variance(s) from Chapter 297, Signs, of the former City of Toronto Municipal Code - 185 Roncesvalles Avenue (Parkdale-High Park, Ward 14)

The Toronto and East York Community Council had before it a report (June 15, 2004) from the Director, Community Planning, South District respecting a Request for approval of variance(s) from Chapter 297, Signs, of the former City of Toronto Municipal Code - 185 Roncesvalles Avenue (Parkdale-High Park, Ward 14), and recommending that:

- (1) the request for variance be approved to permit the installation of an illuminated fascia sign for identification purposes at 185 Roncesvalles Avenue; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit from the Commissioner of Urban Development Services.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2004) from the Director, Community Planning, South District.

(Letter sent to: David Leinwand; c.: Director, Community Planning, South District, Urban Development Services, Peter Lopes, Assistant Planner, West Section, Urban Development Services, Jim Laughlin, Director and Deputy Chief Building Official, - July 26, 2004)

(Report 6, Clause 46)

7.47 Request for Approval of Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 181 Bay Street (Toronto Centre-Rosedale, Ward 28)

The Toronto and East York Community Council had before it a report (June 10, 2004) from the Director, Community Planning, South District respecting Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 181 Bay Street (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) the request for variances be approved to permit the two illuminated blade signs and two overhead entrance signs; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 10, 2004) from the Director, Community Planning, South District.

(Letter sent to: John Klisouras; c.: Director, Community Planning, South District, Urban Development Services, Heather Inglis Baron, Assistant Planner, East Section, Urban Development Services, Jim Laughlin, Director and Deputy Chief Building Official)

(Report 6, Clause 47)**7.48 Request for Approval of Minor Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 1077 Yonge Street (St. Paul's, Ward 22)**

The Toronto and East York Community Council had before it a report (June 10, 2004) from the Director, Community Planning, South District respecting a Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 1077 Yonge Street (St. Paul's, Ward 22), and recommending that:

- (1) the requested variances to permit an illuminated ground sign at 1077 Yonge Street be approved; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 10, 2004) from the Director, Community Planning, South District.

(Letter sent to: Yi Lee, J and B Engineering Inc; c.: Director, Community Planning, South District, Urban Development Services, Norm Girdhar, East Section, Urban Development Services, Jim Laughlin, Director and Deputy Chief Building Official, UDS, 16th Floor, East Tower - July 26, 2004)

(Report 6, Clause 48)

7.49 Request for Approval of Minor Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 179 Carlton Street (Toronto Centre-Rosedale, Ward 28)

The Toronto and East York Community Council had before it a report (June 7, 2004) from the Director, Community Planning, South District respecting a Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 179 Carlton Street (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) the request for a minor variance to permit, for identification purposes, a non-illuminated ground sign along the Carlton Street frontage of the property at 179 Carlton Street be approved; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 7, 2004) from the Director, Community Planning, South District.

(Letter sent to: Trevor Thomas, Robert Blansha, Barrister and Solicitor; c.: Director, Community Planning, South District, Urban Development Services, Norm Girdhar, East Section, Urban Development Services, Jim Laughlin, Director and Deputy Chief Building Official - July 26, 2004)

(Report 6, Clause 49)

7.50 Request for Approval of Minor Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 160 Eglinton Avenue East (St. Paul’s, Ward 22)

The Toronto and East York Community Council had before it a report (June 7, 2004) from the Director, Community Planning, South District respecting a Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 160 Eglinton Avenue East (St. Paul’s, Ward 22), and recommending that:

- (1) the request for a variance be approved to replace an existing illuminated corporate logo fascia sign, for identification purposes, with a newly designed illuminated logo fascia sign located on the east elevation of the building at 160 Eglinton Avenue East; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 7, 2004) from the Director, Community Planning, South District.

(Letter sent to: Denis Beouchemin; c.: Director, Community Planning, South District, Urban Development Services, Norm Girdhar, East Section, Urban Development Services, Jim Laughlin, Director and Deputy Chief Building Official - July 26, 2004)

(Report 6, Clause 50)

7.51 Request for Approval of Minor Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 721 Coxwell Avenue (Beaches-East York, Ward 31)

The Toronto and East York Community Council had before it a report (June 1, 2004) from the Director, Community Planning, South District respecting Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 721 Coxwell Avenue (Beaches-East York, Ward 31), and recommending that:

- (1) the request for minor variances to permit, for identification purposes, two illuminated ground signs along the south and west frontage of the property at 721 Coxwell Avenue be approved, on condition that the signs be turned off between 10:00 p.m. to 7:00 a.m. by means of an automated timing device; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

On motion by Councillor Davis, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 1, 2004) from the Director, Community Planning, South District.

(Letter sent to: Dr. Martin Deemar, Deemcor Inc.; c.: Director, Community Planning, South District, Urban Development Services, Norm Girdhar, East Section, Urban

Development Services, Jim Laughlin, Director and Deputy Chief Building Official - July 26, 2004)

(Report 6, Clause 51)

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

The Toronto and East York Community Council had before it a report (June 16, 2004) from the Director of Urban Design respecting One St. Thomas Residences, Public Art Plan (Toronto Centre-Rosedale, Ward 27), and recommending that the Toronto South and East York Community Council approve the proposed One St. Thomas Residences – Public Art Plan.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2004) from the Director of Urban Design.

(Letter sent to: Interested Persons; c.: Director, Urban Design, Jane Perdue, Public Art Coordinator, Urban Design - July 26, 2004)

(Report 6, Clause 52)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Transportation Services, South District respecting a Request to realign the intersection of Wychwood Avenue at Vaughan Road (St. Paul's West, Ward 21), and recommending that:

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

“reconfiguration and narrowings on the south-west and south-east sides of WYCHWOOD AVENUE and Vaughan Road, generally as shown on the attached Drawing No. 421F-7445, dated June 2004”; and

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

On motion by Councillor Mihevc, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the

Recommendations Section of the report (June 21, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 53)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Transportation Services, South District respecting Annual Caribana and Canadian National Exhibition – Temporary Adjustments to Existing Traffic/Parking Regulations on Streets in the Vicinity of Exhibition Place (Parkdale-High Park, Ward 14; Davenport, Ward 18 and Trinity-Spadina, Ward 19), and recommending that:

- (1) the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the annual Caribana and Canadian National Exhibition, as noted in appendix “A” and “B” of this report, be approved; and
- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Mihevc, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 54)

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Director, Transportation Services, South District respecting Premises No. 927 Bloor Street West – Removal of Taxi-Cab Stand (Trinity-Spadina, Ward 19), and recommending that:

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

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

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2004) from the Director, Transportation Services, South District.

(Letter sent to: Interested Persons; c.: Director, Transportation Services, South District Stephen Brown, Traffic Engineer/Planner, South District, West Area – July 26, 2004)

(Report 6, Clause 55)

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Director, Transportation Services, South District respecting a Laneway system bounded by Dundas Street West, Indian Grove, Annette Street and Indian Road Crescent – Prohibition of large vehicles (Parkdale-High Park, Ward 14), and recommending that:

- (1) vehicles over 2.0 metres in width be prohibited from travelling in the laneway system bounded by Dundas Street West, Indian Grove, Annette Street and Indian Road Crescent; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 56)

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Director, Transportation Services, South District respecting Tiago Avenue,

between Victoria Park Avenue and Westview Avenue – Installation of Speed Humps (Beaches-East York, Ward 31), and recommending that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Tiago Avenue, between Victoria Park Avenue and Westview Avenue, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Service;
- (2) subject to favourable results of the poll:
 - (i) A by-law be prepared for the alteration of sections of the roadway on Tiago Avenue, between Victoria Park Avenue and Westview Avenue, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-7426, dated June 2004 and circulated to residents through the polling process;
 - (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) The speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Tiago Avenue, between Victoria Park Avenue and Westview Avenue, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Davis, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 57)

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

The Toronto and East York Community Council had before it a report (June 15, 2004) from the Director, Transportation Services, South District respecting Hannaford Street, between Gerrard Street East and Kingston Road – Installation of Speed Humps (Beaches-East York, Ward 32), and recommending that this report be received for information.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended to City Council that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Hannaford Street, between Gerrard Street East and Kingston Road, to determine resident support, 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 Service, Emergency Medical Service and Toronto Police Service;
- (2) subject to favourable results of the poll:
 - (i) A by-law be prepared for the alteration of sections of the roadway on Hannaford Street, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-7423, dated June 2004 and circulated to residents through the polling process;
 - (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) The speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Hannaford Street, between Gerrard Street East and Kingston Road, 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.

(Report 6, Clause 58)

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Director, Transportation Services, South District respecting Yardley Avenue, between Victoria Park Avenue and Westview Boulevard – Installation of Speed Humps (Beaches-East York, Ward 31), and recommending that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Yardley Avenue, between Victoria Park Avenue and Westview Boulevard, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Service;

- (2) subject to favourable results of the poll:
 - (i) A by-law be prepared for the alteration of sections of the roadway on Yardley Avenue, between Victoria Park Avenue and Westview Boulevard, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-7427, dated June 2004 and circulated to residents through the polling process;
 - (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) The speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Yardley Avenue, between Victoria Park Avenue and Westview Boulevard, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Davis, the Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 59)

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Director, Transportation Services, South District respecting Shallmar Boulevard/Mayfair Avenue between Eglinton Avenue West and Bathurst Street – Request for installation of speed humps (St. Paul’s West, Ward 21), and recommending that this report be received for information.

On motion by Councillor Mihevc, the Toronto and East York Community Council recommended to City Council that, subject to staff and the Ward Councillor refining the speed hump plan, that:

- (1) appropriate staff be authorized to conduct a poll of residents on Shallmar Boulevard/Mayfair Avenue, between Eglinton Avenue West and Bathurst Street, 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 Service;

- (2) subject to favourable results of the poll:
 - (a) a draft by-law be prepared for the alteration of sections of the roadway on Shallmar Boulevard/Mayfair Avenue, between Eglinton Avenue West and Bathurst Street, for traffic calming purposes as described below:

“The construction of speed humps on Shallmar Boulevard/Mayfair Avenue, from Eglinton Avenue West to Bathurst Street, generally as shown on the attached print of Drawing No. 421F-7420, dated June 2004, as may be revised through the above noted review by staff and the Ward Councillor”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Shallmar Boulevard/Mayfair Avenue, between Eglinton Avenue West and Bathurst 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 the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 6, Clause 60)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Transportation Services, South District respecting a Proposed Installation of Speed Bumps on Milan Street, between Shuter Street and Coatsworth Street (Toronto Centre-Rosedale, Ward 28), and recommending that:

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

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

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 61)

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

The Toronto and East York Community Council had before it a report (June 18, 2004) from the Director, Transportation Services, South District respecting Parking Regulations on Widmer Street, between Richmond Street West and Adelaide Street West (Trinity-Spadina, Ward 20), and recommending that:

- (1) the existing “No Parking Anytime” regulation on the west side of Widmer Street, between Richmond Street West and Adelaide Street West be rescinded;
- (2) a “No Stopping Anytime” prohibition be introduced on the west side of Widmer Street, between Richmond Street West and Adelaide Street West; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 62)

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Director, Transportation Services, South District respecting Floyd Avenue, south side, from a point 86 metres east of Pape Avenue to a point 22 metres further east thereof – Prohibition of Parking (Toronto-Danforth, Ward 29), and recommending that:

- (1) the “No Parking Anytime, January, February, March, April, June, August, October and December” regulation on the south side of Floyd Avenue, from Pape Avenue to Donlands Avenue, be rescinded;

- (2) parking be prohibited at all times on the south side of Floyd Avenue, from a point 86 metres east of Pape Avenue to a point 22 metres further east thereof;
- (3) a “No Parking Anytime, January, February, March, April, June, August, October and December” regulation be implemented on the south side of Floyd Avenue:
 - (a) from Pape Avenue to a point 86 metres east thereof;
 - (b) from a point 108 metres east of Pape Avenue to Donlands Avenue; and
- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Ootes, the Toronto and East York Community Council deferred the report sine die.

(Letter sent to: Commissioner of Works And Emergency Services; c.: Ron Hamilton, Supervisor of Traffic Engineering, South District, East - July 19, 2004)

(Report 6, Other Items Clause 75(i))

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

The Toronto and East York Community Council had before it a report (June 17, 2004) from the Director, Transportation Services, South District respecting Carlaw Avenue, east side, from a point 86 metres north of the easterly leg of Cruikshank Avenue to a point 26 metres further north thereof – Prohibition of Parking (Toronto-Danforth, Ward 29), 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” regulations on the east side of Carlaw Avenue, from Danforth Avenue to a point 43 metres north of Fulton Avenue, be rescinded;
- (2) parking be prohibited at all times on the east side of Carlaw Avenue from a point 86 metres north of the easterly leg of Cruikshank Avenue to a point 26 metres further north thereof;
- (3) “No Parking, 16th day to the last day of each month, from Apr. 1 to Nov. 30” and “No Parking Anytime, from Dec. 31 to Mar. 31” regulations be implemented on the east side of Carlaw Avenue:

- (a) from Danforth Avenue to a point 86 metres north of the easterly leg of Cruikshank Avenue;
- (b) from a point 112 metres north of the easterly leg of Cruikshank Avenue to a point 43 metres north of Fulton Avenue;
- (4) the existing permit parking regulations on the subject section of Carlaw Avenue, be amended to coincide with the changes to parking regulations set out in Recommendation Nos. 1 to 3 above; and
- (5) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Ootes, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 64)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Transportation Services, South District respecting Garden Avenue, fronting Garden Avenue Public School – Request for the extension of the hours of operation of the existing “10 minute Student Pick-up/Drop-off zone” (Parkdale-High Park, Ward 14), and recommending that:

- (1) the existing ten-minute maximum parking limit in operation from 7:00 a.m. to 9:00 a.m., from 11:00 a.m. to 1:30 p.m. and from 3:30 p.m. to 6:00 p.m., except Saturdays, Sundays and public holidays, on the south side of Garden Avenue from a point 67 metres west of Roncesvalles Avenue to a point 71 metres further west, be rescinded;
- (2) the “No Parking” prohibition from 9:00 a.m. to 11:00 a.m., from 1:30 p.m. to 3:30 p.m., and from 4:30 p.m. to 6:00 p.m., except Saturdays, Sundays and public holidays, on the south side of Garden Avenue, from a point 67 metres west of Roncesvalles Avenue to a point 71 metres further west, be rescinded;
- (3) parking be permitted for a maximum period of ten-minutes from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Garden Avenue, from a point 67 metres west of Roncesvalles Avenue to a point 71 metres further west; and

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

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Transportation Services, South District.

(Letter sent to: Interested Persons; c.: Director, Transportation Services, South District, Randy Hillis, Transportation Technologist, South District, West - July 26, 2004)

(Report 6, Clause 65)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Transportation Services, South District respecting a Proposed Relocation of a “Disabled Persons’ Parking Space” associated with Premises No. 120 Bingham Avenue (Beaches-East York, Ward 32), and recommending that:

- (1) the existing on-street “disabled persons’ parking space” on the west side of Bingham Avenue, between a point 73.25 metres north of Kingston Road and a point 5.5 metres further north, be relocated to between a point 56 metres north of Kingston Road and a point 5.5 metres further north;
- (2) the existing “No Parking Anytime” regulation on the west side of Bingham Avenue, between Kingston Road and a point 75 metres north thereof, be rescinded;
- (3) a “No Parking Anytime” regulation be enacted on the west side of Bingham Avenue, between Kingston Road and a point 56 metres north thereof;
- (4) a “No Parking Anytime” regulation be enacted on the west side of Bingham Avenue, between a point 61.5 metres north of Kingston Road and a point 75 metres north of Kingston Road; and
- (5) the appropriate City officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Bussin, the Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 66)**7.67 Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Trinity-Spadina, Ward 19; Trinity-Spadina, Ward 20; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)**

The Toronto and East York Community Council had before it a report (June 18, 2004) from the Director, Transportation Services, South District respecting the Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Trinity-Spadina, Ward 19; Trinity-Spadina, Ward 20; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32), 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 and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 67)**7.68 Upper Beaches Estates Community – Introduction of Parking Regulations and Intersection Controls on Ted Reeve Drive, Whistle Post Street, William Hancox Avenue, and Crossovers Street (Beaches-East York, Ward 32)**

The Toronto and East York Community Council had before it a report (June 15, 2004) from the Director, Transportation Services, South District respecting Upper Beaches Estates Community – Introduction of Parking Regulations and Intersection Controls on Ted Reeve Drive, Whistle Post Street, William Hancox Avenue, and Crossovers Street (Beaches-East York, Ward 32), and recommending that:

- (1) the parking regulations outlined in Appendix 1 of this report be implemented;
- (2) the intersection controls outlined in Appendix 2 of this report be implemented; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2004) from the Director, Transportation Services, South District.

(Letter sent to: Commissioner, Works and Emergency Services; c.: Director, Transportation Services, South District, Ron Hamilton, Director of Traffic Engineering, South District (East) - July 28, 2004)

(Report 6, Clause 68)

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

The Toronto and East York Community Council had before it a report (June 7, 2004) from the Commissioner of Corporate Services respecting the Use of Nathan Phillips Square: “Artweek 2004 Celebration”, September 23, 2004, 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 Pantolne, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 7, 2004) from the Commissioner of Corporate Services.

(Letter sent to: Ms. Lynda Clayton, Manager of Manufacturing and Special Licensing, Advertising and Promotions, Alcohol and Gaming Commission of Ontario; c.: Interested Persons - July 26, 2004)

(Report 6, Clause 69)

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

The Toronto and East York Community Council had before it a communication (June 21, 2004) from the President, Toronto Parking Authority respecting the Sale of

Surplus Property – 117 Fermanagh Avenue (Parkdale-High Park, Ward 14), and recommending that:

- (1) the Offer to Purchase from Jesse Parker to purchase the City-owned land located at 117 Fermanagh Avenue, in the amount of \$340,000.00, be accepted on the terms outlined in the body of this report and that the President of the Toronto Parking Authority (“TPA”) be authorized to accept the offer on the behalf of the City;
- (2) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she from time to time consider reasonable; and
- (3) the appropriate City Officials be authorized to take the actions necessary to give effect thereto.

On motion by Councillor Watson, the Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the President, Toronto Parking Authority.

(Report 6, Clause 70)

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

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Executive Director, Heritage Toronto providing the names of Appointments of Two Citizen Representatives from Toronto and East York Community Council Area to the Heritage Toronto Board of Directors.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended to Council:

- (1) the appointment of the selected individuals listed in Confidential Attachment No. 1, submitted to Council under separate cover as the attachment contains personal information about identifiable individuals, to the Heritage Toronto Board of Directors for a term commencing once Council passes the by-law making the new Heritage Toronto Board composition effective, and expiring on November 30, 2006, or until successors are appointed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Letter sent to: Mr. Ernest Buchner, Executive Director, Heritage Toronto; c.: Joanne Hamill, Manager, Community Councils and Committees, Helen Smith, Nominations and

Appointments Administrator, Fern Deramaix, Senior Indexer and Researcher – July 29, 2004)

(Report 6, Clause 71)

7.72 Appointments – Applegrove Community Complex Board of Management

The Toronto and East York Community Council had before it a communication (June 8, 2004) from the Executive Director, Applegrove Community Complex, forwarding nominations for appointment to the Board of Management.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended to City Council that Ben Chong, Tracy Greenshields, Melanie Hyde and Angela Kennedy be appointed to the Board of Management of the Applegrove Community Complex, until November 30, 2006, on an interim basis, at the pleasure of Council, and until their successors are appointed.

(Letter sent to: Ms. Susan Fletcher, Executive Director, Applegrove Community Complex; c.: Joanne Hamill, Manager, Community Councils and Committees, Helen Smith, Nominations and Appointments Administrator, Fern Deramaix, Senior Indexer and Researcher - July 26, 2004)

(Report 6, Clause 72)

7.73 Requests for Endorsement of Events for Liquor Licensing Purposes

The Toronto and East York Community Council had before it the following communications respecting Requests for Endorsement of Events for Liquor Licensing Purposes.

- (June 16, 2004) from David Bednar, General Manager, CNE, respecting a request for extended Casino License by the Alcohol and Gaming Commission of Ontario for a number of licensed restaurants operating during the CNE to include the time period from the beginning of the CNE Horse Show on August 2, 2005 until Labour Day;
- (June 15, 2004) from Luis Fernando Cardona, respecting the Colombia, Tierra Querida! Festival to be held in Christie Pits Park on July 16 and 17, 2004, from 1:00 p.m. to 11:00 p.m.;
- (June 25, 2004) from Helen Griffiths, Murphy's Law Irish Pub respecting Letter of Non-objection for an extension of their existing patio liquor licence for their first annual "Neighborhood Summer Patio Party" from Thursday July 22 to Saturday July 24, from 11:00 a.m. to 11:00 p.m. daily to be held at 1702 Queen Street East;

- (June 16, 2004) from Don L. McEachern, Moss Park Festival Committee respecting their 9th Annual Community Pride Day, to be held on Friday, July 30, 2004 from noon to 4:00 p.m. in the park area behind the TCHC apartments facing Queen Street East;
- (June 25, 2004) from Michael Henry, The Artful Dodger respecting Letter of Non-objection for an extension of their patio for the duration of the Toronto Street Festival on Saturday, July 10 from noon to 11:00 p.m. and Sunday, July 11, 2004, from noon to 8:00 p.m..
- (July 5, 2004) from Irene Zelden, respecting a Temporary Extension of licence for the purpose of the Yonge Street Festival to be held on July 9 (6:00 p.m. – 2:00 a.m.), 10 (11:00 a.m. – 2:00 a.m.) and 11, 2004, (11:00 a.m. to midnight) at The Jester on Yonge, 1427 Yonge Street.

On motion by Councillor Mihevc, the Toronto and East York Community Council recommended that City Council, for liquor licensing purposes:

- (1) declare the Moss Park Festival Committee's 9th Annual Community Pride Day to be held on July 30, 2004, to be an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to its taking place;
- (2) declare the 2005 Canadian National Exhibition and Horse Show, to be held from August 2 – September 5, 2005, an event of municipal and/or community significance and advise that Alcohol and Gaming Commissioner of Ontario that it has no objection to its taking place; nor to the granting of the request for an extended Casino Licence by the Alcohol and Gaming Commission of Ontario for the duration of the Exhibition and Horse Show; nor to the granting of a special occasion permit to a number of licensed restaurants operating during the CNE and the Horse Show from August 2, 2005 until September 5, 2005;
- (3) endorse the action of the Toronto and East York Community Council, since the events take place prior to the Council meeting, in having:
 - (a) declared the Colombia, Tierra Querida! Festival to be held in Christie Pits Park on July 16 and 17, 2004, from 1:00 p.m. to 11:00 p.m. to be an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to its taking place;
 - (b) advised the Alcohol and Gaming Commission of Ontario that it is aware of the request from Helen Griffiths, Murphy's Law Irish Pub respecting an extension of their existing patio liquor licence at 1702 Queen Street East for a "Neighborhood Summer Patio Party" to be held from Thursday July 22 to Saturday July 24, from 11:00 a.m. to 11:00 p.m. inclusive, and has no objection to the granting of the request;

- (4) endorses the action of the Toronto and East York Community Council in having advised the Alcohol and Gaming Commission that that it is aware of the requests from the following establishments for an extension of premises permit in conjunction with the 2004 Celebrate Toronto Street Festival, and has no objection to the granting of the requests:
- (a) The Artful Dodger, 10 Isabella Street (subject to the conditions set out by the Commissioner of Works and Emergency Services); and
 - (b) The Jester on Yonge, 1427 Yonge Street,

(Letter sent to: Ms. Lynda Clayton, Manager of Manufacturing and Special Licensing, Advertising and Promotions, Alcohol and Gaming Commission of Ontario; c.: Interested Persons - July 20, 2004)

(Report 6, Clause 73)

7.74 Naming of Proposed Private Lane at 466 and 466 Rear Brunswick Avenue (Ward 20 – Trinity-Spadina)

The Toronto and East York Community Council had before it a report (June 15, 2004) from the City Surveyor, Works and Emergency Services respecting the Naming of Proposed Private Lane at 466 and 466 Rear Brunswick Avenue (Ward 20 – Trinity-Spadina), and recommending that:

- (1) the proposed private lane at the residential development at 466 and 466 Rear Brunswick Avenue, as shown on Attachment No. 1, be named “Veronica Lane”;
- (2) George Popper Architect pay the costs estimated to be in the amount of \$300, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Chow, the Toronto and East York Community Council deferred the report pending community consultation.

(Letter sent to: Commissioner, Works and Emergency Services; c.: Desmond Christopher, Supervisor, Street and Parcel Mapping - July 19, 2004)

(Report 6, Other Items Clause 75(j))

7.75 Cosburn Avenue, between Gowan Avenue and Donlands Avenue – Amendment to Parking Regulations (Toronto-Danforth, Ward 29)

The Toronto and East York Community Council had before it a report (June 24, 2004) from the Director, Transportation Services South District respecting Cosburn Avenue, between Gowan Avenue and Donlands Avenue – Amendment to Parking Regulations (Toronto-Danforth, Ward 29), and recommending that:

- (1) the “No Parking Anytime” regulation on both sides of Cosburn Avenue, between Donlands Avenue and a point 91.5 metres west, be rescinded;
- (2) the “No Stopping, from 7:00 a.m. to 9:00 a.m., Monday to Friday, inclusive”, regulation on the north side of Cosburn Avenue, between Broadview Avenue and Woodbine Avenue, be rescinded;
- (3) Stopping be prohibited, from 7:00 a.m. to 9:00 a.m., Monday to Friday, inclusive, on the north side of Cosburn Avenue, between Broadview Avenue and Gowan Avenue;
- (4) Stopping be prohibited, from 7:00 a.m. to 9:00 a.m., Monday to Friday, inclusive, on the north side of Cosburn Avenue, between Donlands Avenue and Woodbine Avenue;
- (5) Stopping be prohibited at all times on both sides of Cosburn Avenue, between Gowan Avenue and Donlands Avenue; and
- (6) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Ootes, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 24, 2004) from the Director, Transportation Services, South District.

(Report 6, Clause 63)

7.76 Request for Authorization to Enter into Agreements - Site Plan Approval Application -761 and 763 Bay Street (Ward 27 – Toronto Centre-Rosedale)

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Community Planning, South District respecting a Request for Authorization to Enter into Agreements - Site Plan Approval Application -761 and 763 Bay Street (Ward 27 – Toronto Centre-Rosedale), and recommending that:

- (1) pursuant to Site Plan Approval being granted for application 03 194470 STE 27 SA, the City Solicitor prepare and authority be granted to enter into a Section 45 Agreement to implement a decision of the Committee of Adjustment for application A0130/03TEY, a Limiting Distance Agreement and an Easement

Agreement with respect to the adjacent Barbara Ann Scott Park, and an agreement acknowledging that Site Plan Approval for application 03 194470 STE 27 SA prevails over any contrary requirements of the 1978 Memorandum of Agreement (the "Master Agreement") that applies to the College Park block; and

- (2) the provisions of the recommended agreements be as outlined in this report; and
- (3) the appropriate City officials execute such Agreements.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Community Planning, South District.

(Letter sent to: Interested Persons; c.: Director, Community Planning, South District, Al Rezoski, Senior Planner, Downtown Section, City Solicitor - July 26, 2004)

(Report 6, Clause 45)

7.77 Sale of Surplus Properties – 213 and 215 Parliament Street (Ward 28 – Toronto Centre-Rosedale)

The Toronto and East York Community Council had before it a report (June 18, 2004) from the Commissioner of Corporate Services respecting the Sale of Surplus Properties – 213 and 215 Parliament Street (Ward 28 – Toronto Centre-Rosedale), and recommending that:

- (1) the Offer to Purchase from Anthony Frank Ieraci and Kevin Newman to purchase the City-owned properties located at 213 and 215 Parliament Street, being Part of Lot 4 on Plan D-119, in the amount of \$400,000.00 be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to these properties;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 18, 2004) from the Commissioner of Corporate Services, subject to the funds being placed in the Housing Revolving Fund.

(Report 6, Clause 43)

7.78 Turn Prohibitions - Access Driveway to Premises No. 1654 Queen Street East (Beaches-East York, Ward 32)

The Toronto and East York Community Council had before it a report (June 21, 2004) from the Director, Transportation Services, South District respecting Turn Prohibitions - Access Driveway to Premises No. 1654 Queen Street East (Beaches-East York, Ward 32), and recommending that:

- (1) Eastbound left turns from Queen Street East to the driveway at Premises No. 1654 Queen Street East be prohibited;
- (2) Southbound left turns from the driveway at Premises No. 1654 Queen Street East to Queen Street East be prohibited; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2004) from the Director, Transportation Services, South District.

(Letter sent to: Liquor Control Board of Ontario; c.: Director, Transportation Services, South District, Shawn Dartsch, Transportation Technologist, South District, East – July 26, 2004)

(Report 6, Clause 42)

7.79 Carlton Street at Premises No. 438 Church Street (Maple Leaf Gardens) and Church Street at Wood Street – Installation of Traffic Control Signals (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (June 29, 2004) from the Director, Transportation Services, South District respecting Carlton Street at Premises No. 438 Church Street (Maple Leaf Gardens) and Church Street at Wood Street – Installation of Traffic Control Signals (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the installation of traffic control signals and associated road and streetcar track modifications be approved on Carlton Street at the proposed driveway access to Premises No. 438 Church Street (Maple Leaf Gardens), including a minor 0.3 m widening on the north side, provision of an exclusive eastbound left-turn lane and relocation of streetcar tracks, generally as shown on the attached Drawing No. 421F-7454 dated June, 2004;
- (2) coincident with the installation of traffic control signals on Carlton Street at the access driveway to Premises No. 438 Church Street, pedestrians be prohibited from crossing Carlton Street from the east side crosswalk at this intersection to a point 30 meters west thereof;
- (3) the installation of traffic control signals and associated road modifications be approved at the intersection of Wood Street and Church Street, including a widening of Wood Street on the south side by approximately 1.5 m, generally as shown on Drawing No. 421F-7455, dated June 2004 to accommodate delivery truck access; 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 Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 29, 2004) from the Director, Transportation Services, South District.

(Letter sent to: Interested Persons; c.: Director, Transportation Services, South District, Jacqueline White, Manager, Traffic Operations, South District, East - July 26, 2004)

(Report 6, Clause 41)

7.80 Residential Demolition Applications – 744 Dupont Street and 746 Dupont Street (Ward 19, Trinity-Spadina)

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a report (June 30, 2004) from the Deputy Chief Building Official and Director of Building, South District respecting Residential Demolition Applications – 744 Dupont Street and 746 Dupont Street (Ward 19, Trinity-Spadina).

On further motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council approve the applications to demolish the subject

residential buildings at 744 Dupont Street and 746 Dupont Street with the following conditions:

- (a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official at both addresses;
- (b) that all debris and rubble be removed immediately after demolition.
- (c) the sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
- (d) that any holes on the properties are backfilled with clean fill.

(Letters sent to: Interested Persons; c.: Chief Building Official; c.: Deputy Chief Building Official and Director of Building, South District, Peter Au, Manager, Plan Review – July 26, 2004)

(Report 6, Clause 74)

7.81 Appointment to Board of Management – Harbourfront Community Centre

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a communication (May 11, 2004) from Leona Rodall, Executive Director, Harbourfront Community Centre.

On motion by Councillor Walker, the Toronto and East York Community Council recommended to City Council that Lucie DiPronio be appointed to the Board of Management of the Harbourfront Community Centre, until November 30, 2006, on an interim basis, at the pleasure of Council, and until her successor is appointed.

(Letter sent to: Leona Rodall, Executive Director, Harbourfront Community Centre; c.: Joanne Hamill, Manager, Community Councils and Committees, Helen Smith, Nominations and Appointments Administrator, Fern Deramaix, Senior Indexer and Researcher - July 26, 2004)

(Report 6, Clause 36)

7.82 Request for Authorization to Enter into Agreements - Site Plan Approval - 26, 32 and 34 Isabella Street and 33 Charles Street (Toronto Centre-Rosedale, Ward 27)

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a report (June 29, 2004) from the Director, Community Planning, South District respecting a Request for Authorization to Enter into Agreements - Site Plan Approval - 26, 32 and 34 Isabella Street and 33 Charles Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the City Solicitor prepare and authority be granted to enter into a Limiting Distance Agreement and an Encroachment Agreement with respect to the adjacent George Hislop Park;
- (2) a restoration plan be submitted to the satisfaction of the Commissioner of Economic Development, Culture and Tourism prior to consideration of this matter by City Council;
- (3) the provisions of the recommended agreements be as outlined in this report; and
- (4) the appropriate City officials execute such Agreements.

On further motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 29, 2004) from the Director, Community Planning, South District.

Councillor Walker was recorded in the negative.

(Letter sent to: Interested Persons; c.: Director, Community Planning, South District, Sarah Phipps, Assistant Planner, City Solicitor, Commissioner of Economic Development, Culture and Tourism - July 28, 2004)

(Report 6, Clause 35)

7.83 Status Report – Official Plan and Zoning By-law Amendment – 311 Bay Street (Trump International Hotel and Tower) (Toronto Centre-Rosedale, Ward 28)

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a report (June 30, 2004) from the Director, Community Planning, South District respecting a Status Report – Official Plan and Zoning By-law Amendment – 311 Bay Street (Trump International Hotel and Tower) (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) Council support amendments to By-laws 586-2003 and 587-2003 as outlined in this report; and
- (2) Council instruct the City Solicitor and the Commissioner of Urban Development Services to present the above-noted modifications for approval at the Ontario Municipal Board.

On further motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 30, 2004) from the Director, Community Planning, South District.

Councillor Walker was recorded in the negative.

(Report 6, Clause 30)

7.84 Zoning and Urban Design Study for the South Side of Eastern Avenue between Leslie Street and the Don River (Toronto-Danforth, Ward 30)

On motion by Councillor Fletcher, the Toronto and East York Community Council allowed the introduction of a communication (undated) from Councillor Fletcher regarding a Zoning and Urban Design Study for the South Side of Eastern Avenue between Leslie Street and the Don River (Toronto-Danforth, Ward 30).

On further motion by Councillor Fletcher, the Toronto and East York Community Council requested the Commissioner of Urban Development Services to undertake a zoning and urban design study for the south side of Eastern Avenue between Leslie Street and the Don River, reporting on the appropriate height, density and use of these lands. the study to include participatory planning with the community as well as a Preliminary Planning report back to Toronto and East York Community Council early in 2005 setting out the framework of how this study will be done.

(Letter sent to: Commissioner of Urban Development Services; c.: Director, Community Planning, South District - July 19, 2004)

(Report 6, Other Items Clause 75(k))

7.85 Listing on the City of Toronto Inventory of Heritage Properties – Coach House at 401 Huron Street (Rear) (Trinity-Spadina, Ward 20)

On motion by Councillor Chow, the Toronto and East York Community Council allowed the introduction of a communication (undated) from Councillor Chow regarding a Listing on the City of Toronto Inventory of Heritage Properties – Coach House at 401 Huron Street (Rear) (Trinity-Spadina, Ward 20).

On further motion by Councillor Chow, the Toronto and East York Community Council recommended to City Council that the Coach House building located at 401 Huron Street (Rear) be included in the City of Toronto Inventory of Heritage Properties, subject to the approval of the Toronto Preservation Board.

On further motion by Councillor Chow, the Toronto and East York Community Council also requested the Commissioner of Urban Development Services, in consultation with appropriate officials, to report to the Toronto and East York Community Council on the status of the proposed development at the site.

(Letter sent to: Commissioner of Urban Development Services; c.: Manager, Heritage Preservation Services – July 12, 2004)

(Report 6, Clause 24)

7.86 Traffic Calming Measures – Ward 32 (Beaches-East York, Ward 32)

On motion by Councillor Bussin, the Toronto and East York Community Council allowed the introduction of a communication (undated) from Councillor Bussin respecting Traffic Calming Measures – Ward 32 (Beaches-East York, Ward 32).

On further motion by Councillor Bussin, the Toronto and East York Community Council recommended to City Council that:

- (1) the Commissioner of Works and Emergency Services be directed to develop traffic calming plans, with the Ward Councillor, for:
 - Glenmount Park Road, between Gerrard Street East and Corley Avenue,
 - Brookside Drive, between Gerrard Street East and Corley Avenue,
 - Golfview Avenue, between Gerrard Street East and Cassels Avenue,
 - Burgess Avenue, between Woodbine Avenue and Golfview Avenue,
 - Cassels Avenue, between Woodbine Avenue and Golfview Avenue,
 - Malvern Avenue, between Kingston Road and Gerrard Street East;
- (2) appropriate staff be authorized to conduct a poll of eligible householders on the streets listed in Recommendation (1), to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Service, Emergency Medical Service and Toronto Police Service;
- (3) subject to favourable results of the poll;
 - (i) A by-law be prepared for the alteration of the corresponding section of the roadway as listed in Recommendation (1) for traffic calming purposes generally as shown on the speed hump plan circulated to residents through the polling process;
 - (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) The speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on the sections of roadway as listed in Recommendation (1), coincident with the implementation of speed humps; and

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

(Letter sent to: Commissioner of Works and Emergency Services - July 26, 2004)

(Report 6, Clause 1)

The meeting adjourned at 9:25 p.m.

Attendance:

July 6, 2004	9:30 a.m. to 12:35 p.m.	2:00 p.m. to 9:25 p.m.
Rae, Chair		
McConnell, Vice Chair (Acting Chair)	x	x
Bussin	x	x
Chow	x	x
Davis	x	x
Giambrone	x	x
Mihevc	x	x
Ootes	x	x
Pantalone	x	x
Walker	x	x

Members were present for some or all of the times indicated.

Councillor Pam McConnell, Vice Chair
Acting Chair