

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Toronto and East York Community Council

Meeting 8

To be confirmed by the Toronto and East York Community Council

Tuesday, September 14, 2004

The Toronto and East York Community Council met on Tuesday, September 14, 2004, in Committee Room 1, 2nd Floor, City Hall, Toronto, commencing at 9:30 a.m.

Pursuant to the Municipal Conflict of Interest Act, Councillor Giambrone declared an interest in Item 23.

8.1 Interim Report – Archaeological Master Plan (All Wards)

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

On motion by Councillor Pantalone, the Toronto and East York Community Council received a presentation from Dr. Ron Williamson and Mr. Peter Carruthers, Archaeological Services Inc.

(Report 7, Clause 82(a))

8.2 CANCELLED DUE TO IMPROPER NOTICE

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

(Public Meeting under the *Planning Act*)

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

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

The Toronto and East York Community Council had before it a final report (August 23, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Zoning By-law – Bounded by King Street West, Hanna Avenue, the Lakeshore rail corridor and Dufferin Street (Liberty Area) (Parkdale-High Park, Ward 14), 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 1; and
- (2) authorise the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

The Toronto and East York Community Council held a statutory public meeting on September 14, 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 (August 23, 2004) from the Director, Community Planning, South District.

(Report 7, Clause 3)

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

The Toronto and East York Community Council had before it a final report (August 26, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Official Plan and Zoning By-law – 43 Hanna Avenue (Trinity-Spadina, Ward 19), and recommending that City Council:

- (1) amend the Garrison Common North Part II Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (4) before introducing the necessary Bills to City Council for enactment require the owner to:
 - (a) enter into a Section 37 agreement and any other agreement to the satisfaction of the City Solicitor to secure the community benefits and the other requirements as described in this report;
 - (b) provide written confirmation of its support in principle for the establishment of a Heritage Conservation District that includes the subject property, should the establishment of such a Heritage Conservation District be recommended to City Council; and
 - (c) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
 - (i) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way for the preparation of legal descriptions;
 - (ii) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans; and
 - (iii) a municipal lighting assessment for the existing street lighting on Hanna Avenue and Liberty Street including the impact of relocating the hydro-light pole in the vicinity of the main vehicular access on Hanna Avenue and identifying any improvements that may be required;
- (5) authorize the execution of a Section 37 agreement and any other agreements required to secure matters outlined in this report in connection with the proposed development of 43 Hanna Avenue;
- (6) authorize staff to report directly to the September 28-30, 2004 meeting of City Council if necessary to address any revisions necessary to the draft Zoning By-law Amendment attached as Attachment No. 7 with respect to the parking standards, based on the outcome of discussions between the applicant and staff, in consultation with the Commissioner of Works and Emergency Services;
- (7) require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (8) require the owner to pay all costs associated with improvements to the existing street lighting as identified in the lighting assessment accepted by the Commissioner of Works and Emergency Services, including the relocation of the hydro lighting pole situated in the vicinity of the Hanna Avenue main vehicular site access;
- (9) as a matter of Site Plan approval, require the owner to:
 - (a) submit, prior to application for the first below-grade building permit for the development, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services, for peer review;
 - (b) pay all costs associated with the City retaining a third-party peer review consultant prior to the application for the first building permit;
 - (c) submit, prior to application for the first above-grade building permit for the development, a statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all the necessary supporting environmental documents:
 - (i) the site is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
 - (d) enter into an agreement with the City, prior to the application for the first above-grade building permit for the development, should it be determined that remediation of the adjacent rights-of-way is required, in which the owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;
 - (e) submit, prior to the application for an above-grade building permit, a Record of Site Condition (RSC) acknowledged by the MOE, to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted for peer review; and
 - (f) install, at the owner's expense, an irrigation system with automatic timer, to the satisfaction of the Commissioner of Works and Emergency Services, and ensure that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA), and constructed with a back flow preventer including the requirements to maintain in good order and operation; and

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (10) advise the owner:
- (a) of the need to make a separate application to the Commissioner of Works and Emergency Services for:
 - (i) permits to carry out any works involving construction in, or occupancy of, the abutting public rights-of-way and enter into an encroachment agreement as may be required for the stairs and building access ramp; and
 - (ii) the proposed glass and/or metal canopy on Hanna Avenue and enter into the respective agreement;
 - (b) of the need to undertake all proposed streetscaping on East Liberty Street in accordance with the approved landscape plan for the King-Liberty Subdivision Plan (registered as 66M-2394) and to co-ordinate all such work within the public right-of-way with that developer;
 - (c) of the need to provide fire access routes in accordance with the requirements of the Ontario Building Code;
 - (d) of the City's requirement for payment of a service charge associated with the provisions of City containerized garbage collection;
 - (e) that in the event that an on-site staff member is not available at waste collection time, the vehicle will leave the site and not return until the next schedule collection day; and
 - (f) of the need to contact Solid Waste Management Services Section of Works and Emergency Services of this project to complete the necessary application and waiver forms prior to the commencement of City waste collection.

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

- (September 13, 2004) from Calvin Lantz, McCarthy Tetrault; and
- (undated) Booklet and Photographs submitted by Christian Sterner, Sterner Automation Ltd.

The Toronto and East York Community Council held a statutory public meeting on September 14, 2004 and notice was given in accordance with the *Planning Act*.

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

- Louise Sterner, Sterner Automation Ltd.;
- Christian Sterner, Sterner Automation Ltd.; and
- Calvin Lantz, McCarthy Tetrault, on behalf of the applicant.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that the staff recommendations in the Recommendations Section of the report (August 26, 2004) from the Director, Community Planning, South District be adopted subject to the following amendments:

- (1) the parking requirement shall be a total of 248 parking spaces, inclusive of 26 visitor parking spaces; and
- (2) Recommendation 6 of the report be deleted.

On further motion by Councillor Pantalone, the Toronto and East York Community Council also requested the Commissioner of Economic Development, Culture and Tourism meet with Sterner Automation Ltd. and provide all possible assistance to ensure Sterner's continued success in Toronto.

(Letter sent to: Commissioner of Economic Development, Culture and Tourism; c: Commissioner of Works and Emergency Services; Gerry Rogalski, Senior Planner; Director, Community Planning, South District; City Solicitor – September 15, 2004)

(Report 7, Clause 4)

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

The Toronto and East York Community Council had before it a final report (August 16, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Official Plan and Zoning By-law – 450, 470 and 500 Lakeshore Boulevard West.

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

- (September 10, 2004) from Lise Corriveau; and
- (June 15, 2004) from Deborah Alexander with photographs.

The Toronto and East York Community Council commenced a statutory public meeting on September 14, 2004 and notice was given in accordance with the *Planning Act*.

The following addressed the Toronto and East York Community Council:

- Brian Curtner;
- Deborah Alexander;
- Ann Corbitt; and
- Mark Noskiewicz.

On motion by Councillor Chow, the Toronto and East York Community Council adjourned its public meeting under the *Planning Act* until November 16, 2004.

(Letter sent to: Interested Persons; c: Commissioner of Works and Emergency Services; Grant Munday, Planner, West Section; City Solicitor – September 17, 2004)

(Report 7, Clause 82(b))

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

The Toronto and East York Community Council had before it a final report (August 26, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Official Plan and Zoning By-law – 200 Balliol Street (St. Paul’s, Ward 22), 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 Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) require the owner to enter into a Section 37 Agreement, to the satisfaction of the City Solicitor, to secure the existing rental housing on the site and the on and off-site improvements and funds in the amount of \$79,550.00 for the design and construction of improvements to Davisville/June Rowlands Park, both as identified in this report, prior to introducing the necessary Bills to City Council;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (5) require the owner to pay the funds referred to in recommendation 4 above be paid by the owner prior to the issuance of an above-grade building permit and be deposited into the *Planning Act* Reserve Fund to be used for the design and construction of a new splashpad or a retrofit conversion of the existing wading pool in Davisville/June Rowlands Park to a splashpad or to be used otherwise for general improvements in said park;
- (6) require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of a building permit;
- (7) require the owner to submit to the Commissioner of Works and Emergency Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a bill in Council;
- (8) require the owner to submit to the Commissioner of Works and Emergency Services a Reference Plan of Survey, in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way for the preparation of legal descriptions. Such plans should be submitted at least 3 weeks prior to the issuance of a building permit;
- (9) require the owner to submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (10) require the owner to submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required; and
- (11) require the owner to provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of works and Emergency Services, including requirements to maintain in good order and operation.

The Toronto and East York Community Council also had before it a report (August 19, 2004) from the Commissioner of Economic Development, Culture and Tourism,

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

respecting Removal of Seven Privately Owned Trees – 200 Balliol Street (St. Paul's, Ward 22), and recommending that:

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

The Toronto and East York Community Council held a statutory public meeting on September 14, 2004 and notice was given in accordance with the *Planning Act*, and no one addressed the Community Council.

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

- (1) adopt the staff recommendations in the Recommendations Section of the report (August 26, 2004) from the Director, Community Planning, South District, subject to the draft Official Plan (Attachment 8) and draft Zoning By-law Amendment (Attachment 9) being amended to provide that:
 - (a) that the rental units in the existing residential apartment building are maintained for a minimum term of 20 years;
 - (b) there is no application for demolition for 20 years;
 - (c) there is no rental rate increase under the Guidelines of the Tenant Protection Act for a period of one year after the issuance of the building permit for the new dwelling units;

- (d) Recommendation 4 of the report being amended so that the Section 37 Agreement shall provide that:
 - (i) the 363 existing rental dwelling units are maintained as rental units for a minimum term of 20 years;
 - (ii) there will be no application for demolition or conversion of the existing rental dwelling units for a minimum of 20 years;
 - (iii) all costs associated with the construction of the 9 new units, or associated improvements to the landscaped amenity area, will be absorbed by the owner and not result in rent increases to the tenants of the existing building; and
 - (iv) the rents of the existing units shall not be increased under the Guidelines of the Tenant Protection Act for a period of one year after the issuance of the Building Permit.

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

(Report 7, Clause 6)

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

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

The Toronto and East York Community Council had before it a final report (August 30, 2004) from the Director, Community Planning, South District, respecting Applications to Amend the Official Plan for the former Borough of East York and Zoning By-law 6752 – 1073 Broadview Avenue (Toronto-Danforth, Ward 29), and recommending that City Council:

- (1) amend the Official Plan for the former Borough of East York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) amend the Zoning By-law 6752 for the Former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment require the owner to:
 - (a) submit to the Commissioner of Works and Emergency Services, at least three weeks before introduction of Bills in Council, a municipal lighting assessment for Broadview Avenue and Westwood Avenue adjacent to the site;
 - (b) submit to the Commissioner of Urban Development Services, at least three weeks before introduction of Bills in Council:
 - (i) Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way for the preparation of legal descriptions; and
 - (ii) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings;
- (5) require the owner to convey to the City, at nominal cost, prior to the issuance of a building permit a 2.0 m x 2.0 m triangular splay at the northeast corner of the Broadview Avenue/Westwood Avenue intersection, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (6) require the owner to pay for all streetlighting costs associated with development of the site including any required upgrades to the existing lighting on Broadview Avenue and Westwood Avenue, adjacent to the site;
- (7) require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes if required, in connection with the development;
- (8) as a matter of Site Plan Approval, require the owner to:
 - (a) submit, prior to the issuance of a below grade building permit, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services for peer review;
 - (b) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of a below grade building permit, a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as a deposit towards the cost of the peer review;
 - (c) submit, prior to the issuance of an above-grade building permit, a Statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that, based on all necessary supporting environmental documents:
 - (i) the site is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from past land uses on the site, that has migrated from the site to the adjacent right-of-ways, that would exceed applicable MOE Guideline objectives or regulations;
 - (d) enter into an agreement with the City, prior to the issuance of an above grade building permit, should it be determined that remediation of the adjacent right-of-ways are required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;
 - (e) submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the statement submitted prior to the issuance of an above-grade building permit;
 - (f) install, at the owner's expense, an irrigation system for the proposed trees within the public road allowances, including an automatic timer, designed

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation; and

- (g) submit, prior to building permit issuance, a 5 % cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code (which remains in full force and effect) to implement Section 42 of the *Planning Act*, RSO 1990, C.P. 13. Payment is to be made at Customer Service, Building Division, Urban Development Services;
- (9) advise the owner:
- (a) of the need to make separate applications to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of the Broadview Avenue and Westwood Avenue right-of-ways;
 - (b) that the proposed sidewalk on Broadview Avenue must be constructed to City standards and at no cost to the City;
 - (c) that the proposed sidewalk must be continuous across the driveway and must be constructed as per City standards; and
 - (d) that, upon submission of an application for Consent at the Committee of Adjustment to sever lots for the purpose of creating individual freehold townhouse units, the owner will be required, as a condition of approval:
 - (i) to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his or her designate;
 - (ii) to register, the Common Element Condominium in respect of, among other things, the on-site driveway, pedestrian walkways, municipal services and utilities in a form satisfactory to the City Solicitor; and
 - (iii) provide proof of payment of all outstanding property taxes for the site to the satisfaction of Revenue Services Division, Finance Department.

The Toronto and East York Community Council also had before it a communication from (September 10, 2004) from Dennis Fair.

The Toronto and East York Community Council held a statutory public meeting on September 14, 2004 and notice was given in accordance with the *Planning Act*.

Michael R. Vaughan addressed the Toronto and East York Community Council.

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

(Report 7, Clause 7)

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

The Toronto and East York Community Council had before it a final report (August 30, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Official Plan and Zoning By-law – 510, 518 and 522 St. Clair Avenue West (St. Paul’s, Ward 21), 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 Zoning By-law 438-86 for the City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) prior to introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, to the satisfaction of the Commissioner of Urban Development Services and the City Solicitor, to secure a contribution of funds to the City of Toronto in the amount of \$1,000,000 to be deposited into the *Planning Act* Reserve Fund to be directed towards the Wychwood Car Barns Redevelopment to the satisfaction of the Commissioner of Economic Development, Culture, and Tourism.
- (5) require the owner to pay the funds referred to in Recommendation 4 above in two instalments of \$500,000. The first instalment will be provided to the City of

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

Toronto not later than 15 days after the zoning by-law becomes final and binding and the second instalment will be provided to the City of Toronto on September 1st, 2005 or six months after the zoning by-law becomes final and binding whichever is the later date and, in all instances, prior to the issuance of a building permit.

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

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

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (September 7, 2004) from Doreen Smith; and
- (September 14, 2004) from Margaret Smith.

The Toronto and East York Community Council held a statutory public meeting on September 14, 2004 and notice was given in accordance with the *Planning Act*.

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

- . Murray Goldman;
- Sal Vitiello;
- Neil Pattisoj;
- Guy D'Onofrio;
- John Sewell;
- Margaret Smith;
- . Robert Beames;
- Tom Ciancone; and
- David Gurin.

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

On further motion by Councillor Mihevc, the Toronto and East York Community Council also requested the Commissioner of Works and Emergency Services to report to the Community Council, at an appropriate time, on the appropriateness of left turn restrictions into and out of the laneway north of 510, 518 and 522 St. Clair Avenue West.

(Letter sent to: Commissioner of Works and Emergency Services; c: Commissioner of Urban Development Services; Joe Nanos, Senior Planner; City Solicitor – September 15, 2004)

(Report 7, Clause 8)

8.9 Final Report - Application to Amend the Official Plan and Zoning By-law – 15 Wilson Park Road (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 Application to Amend the Official Plan and Zoning By-law – 15 Wilson Park Road (Parkdale-High Park, Ward 14), and recommending that City Council:

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (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 continued the public meeting on September 14, 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 Acting Director, Parkdale Pilot Project.

(Report 7, Clause 9)

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

The Toronto and East York Community Council had before it a final report (August 31, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Official Plan and Zoning By-law – 825 Dundas Street East, 46 Hamilton Street, 35 Carroll Street and 120 Broadview Avenue (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. 6;
- (2) amend Zoning By-law 438-86, as amended for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 8;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner of the lands to enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, R.S.O. c.P. 13, as amended, to secure the facilities, services and matters referred to below at the owner's expense with the exceptions noted in (iii);
 - (i) the owner shall provide and maintain not less than 232 new replacement social housing units on parcels B, C, and D:
 - (a) The replacement social housing units shall be owned by the Toronto Community Housing Corporation, or on their behalf by a non-profit corporation or a non-profit housing co-operative, and maintained as rental units for not less than 25 years, beginning with the date that each unit was occupied;
 - (b) The replacement social housing units on parcels B, C and D, (in Phase 1, on the northern part of site) shall be ready and available for occupancy on or before the date that 60% of the non-social housing units in parcel A, (in Phase 1) are available and ready for

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

occupancy; it is recognized that the replacement social housing units on parcels B, C and D (in Phase 2, or southern part of site) will be completed later as the existing units on those parcels will continue to house tenants until they are moved into Phase 1;

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

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

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

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

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

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

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

- (b) all tenants who receive or have received the notice of termination set forth above shall have a right of first refusal to occupy a replacement social housing unit and rent geared to income subsidy subject to continued eligibility, even if occupying temporary alternative accommodation provided by TCHC;

- (c) all tenants who receive the notice of termination set forth above shall receive financial and other assistance to mitigate the hardship

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

caused by the relocation to the satisfaction of the Commissioner of Community and Neighbourhood Services; and

- (d) TCHC will prepare and implement an overall plan for construction mitigation and tenant communication to the satisfaction of the Commissioner of Community and Neighbourhood Services.
- (iii) the following are exceptions to the requirement set out in 5 above that the facilities and services subject to this agreement be provided at the owner's expense:
- (a) the Province of Ontario has agreed to provide funding in the amount of \$9.3 million towards the replacement costs for the 232 replacement social housing units;
 - (b) social housing funding provided by the City of Toronto under comprehensive funding agreements that predate this Official Plan amendment and zoning by-law; and
 - (c) public funding for the 232 replacement units that is not primarily for the development of new affordable housing.
- (6) before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
- (7) approve the lands to be transferred as parkland to the City, as shown as Block 6 on the draft Plan of Subdivision prepared by KRCMAR Surveyors Ltd., dated May 7, 2004 and revised July 5, 2004, having a minimum area of 3,827 m². The subject lands are to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless the easement, encumbrance or encroachment is otherwise approved by the Commissioner of Economic Development, Culture and Tourism. The final location, grading, configuration and development of the parklands to be conveyed will be subject to the approval of the Commissioner of Economic Development Culture and Tourism;
- (8) prior to the registration of the Subdivision Agreement, the owner shall enter into an Escrow Agreement with the City regarding the development and conveyance of the park block. The Escrow Agreement shall set out the conditions and timing for the owner to transfer the park block to the City and its development as parkland to the satisfaction of the Commissioner of Economic Development Culture and Tourism. Any costs associated with the Escrow Agreement shall be at the owner's expense;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (9) prior to the parkland being released from escrow, the owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant acceptable to the Commissioner of Works and Emergency Services shall prepare the environmental assessment. Prior to transferring the parkland to the City, the environmental assessment may be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the conveyance of the parkland to the City shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the parkland meets all applicable laws, regulations and guidelines for public park purposes;
- (10) the owner shall pay for the costs of the transfer of the parkland, including any Land Transfer Tax and the preparation and registration of all relevant documents. At the time the parklands are released from escrow, the owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland;
- (11) prior to registration of the Plan of Subdivision, the owner shall submit for the approval of the Commissioner of Economic Development Culture and Tourism, a park design concept plan and a park development budget;
- (12) prior to registration of the Plan of Subdivision the owner shall provide a letter of credit for 120% of the value of the parks and recreation component of the development charges that are payable on the market units within this redevelopment. At time of building permit issuance, Toronto Community Housing Corporation will receive credit for the parks and recreation component of their development charges;
- (13) the owner will be responsible for the base construction and installation of the parkland. The base park improvements include the following, where deemed necessary:
 - (i) grading (inclusive of topsoil supply and placement, minimum of 150 mm);
 - (ii) sodding;
 - (iii) fencing to City standard;
 - (iv) all necessary drainage systems;
 - (v) electrical and water connections to the street line, including back flow preventor; and
 - (vi) street trees along all public road allowances, which abut City-owned parkland,

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

- (14) prior to the issuance of the first building permit for the market housing units, the owner shall post a Letter of Credit as security for the installation of base park improvements equal to 120% of the value of the base park improvements;
- (15) the owner shall be responsible for the design, supervision, and construction development of the parkland over and above the base park condition as per the approved park budget;
- (16) the development of the park block shall be completed prior to first occupancy of the market housing units or condominium registration of the market housing units. Unforeseen delays (eg.; weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the Commissioner of Economic Development Culture and Tourism when determining a revised delivery date for the park block;
- (17) the owner, upon satisfactory completion of the parkland development will be required to guarantee such work and associated materials. The owner will provide certification from their Landscape Architect certifying all work has been completed. As-built drawings will be submitted to the Economic Development Culture and Tourism. At that time, the submitted letters of credit securing the cash-in-lieu of parkland dedication payment, the parks and recreation component of the development charges and the letter of credit for base park improvements will be released, less 20% which shall be retained for a two-year period as a performance guarantee;
- (18) as a condition of Subdivision approval require the owner to:
 - (a) enter into a Subdivision Agreement with the City satisfactory to the Commissioner of Works and Emergency Services and the City Solicitor, such agreement to contain generally the same terms and conditions as the draft agreement for Don Mount Court, dated August 25, 2004, which was sent to the owner's solicitor under date of August 26, 2004, save and except for amendments/modifications to reflect the approved phasing of the project, the timing of the conveyances for the public streets and the land exchange arrangements particular to this development;
 - (b) submit, prior to registration of the final plan, a functional road plan, which must include pavement width, pavement markings and traffic signs for the

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

proposed new public street/lane system, and any modifications that are required to existing pavement markings and traffic signs on existing public streets, for the review and approval of the Commissioner of Works and Emergency Services;

- (c) satisfy, prior to registration of the final plan, all outstanding requirements with respect to the May 2004 Traffic Impact Study prepared by Marshall Macklin Monaghan Limited in support of the proposed development;
- (d) pay all costs associated with the intersection improvements at Dundas Street East and the new public street on Block 7 to accommodate, among other things, signal hardware for northbound traffic, changes to pavement markings and relocation of poles, if required;
- (e) pay all costs associated with any modifications to the existing abutting streets and facilities external to the site, which may be required to accommodate this development at the discretion of the Commissioner of Works and Emergency Services;
- (f) submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to registration of the final plan, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (g) pay for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that upgrades are required to the infrastructure external to the site to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
- (h) submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to registration of the final plan, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required;
- (i) pay for any necessary improvements to the municipal lighting required external to the site to support this development, according to the review accepted by the Commissioner of Works and Emergency Services;
- (j) prepare and submit for the review and approval of the Commissioner of Works and Emergency Services, prior to registration of the final Plan of Subdivision, an overall municipal servicing plan incorporating the design

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- of all surface and underground facilities and the necessary improvements to external City infrastructure to service the site;
- (k) prepare and submit for the review and approval of the Commissioner of Works and Emergency Services, prior to registration of the final plan, an overall grading and drainage plan and a storm water management plan;
 - (l) submit, prior to registration of the final plan, a phasing plan for review and acceptance by the Commissioner of Works and Emergency Services;
 - (m) convey to the City on a phased basis, at nominal cost, the lands comprising the new public streets/lane, shown on the draft plan as Block Nos. 7, 8, 9, 10 and 11, such lands to be free and clear of all encumbrances, save and except for the surface and subsurface public works services and facilities, and utilities, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public highway purposes;
 - (n) provide a minimum width of 16 metres, or such lesser amount as deemed appropriate by the Commissioner of Works and Emergency Services, for Block Nos. 7, 8, 9 and 10 on the final plan for registration;
 - (o) submit to the Commissioner of Works and Emergency Services an environmental site assessment and, if required, a remedial action plan for each block, which will be peer reviewed at the applicant's expense, prior to the earlier of, construction of services and utilities, conveyance of land to the City or the issuance of a building permit;
 - (p) amend the survey, if required, to reflect the Commissioner of Works and Emergency Services recommendations regarding rights-of-way;
 - (q) integrate all lot/block corners with the Ontario Co-ordinate System and provide a digital copy of the final plan of subdivision in DGN or DWG formats;
 - (r) provide street names to the satisfaction of the Commissioner of Works and Emergency Services;
- (19) as a condition of approval of the Official Plan Amendment and rezoning require the owner to:
- (a) provide, as soon as possible, names for the proposed private pedestrian court serving the residential condominium component in accordance with the City of Toronto Street Naming Policy so that they can be circulated for

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- comments and forwarded to the appropriate Community Council for consideration;
- (b) apply for revised municipal numbering prior to the issuance of a building permit;
 - (c) submit to the Commissioner of Works and Emergency Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a Bill in Council;
 - (d) submit an application for Condominium for the market units situated on the north end of the site;
 - (e) agree that any associated costs of remediation works required as a result of a Phase II environmental assessment, to be conducted by Economic Development, Culture and Tourism prior to Don Mount Court being jurisdictionally transferred, shall be the responsibility of the Toronto Community Housing Corporation. The report shall ensure the Don Mount Parkette lands, at the time of transfer, will meet all applicable laws, regulations and guidelines respecting sites to be used for residential purposes, including City Council policies respecting soil remediation of sites;
- (20) advise the owner of the following:
- (a) that further detailed comments with respect to site access configuration, site circulation, loading location/configuration and refuse collection will be provided as part of the Site Plan review process;
 - (b) of the need to provide, as part of the Site Plan application, fire access routes in accordance with the requirements of the Ontario Building Code;
 - (c) of the need to make separate applications to the Commissioner of Works and Emergency Services for permits to carry out any works involving the construction in, or occupancy of, the abutting public rights-of-way;
 - (d) that the subject lands may be within a flood and/or fill region regulated by the Toronto and Region Conservation Authority;
 - (e) that public lanes are given low priority for winter maintenance by the City and that they are only salted and not ploughed;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (f) that the provision of tree planting within the abutting public boulevard areas will be a requirement of this application. Additionally, if required, the applicant will be responsible for the preparation of tree inventory and preservation details, including the posting of adequate financial guarantees to ensure compliance. These requirements will be done to the satisfaction of Forestry Staff;
 - (g) that the applicant is required to submit a separate application under Chapter 658 to Urban Forestry Services, City Forester's Office requesting permission to remove the trees noted in the ravine;
 - (h) that the applicant is required to submit a revised Landscape Plan satisfactory to the Commissioner of Economic Development Culture and Tourism (Forestry);
 - (i) the owner is advised that the market housing components of the residential development will be subject to a 5% cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code (which remains in full force and effect) to implement Section 42 of the *Planning Act*, RSO 1990, C.P.13. The cash-in-lieu payment for this development is to be used for park improvements over and above base park condition. The cash-in-lieu of parkland dedication payment shall be secured by a letter of credit and shall be provided prior to first building permit issuance for the market-housing component;
- (21) a more detailed Tenant Relocation and Assistance Plan shall be submitted to the Commissioner of Community and Neighbourhood Services prior to issuance of the first building permit for approval and monitoring, in the Commissioner's delegated role as Service Manager for social housing for the City of Toronto;
- (22) a detailed construction mitigation plan and the establishment of a tenant communication protocol shall be developed to the satisfaction of the Commissioner of Community and Neighbourhood Services prior to issuance of the first building permit to ensure that disruption of tenants, and cessation of services and facilities is minimized; and
- (23) that the Commissioner of Works and Emergency Services in consultation with the Commissioner of Urban Development Services give consideration to permitting three hour parking on Carroll Street south of Dundas Street East and report to Toronto and East York Community Council on the implementation of the matter.

The Toronto and East York Community Council also had before it a report (August 9, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting Removal of Forty Privately Owned Trees - 825 Dundas Street East (Toronto-Danforth, Ward 30), and recommending that:

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

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

- (September 8, 2004) from May Chiu;
- (September 8, 2004) from Dallas Petroff, Willow Breast Cancer Support and Resource Centre;
- (September 9, 2004) from Linda Freedman;
- (September 9, 2004) from Chiquita Phillips;
- (September 8, 2004) from Sharon Barr;
- (September 9, 2004) from John Sewell;
- (September 8, 2004) from Jennifer Hart;
- (September 8, 2004) from Lisa Tolentino;
- (September 13, 2004) from Pat Weston;
- (September 13, 2004) from Janet McKay, Local Enhancement and Appreciation of Forests (LEAF);
- (September 12, 2004) from Mary Catherine McCarthy and Jim Stewart;
- (September 7, 2004) from Vickie Mascal;
- (September 10, 2004) from Tom Tkach;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- Seven signatures (September 13, 2004) submitted by Natia Cavery in support of the application;
- (September 13, 2004) from Vivian Gies and Leo Baduria;
- Five signatures (September 13, 2004) in support of the application;
- (September 12, 2004) from Penina Coopersmith;
- (September 12, 2004) from Andre Fauteux;
- (September 12, 2004) from Carol Sutton;
- (September 8, 2004) from Lloyd Richards;
- (September 13, 2004) from Gwen Smith;
- (September 14, 2004) from Elizabeth Saunders, Dundas School Council;
- (September 12, 2004) from Carl and Trish Courneya;
- (September 7, 2004) from N. Mascal;
- (September 13, 2004) from Carol L. Sutton;
- (September 10, 2004) from Margaret Egerer;
- (September 12, 2004) from Bob Jordan;
- (September 9, 2004) from Jennifer Long and James Butler;
- (September 10, 2004) from Yvonne Bergmans;
- (undated) from Heather Lawrence and Michael Andringa;
- (September 13, 2004) from Mitch Cabrias;
- (September 14, 2004) from Pamela Ireland;
- (September 14, 2004) from Marilyn Churley, MPP, Toronto-Danforth;
- (September 14, 2004) from Natia Carvery;
- (September 13 2004) from Neville Alexander;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (September 10, 2004) from Alan Norton;
- (September 14, 2004) from Christopher J. McEachern;
- (September 14, 2004) from Vivian Gies and Leo Baduria;
- (undated) from Terry Lee;
- (undated) from Diana Alloway;
- (undated) from Marguerite Campbell; and
- (undated) from Victoria Mascal.

The Toronto and East York Community Council held a statutory public meeting on September 14, 2004 and notice was given in accordance with the *Planning Act*.

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

- Mary Kelly, Riverside Area Residents' Association;
- William Brown;
- Carol Sutton;
- Suzanne McCormick;
- Karen Donaldson Howden, Community Health Promotion, Toronto Community Housing Corporation;
- David Peters;
- Victoria Mascal;
- Tom Tkach, Regeneration Committee, Don Mount Court, Development Corporation;
- Diana Alloway, Regeneration Committee, Don Mount Court, Development Corporation;
- Phyllis Garden, Regeneration Committee, Don Mount Court, Development Corporation;
- Marguerite Campbell, Principal, Dundas Public School; and
- Terry Lee, Executive Director, Ralph Thornton Centre.

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

- (1) the Official Plan for the former City of Toronto be amended substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 of the report (August 31, 2004) from the Director, Community Planning, South District;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (2) Zoning By-law 438-86, as amended for the former City of Toronto, be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 of the report (August 31, 2004) from the Director, Community Planning, South District, and further to require that:
- (a) a minimum of 10 visitor parking spaces over and above on-street parking may be provided for the social housing units of which the visitor and tenant parking spaces may be provided on any of the Blocks B, C and D containing social housing units;
 - (b) visitor parking for the market units shall be provided at a rate of 0.06 spaces per Unit;

and that no further notice be given in respect of the proposed by-law;

- (3) the City Solicitor be directed to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 8 of the report (August 31, 2004) from the Director, Community Planning, South District;
- (4) the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (5) before approval of the Site Plan, the owner of the lands be required to enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, R.S.O.c.P. 13, as amended, to secure the facilities, services and matters referred to below at the owner's expense with the exceptions noted in (iii):
 - (i) the owner shall provide and maintain not less than 232 new replacement social housing units on parcels B, C, and D, provided that:
 - (a) the replacement social housing units shall be owned by the Toronto Community Housing Corporation, or on their behalf by a non-profit corporation or a non-profit housing co-operative, and maintained as rental units for not less than 25 years, beginning with the date that each unit was occupied;
 - (b) the owner agrees to ensure that the replacement social housing units are ready and available for occupancy as soon as reasonably possible and commensurate with the development of the market units, and that a plan for achieving the full replacement of 232 units shall be submitted and be to the satisfaction of the Commissioner, UDS. The plan will include making the

replacement social housing units on Parcel C and the apartment building on Parcel B ready and available for occupancy no later than the date that all of the non-social housing replacement units on Parcel A are ready and available for occupancy. It is recognized that the replacement social housing units on Parcel D may be completed later as the existing units on that parcel will continue to house tenants until they are moved into the other parcels;

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

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

- (d) TCHC shall provide 232 replacement rents-geared-to-income subsidies;
 - (e) the 232 rents-geared-to-income subsidies shall be provided for a period of not less than 25 years, subject to the continued provision of funding from federal/provincial and/or municipal government programs providing such subsidies;
- (ii) the owner shall provide additional assistance to the tenants of the site, at least as follows:
 - (a) all tenants who receive the notice of termination of their tenancy in Don Mount for demolition and who remain eligible for social housing and RGI shall be offered alternative accommodation by TCHC with rents and subsidies on the same basis;
 - (b) all tenants who receive or have received the notice of termination set forth above shall have a right of first refusal to occupy a replacement social housing unit and rent geared to income subsidy subject to continued eligibility, even if occupying temporary alternative accommodation provided by TCHC;
 - (c) all tenants who receive the notice of termination set forth above shall receive financial and other assistance to mitigate the hardship caused by the relocation to the satisfaction of the Commissioner of Urban Development Services; and

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (d) TCHC will prepare and implement an overall plan for construction mitigation and tenant communication to the satisfaction of the Commissioner of Community and Neighbourhood Services;
- (iii) the following are exceptions to the requirement set out in 5(ii) and (iii) above that the facilities and services subject to this agreement be provided at the owner's expense:
 - (a) The Province of Ontario has agreed to provide funding in the amount of \$9.3 million towards the replacement costs for the 232 replacement social housing units;
 - (b) social housing funding provided by the City of Toronto under comprehensive funding agreements that predate this Official Plan amendment and zoning by-law; and
 - (c) public funding for the 232 replacement units that is not primarily for the development of new affordable housing;
- (6) (a) the applicant be required to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to registration of the Plan of Subdivision;
- (b) the landscape plan be predominantly planted with native, big-shade species of trees; and that every effort be made to achieve the following:
 - (i) increase the number of new, big-shade native species of trees to be planted on the development site, including the park;
 - (ii) decrease the number of trees to be removed;
 - (iii) transplant as many trees as possible to alternate sites, preferably schools;
 - (iv) plant as many street trees as possible, especially around the park; and
 - (v) plant additional trees on public land surrounding the development site in consultation with the Commissioner of Economic Development, Culture and Tourism and the Ward Councillor;
- (c) City Council support the convening of a community meeting, to be chaired by the Ward Councillor, to allow members of the community to review plans submitted in support of any application(s) for Site Plan Approval on the subject lands, prior to the owner entering into a Site Plan Agreement under Section 41 of the *Planning Act*.

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (7) City Council approve the lands to be transferred as parkland to the City, as shown as Block 6 on the draft Plan of Subdivision prepared by KRCMAR Surveyors Ltd., dated May 7, 2004 and revised July 5, 2004, having a minimum area of 3,827 m². The subject lands are to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless the easement, encumbrance or encroachment is otherwise approved by the Commissioner of Economic Development, Culture and Tourism. The final location, grading, configuration and development of the parklands to be conveyed will be subject to the approval of the Commissioner of Economic Development Culture and Tourism. Any shortfall in the land area exchange between TCHC and the City, for the lands known as Don Mount Parkette, shall be made up by a cash-in-lieu of parkland dedication payment or "work-in-kind" by the applicant for the value of the shortfall. The value representing this shortfall will be put directly towards improvements of the new Joel Weeks Park. The value of this amount shall be determined prior to issuance of the first above grade building permit and shall be secured as part of the Joel Weeks Park improvements;
- (8) prior to the registration of the Subdivision Agreement, the owner shall enter into an Escrow Agreement with the City regarding the development and conveyance of the park block. The Escrow Agreement shall set out the conditions and timing for the owner to transfer the park block to the City and its development as parkland to the satisfaction of the Commissioner of Economic Development Culture and Tourism. Any costs associated with the Escrow Agreement shall be at the owner's expense;
- (9) prior to the parkland being released from escrow, the owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant acceptable to the Commissioner of Works and Emergency Services shall prepare the environmental assessment. Prior to transferring the parkland to the City, the environmental assessment may be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the conveyance of the parkland to the City shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the parkland meets all applicable laws, regulations and guidelines for public park purposes;
- (10) the owner shall pay for the costs of the transfer of the parkland, including any Land Transfer Tax and the preparation and registration of all relevant documents.

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

At the time the parklands are released from escrow, the owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland;

- (11) prior to registration of the Plan of Subdivision, the owner shall submit for the approval of the Commissioner of Economic Development Culture and Tourism, a park design concept plan and a park development budget;
- (12) prior to the issuance of a building permit for the market units, the owner shall provide a letter of credit for 120% of the value of the parks and recreation component of the development charges that are payable for the market units which are the subject of the building permit to be issued;
- (13) the owner will be responsible for the base construction and installation of the parkland. The base park improvements include the following, where deemed necessary:
 - (i) grading (inclusive of topsoil supply and placement, minimum of 150 mm);
 - (ii) sodding;
 - (iii) fencing to City standard;
 - (iv) all necessary drainage systems;
 - (v) electrical and water connections to the street line, including back flow preventor; and
 - (vi) street trees along all public road allowances, which abut City-owned parkland,

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

- (14) prior to the issuance of the first building permit for the market housing units, the owner shall post a Letter of Credit as security for the installation of base park improvements equal to 120% of the value of the base park improvements;
- (15) the owner shall be responsible for the design, supervision, and construction development of the parkland over and above the base park condition as per the approved park budget;
- (16) the development of the park block shall be completed within 6 months of the completion of the social housing units on Block D or as otherwise satisfactory to the Commissioner of Economic Development Culture and Tourism. Unforeseen delays (e.g., weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the Commissioner of Economic

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

Development Culture and Tourism when determining a revised delivery date for the park block;

- (17) the owner, upon satisfactory completion of the parkland development will be required to guarantee such work and associated materials. The owner will provide certification from their Landscape Architect certifying all work has been completed. As-built drawings will be submitted to the Economic Development Culture and Tourism. At that time, the submitted letters of credit securing the cash-in-lieu of parkland dedication payment, the parks and recreation component of the development charges and the letter of credit for base park improvements will be released, less 20% which shall be retained for a two-year period as a performance guarantee;
- (18) as a condition of Subdivision approval require the owner to:
 - (a) enter into a Subdivision Agreement with the City satisfactory to the Commissioner of Works and Emergency Services and the City Solicitor, such agreement to contain generally the same terms and conditions as the draft agreement for Don Mount Court, dated August 25, 2004, which was sent to the owner's solicitor under date of August 26, 2004, save and except for amendments/modifications to reflect the approved phasing of the project, the timing of the conveyances for the public streets and the land exchange arrangements particular to this development;
 - (b) submit, prior to registration of the final plan, a functional road plan, which must include pavement width, pavement markings and traffic signs for the proposed new public street/lane system, and any modifications that are required to existing pavement markings and traffic signs on existing public streets, for the review and approval of the Commissioner of Works and Emergency Services;
 - (c) satisfy, prior to registration of the final plan, all outstanding requirements with respect to the May 2004 Traffic Impact Study prepared by Marshall Macklin Monaghan Limited in support of the proposed development;
 - (d) pay all costs associated with the intersection improvements at Dundas Street East and the new public street on Block 7 to accommodate, among other things, signal hardware for northbound traffic, changes to pavement markings and relocation of poles, if required;
 - (e) pay all costs associated with any modifications to the existing abutting streets and facilities external to the site, which may be required to accommodate this development at the discretion of the Commissioner of Works and Emergency Services;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (f) submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to registration of the final plan, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (g) pay for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that upgrades are required to the infrastructure external to the site to support this development, according to the site servicing review accepted by the Commissioner of Works and Emergency Services;
- (h) submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to registration of the final plan, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required;
- (i) pay for any necessary improvements to the municipal lighting required external to the site to support this development, according to the review accepted by the Commissioner of Works and Emergency Services;
- (j) prepare and submit for the review and approval of the Commissioner of Works and Emergency Services, prior to registration of the final Plan of Subdivision, an overall municipal servicing plan incorporating the design of all surface and underground facilities and the necessary improvements to external City infrastructure to service the site;
- (k) prepare and submit for the review and approval of the Commissioner of Works and Emergency Services, prior to registration of the final plan, an overall grading and drainage plan and a storm water management plan;
- (l) submit, prior to registration of the final plan, a phasing plan for review and acceptance by the Commissioner of Works and Emergency Services;
- (m) convey to the City on a phased basis, at nominal cost, the lands comprising the new public streets/lane, shown on the draft plan as Block Nos. 7, 8, 9, 10 and 11, such lands to be free and clear of all encumbrances, save and except for the surface and subsurface public works services and facilities, and utilities, and subject to a right-of-way for access purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public highway purposes;
- (n) provide a minimum width of 16 metres R.O.W., or such lesser amount as deemed appropriate by the Commissioner of Works and Emergency

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

Services, with a pavement width of 6.5 metres including parking on one side of the street for the Munro Street Extension (Block 7), the Carroll Street realignment (Block 8) and Kintyre Avenue (Block 10); and a pavement width of 6 metres with no parking for Kintyre Avenue (Block 9) on the final plan for registration;

- (o) submit to the Commissioner of Works and Emergency Services an environmental site assessment and, if required, a remedial action plan for each block, which will be peer reviewed at the applicant's expense, prior to the earlier of, construction of services and utilities, conveyance of land to the City or the issuance of a building permit;
- (p) amend the survey, if required, to reflect the Commissioner of Works and Emergency Services recommendations regarding rights-of-way;
- (q) integrate all lot/block corners with the Ontario Co-ordinate System and provide a digital copy of the final plan of subdivision in DGN or DWG formats;
- (r) provide street names to the satisfaction of the Commissioner of Works and Emergency Services;
- (s) provide, as soon as possible, names for the proposed private pedestrian court serving the residential condominium component in accordance with the City of Toronto Street Naming Policy so that they can be circulated for comments and forwarded to the appropriate Community Council for consideration;
- (t) apply for revised municipal numbering prior to the issuance of a building permit;
- (u) submit to the Commissioner of Works and Emergency Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a Bill in Council;
- (v) agree that any associated costs of remediation works required as a result of a Phase II environmental assessment, to be conducted by Economic Development, Culture and Tourism prior to Don Mount Court being jurisdictionally transferred, shall be the responsibility of the Toronto Community Housing Corporation. The report shall ensure the Don Mount Parkette lands, at the time of transfer, will meet all applicable laws, regulations and guidelines respecting sites to be used for residential

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

purposes, including City Council policies respecting soil remediation of sites;

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

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

remains in full force and effect) to implement Section 42 of the *Planning Act*, RSO 1990, C.P.13. The cash-in-lieu payment for this development shall be used for above base park improvements to the new Joel Weeks Park or towards other park related improvements within the general vicinity of the development, at the discretion of the Commissioner of EDCT and in consultation with the local Councillor. The cash-in-lieu of parkland dedication payment shall be secured by a letter of credit and shall be provided prior to first building permit issuance for the market-housing component;

- (21) a more detailed Tenant Relocation and Assistance Plan shall be submitted to the Commissioner of Community and Neighbourhood Services prior to issuance of the first building permit for approval and monitoring, in the Commissioner's delegated role as Service Manager for social housing for the City of Toronto;
- (22) a detailed construction mitigation plan and the establishment of a tenant communication protocol shall be developed to the satisfaction of the Commissioner of Community and Neighbourhood Services prior to issuance of the first building permit to ensure that disruption of tenants, and cessation of services and facilities is minimized;
- (23) the Commissioner of Works and Emergency Services, in consultation with the Commissioner of Urban Development Services, give consideration to permitting three hour parking on Carroll Street south of Dundas Street East and report to Toronto and East York Community Council on the implementation of the matter;
- (24) the applicant be required to submit a Streetscape Plan showing options for street trees for the east side of Carroll Street to the satisfaction of the Commissioners of Economic Development, Culture and Tourism and Urban Development Services in consultation with the Commissioner of Works and Emergency Services and the Ward Councillor, prior to Site Plan Approval;
- (25) City Council acknowledge and thank the Don Mount Tenant Advisory Committee and the Don Mount Regeneration Committee for their exceptional work advising on the development of this plan and that City Council confirm the continuation of the Don Mount Tenant Advisory Committee and the Don Mount Regeneration Committee for the purpose of continued work on development matters such as design, construction, site plan approval, and other matters such as community safety and security, site management, and community and economic development;
- (26) the applicant, at the time of Site Plan Application, provide the Commissioner of Urban Development Services for her review and consideration the details of an environmental sustainability plan for the new social housing and market housing development at Don Mount Court, the plan to outline:

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (i) how the construction and operation of the new project will minimize the environmental impact of the project and include measures to protect and enhance the environment.
 - (ii) in detail, the specific measures being proposed with respect to the following six criteria: site conditions, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design process; and
 - (iii) how the new development will be designed to assist residents to participate in the city's waste diversion programs.
- (27) City Council support the proposal to incorporate a youth employment initiative as part of the construction of the new development through an agreement between Toronto Community Housing Corporation and the Carpenters Local 27 Training and Apprenticeship Centre;
- (28) the Commissioner of Economic Development, Culture and Tourism identify as a priority item the planning and capital funding for the completion of the Joel Weeks Park, including a suitable water play area, and that it be funded in the departmental budget from the following sources:
- (a) The parks development charge reserve fund;
 - (b) Cash-in-lieu of parkland dedication payment for this development;
 - (c) The value of any shortfall in the land area exchange between TCHC and the City; and
 - (d) The proceeds from the sale of Thompson Street Parkette, following the successful purchase and sale;
- (29) the Commissioner of Economic Development, Culture and Tourism establish a community-based park planning process for the new Joel Weeks consolidated park, in consultation with the Ward Councillor.
- (30) the Commissioner of Economic Development, Culture and Tourism, through the park re-development plan, ensure that once the park is completed, there is sufficient funding available for ongoing operation and maintenance of the new Joel Weeks consolidated park;
- (31) the Commissioner of Works and Emergency Services report to the Works Committee on extending the Dundas Street bicycle lane from Broadview Avenue to River Street;

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

The above recommendations carried unanimously as follows:

Yeas: Councillors Rae, Chow, Davis, McConnell, Mihevc, Ootes, Pantalone, Walker and Watson – 11

(Report 7, Clause 10)

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

The Toronto and East York Community Council had before it a report (August 26, 2004) from the Deputy Chief Building Official and Director of Building, South District, respecting Residential Demolition Application – 2280 and 2282 Gerrard Street East (Beaches-East York, Ward 32).

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council approve the application to demolish the subject residential buildings at 2280 and 2282 Gerrard Street East with the following conditions:

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

(Report 7, Clause 11)

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

The Toronto and East York Community Council had before it a report (August 26, 2004) from the Commissioner of Urban Development Services, respecting Residential Demolition Application – 35 Lyall Avenue (Beaches-East York, Ward 32).

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

- (September 10, 2004) from Scott Cuthbertson;
- (September 12, 2004) from Elizabeth MacKay;
- (September 12, 2004) from Kathleen and Russell Coleman;
- (September 9, 2004) from Margaret Carroll;
- (September 13, 2004) from Patricia Griffin and Daryl Wiebe;
- (September 12, 2004) from Anne Brown;
- (September 13, 2004) from Joanne and Peter Guterres;
- (September 13, 2004) from Joan Forge;
- (September 13, 2004) from Fergus Murphy;
- (September 13, 2004) from Alistair Scott;
- (September 13, 2004) from Lucy Hunter; and
- (September 13, 2004) from Elizabeth MacKay.

On motion by Councillor Bussin, the Toronto and East York Community Council deferred consideration of the report (August 26, 2004) from the Commissioner of Urban Development Services pending the outcome of the Ontario Municipal Board Hearing regarding the Committee of Adjustment Decision respecting this property.

(Letter sent to: Interested Persons; c: Victor Araujo, Manager, Plan Review – September 17, 2004)

(Report 7, Clause 82(c))

8.13 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 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 also had before it the following communications:

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

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 2, 2004) from the Commissioner of Economic Development, Culture and Tourism.

(Report 7, Clause 13)

8.14 160 Gerrard Street East (Allan Gardens) - Request to Amend By-law No. 481-86 Designating the Property at 160 Gerrard Street East (Allan Gardens) under Part IV of the *Ontario Heritage Act* to include Additional Heritage Resources (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting 160 Gerrard Street East (Allan Gardens) - Request to Amend By-law No. 481-86 Designating the Property at 160 Gerrard Street East (Allan Gardens) under Part IV of the *Ontario Heritage Act* to include Additional Heritage Resources. (Toronto Centre-Rosedale, Ward 27), and recommending that:

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

The Toronto and East York Community Council also had before it a communication (July 15, 2004) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

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

(Report 7, Clause 14)

8.15 150 Balmoral Avenue (Balmoral Apartments) – Intention to Designate under Part IV of the *Ontario Heritage Act* and Alterations to a Heritage Property (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a report (June 15, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting 150 Balmoral Avenue (Balmoral Apartments) – Intention to Designate under Part IV of the *Ontario Heritage Act* and Alterations to a Heritage Property (St. Paul's, Ward 22), and recommending that:

- (1) Council state its intention to designate the property at 150 Balmoral Avenue (Balmoral Apartments) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (4) the alterations to the heritage property at 150 Balmoral (The Balmoral) be approved subject to the final plans for alterations to this property be to the satisfaction of the Manager of Heritage Preservation, prior to the issuance of any building permit, including any permit for excavation or demolition, and;
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (July 15, 2004) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2004) from the Commissioner of Economic Development, Culture and Tourism.

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

(Report 7, Clause 15)

8.16 318-328 Spadina Avenue (Charles Powell Building No. 2) - Inclusion on the City of Toronto Inventory of Heritage Properties (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (June 18, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting 318-328 Spadina Avenue (Charles Powell Building No. 2) - Inclusion on the City of Toronto Inventory of Heritage Properties (Trinity-Spadina, Ward 20), and recommending that:

- (1) City Council include the property at 318-328 Spadina Avenue (Charles Powell Building No. 2) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

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

- (September 10, 2004) from Krista R. Chaytor.

Mary Novik addressed the Toronto and East York Community Council.

On motion by Councillor Chow, the Toronto and East York Community Council deferred consideration of the report (June 18, 2004) from the Commissioner of Economic Development, Culture and Tourism to its meeting on October 12, 2004.

(Letter sent to: Interested Persons; c: Rita Davies, Executive Director of Culture – September 17, 2004)

(Report 7, Clause 82(d))

8.17 153-185 Eastern Avenue (Dominion Wheel and Foundries Company - Inclusion on the City of Toronto Inventory of Heritage Properties (Toronto Centre-Rosedale, Ward 28))

The Toronto and East York Community Council had before it a report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism, respecting 153-185 Eastern Avenue (Dominion Wheel and Foundries Company - Inclusion on the City of Toronto Inventory of Heritage Properties (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) Council include the property at 153-185 Eastern Avenue (Dominion Wheel and Foundries Company) on the City of Toronto Inventory of Heritage Properties; and
- (2) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (July 15, 2004) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor McConnell, 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 Commissioner of Economic Development, Culture and Tourism.

(Report 7, Clause 17)

8.18 Request for Approval of Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 2 Strachan Avenue (Trinity-Spadina, Ward 19)

The Toronto and East York Community Council had before it a report (August 30, 2004) from the Director, Community Planning, South District, respecting a Request for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 2 Strachan Avenue (Trinity-Spadina, Ward 19), and recommending that the request for a variance be refused to permit the addition of two single faced video display panels for the purpose of third party advertisement to the two existing roof signs.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that the request for a variance at 2 Strachan Avenue, to permit the addition of two single faced video display panels for the purpose of third party advertisement to the two existing roof signs, be approved.

The above recommendation carried on the following division of votes:

Yeas: Councillors Rae, Chow, Davis, Mihevc, Ootes, Pantalone and Walker – 7

Nays: Councillors McConnell and Watson – 2

The following motion from Councillor Watson was placed but not voted on:

“That this matter be submitted to Council without recommendation.”

(Report 7, Clause 18)

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

The Toronto and East York Community Council had before it a report (April 8, 2004) from the Director, Community Planning, South District, respecting a Request for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 375 Queen Street West (Trinity-Spadina, Ward 20), and recommending that the request for a variance to permit three illuminated roof signs for third party advertising purposes be refused.

On motion by Councillor Chow, the Toronto and East York Community Council deferred consideration of the report (April 8, 2004) from the Director, Community Planning, South District, sine die.

(Letter sent to: Interested Persons; c: Norm Girdhar, Assistant Planner, East Section – September 17, 2004)

(Report 7, Clause 82(e))

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

The Toronto and East York Community Council had before it a report (August 19, 2004) from the Director, Community Planning, South District, respecting Cash-In-Lieu for Parking - 619 Mount Pleasant Road (St. Paul's, Ward 22), and recommending that City Council:

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

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

(Report 7, Clause 20)

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

The Toronto and East York Community Council had before it a report (August 23, 2004) from the Director, Community Planning, South District, respecting a Request for Direction – Official Plan and Zoning By-law - 1100 King Street West (Parkdale-High Park, Ward 14), and recommending that:

- (1) the City Solicitor be authorized to request the Ontario Municipal Board to approve a Zoning By-law in a form substantially in accordance with Attachment 4;
- (2) the City Solicitor be authorized to request the Ontario Municipal Board to approve the revised site plan shown for the West Lot on Attachment 1, subject to conditions satisfactory to the Commissioner of Urban Development Services;
- (3) the City Solicitor be authorized to amend the proposed Zoning By-law shown in Attachment 4 with respect to the parking standards, based on the outcome of discussions with the applicant, to the satisfaction of the Commissioner of Urban

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

Development Services, in consultation with the Commissioner of Works and Emergency Services;

- (4) the City Solicitor be authorized to request the Ontario Municipal Board to amend OMB Decision/Order 0818, issued on April 26, 2004 respecting the Official Plan Amendment for the East Lot to include the matters identified in this report;
- (5) authority be granted to enter into an Agreement or Agreements pursuant to Section 37 of the *Planning Act* to secure those matters identified within this report and any other relevant matters that may be identified through the development of site plan conditions; and
- (6) the Commissioner of Corporate Services be requested to seek to secure a public easement for pedestrians from the owner of the properties at 1172-1196 King Street West and 283-289 Dufferin Street to permit pedestrian access between King Street West and the southwest corner of the development site.

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

(Report 7, Clause 21)

8.22 NOT USED

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

The Toronto and East York Community Council had before it a report (August 23, 2004) from the Director, Community Planning, South District, respecting a Request for Direction - 730 Dovercourt Road - Ontario Municipal Board Hearing (Davenport, Ward 18).

The Toronto and East York Community Council also had before it a Petition submitted by Dale Ritch with 306 signatures in opposition to the proposed development.

Councillor Giambrone declared an interest in this matter as his family lives in the vicinity of the subject property.

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

- Karl D. Jaffary, Q.C. Barrister and Solicitor; and

- Dale Ritch, Dover Square Tenants Association.

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

- (1) refuse the Official Plan and Zoning By-law amendment applications for 730 Dovercourt Road in their current form;
- (2) direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board to oppose the Official Plan and Zoning By-law amendment applications in their current form;
- (3) request the owner to revise the application and undertake the necessary studies to address the issues identified in this report;
- (4) request the Commissioner of Urban Development Services to continue to have discussions with the owner;
- (5) request the Commissioner of Urban Development Services to have discussions with tenant representatives and neighbourhood representatives;
- (6) request City staff to report back to Community Council on the outcome of those discussions stemming from Recommendations (4) and (5); and
- (7) direct the City Solicitor to request the Ontario Municipal Board to set a hearing date after the Council meeting of October 26-28, 2004, in order to receive further direction from Council as may be necessary in connection with the staff report on the outcome of the further discussions with the owner as well as discussions with the tenant and neighbourhood representatives.

(Report 7, Clause 23)

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

The Toronto and East York Community Council had before it a report (May 18, 2004) from the Manager, Right of Way Management, Transportation Services, South District, respecting a Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 53 Hillside Avenue West (St. Paul's, Ward 22), and recommending that City Council deny the application for driveway widening at 53 Hillside Avenue West.

The Toronto and East York Community Council also had before it a communication (September 13, 2004) from Councillor Walker.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council approve the application for driveway widening at 53 Hillsdale Avenue West, as shown on Appendix 'A' of the report (May 18, 2004) from the Manager, Right of Way Management, Transportation Services, South District, notwithstanding that the required 2 m setback from the back of the sidewalk cannot be provided, subject to:

- (a) the parking area not exceeding 2.6 m by 5.6 m in dimension;
- (b) the City sidewalk not being encumbered at any time and pedestrian traffic on the sidewalk being maintained at all times; and
- (c) the applicant paying all applicable fees and complying with all other criteria as set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.

(Report 7, Clause 24)

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

The Toronto and East York Community Council had before it a communication (April 27, 2004) from the City Clerk, Toronto West Community Council, forwarding the Community Council action of April 7, 2004, in referring the report (January 30, 2004) from the Director, Transportation Services, West District, to the Toronto South Community Council for consideration. The report recommended that this application be refused.

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

- (June 7, 2004) from L. Bahr; and
- (September 13, 2004) from Karen and Richard Bryer.

On motion by Councillor the Toronto and East York Community Council deferred consideration of the report (January 30, 2004) from the Director, Transportation Services, West District to its meeting on October 12, 2004.

(Letter sent to: Interested Persons; c: Kyp Perikleous, Supervisor, Right of Way Management – September 17, 2004)

(Report 7, Clause 82(f))

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

The Toronto and East York Community Council had before it a report (August 9, 2004) from the Manager, Right of Way Management, Transportation Services, South District, respecting a Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking for Two Vehicles at 13 Ritchie Avenue (Parkdale-High Park, Ward 14), and recommending that:

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

The Toronto and East York Community Council also had before it a communication (September 14, 2004) from Gerald LeBrun.

Aizhen Tatelman addressed the Toronto and East York Community Council.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council approve the application for front yard parking for two vehicles at 13 Ritchie Avenue notwithstanding that permit parking is authorized on the

same side of the street as this property and the application is for more than one vehicle, subject to:

- (a) the parking area for each parking space not exceeding 2.6 m in width by 5.19 m in dimension;
- (b) the parking areas being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Acting Commissioner of Works and Emergency Services; and
- (c) the applicant planting and maintaining, at their expense, a full shade canopy tree on the property, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
- (d) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking.

(Report 7, Clause 26)

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

The Toronto and East York Community Council had before it a report (August 9, 2004) from the Manager, Right of Way Management, Transportation Services, South District, respecting a Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 137 Dowling Avenue (Parkdale-High Park, Ward 14).

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council approve the application for front yard parking at 137 Dowling Avenue, as shown on Appendix 'A', of the report (August 9, 2004) from the Manager, Right of Way Management, Transportation Services South District, subject to:

- (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
- (b) the excess paving being removed;
- (c) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Acting Commissioner of Works and Emergency Services; and

- (d) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Parking and Licences.

(Report 7, Clause 27)

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

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Manager, Right of Way Management, Transportation Services, South District, respecting Poll Results for Front Yard Parking at 205 Garden Avenue (Parkdale-High Park - Ward 14).

On motion by Councillor Watson, the Toronto and East York Community Council deferred consideration of the report (August 10, 2004) from the Manager, Right of Way Management, Transportation Services, South District to its meeting on October 12, 2004.

(Letter sent to: Interested Persons; c: Kyp Perikleous, Supervisor, Right ow Way management – September 17, 2004)

(Report 7, Clause 82(g))

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

The Toronto and East York Community Council had before it a report (August 30, 2004) from the Manager, Licensing, Municipal Licensing and Standards, respecting Maria's Garden Restaurant – Boulevard Café – 673 Danforth Avenue (Toronto-Danforth, Ward 30).

The Toronto and East York Community Council also had before it a communication (September 9, 2004) from Maria Kontopidis.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that the application for a boulevard café license be granted for the proposed location at 673 Danforth Avenue.

(Report 7, Clause 29)

8.30 Application for Sidewalk/Boulevard Vending Permit – 160 Kendal Avenue (St. Paul's, Ward 21)

The Toronto and East York Community Council had before it a report (August 30, 2004) from the Manager, Licensing, Municipal Licensing and Standards, respecting Application for Sidewalk/Boulevard Vending Permit – 160 Kendal Avenue (St. Paul's, Ward 21).

On motion by Councillor Mihevc, the Toronto and East York Community Council recommended that the application for a sidewalk/boulevard vending licence be granted for the proposed location at 160 Kendal Avenue.

(Report 7, Clause 30)

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

The Toronto and East York Community Council had before it a report (August 27, 2004) from the Director, Transportation Infrastructure Management, respecting Proposed Bicycle Lanes on Cosburn Avenue from Broadview Avenue to Oak Park Avenue (Toronto-Danforth, Ward 29; Beaches-East York, Ward 31), and recommending that:

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

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

- (September 9, 2004) from the Director, Transportation Infrastructure Management, recommending that this report be received for information;
- (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 David Green;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (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;
- 74 letters of support, submitted by Councillor Davis;
- (September 7, 2004) from Harold Murray;
- (September 7, 2004) from Melville Avery;
- (September 8, 2004) from B. Davis;
- (September 13, 2004) from Ruby Humphries;
- (September 13, 2004) from Patricia Ritchie;
- (September 13, 2004) from Joseph Cooper;
- (September 10, 2004) from Carol Stock;
- (September 10, 2004) from Kathy Mortimer;
- (September 13, 2004) from Donna Tozzi;
- (September 13, 2004) from Morra Pasquale;
- (September 13, 2004) from Rick Elliot;
- (September 11, 2004) from Patricia Overholt;
- (September 14, 2004) from William Brown; and
- Petition submitted by John Seretis with 338 signatures in opposition.

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

- Bob O'Donnell;
- Lela Gary;
- Donna-Lynn McCallum;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- Wanda Daniels;
- William Brown;
- John Seretis;
- Alastair Fairweather;
- Joseph Cooper;
- Richard Telfer, Toronto District School Board; and
- Doug Lee.

The Toronto and East York Community Council recommended that:

On motion by Councillor Davis:

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (August 27, 2004) from the Director, Transportation Infrastructure Management;

On motion by Councillor Ootes:

- (2) the Commissioner of Works and Emergency Services consult with the Commissioner of Economic Development, Culture and Tourism to address concerns relating to the increased demands for parking and anticipated vehicular congestion at Dieppe Park during sporting and related community events;
- (3) the Commissioner of Works and Emergency Services investigate, report and implement enhancements to the signalized intersection of Donlands and Cosburn Avenues (i.e. advance greens) in order to reduce the anticipated delays predicted at this intersection;
- (4) the Commissioner of Works and Emergency Services investigate, report and implement enhancements to the signalized intersection of Greenwood and Cosburn Avenues (i.e. advance greens) in order to reduce the anticipated delays predicted at this intersection; and
- (5) Toronto Police Services be requested to monitor and enforce existing turn restrictions during peak periods, from O'Connor Drive between Donlands and Coxwell Avenues, to ensure that additional traffic is not infiltrating to Plains Road.

The following motions were voted on and lost:

By Councillor Ootes:

- “(1) That the Commissioner of Works and Emergency Services form a neighbourhood focus group consisting of Ward 29 and Ward 31 residents residing near the bike

lanes, and to include their comments and suggestions within the ongoing monitoring program of the Cosburn Bike Lanes;

- (2) That the Commissioner of Works and Emergency Services review and report on the ideas and recommendations raised by the community with respect to studies of alternate bike lane routes, possible one-way routes, and utilizing existing paths as part of the citywide initiative;
- (3) That the report be deemed a pilot project and reviewed further when staff reports to the Toronto and East York Community Council in the fall of 2005.”

(Report 7, Clause 31)

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

The Toronto and East York Community Council had before it a preliminary report (August 23, 2004) from the Director, Community Planning, South District, respecting Application to Amend the Official Plan and Zoning By-law - 15 Augusta Avenue (Trinity-Spadina, Ward 20), and recommending that:

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

On motion by Councillor Chow, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (August 23, 2004) from the Director, Community Planning, South District.

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

Community Planning, South District, Pedro Lopes, Assistant Planner – September 15, 2004)

(Report 7, Clause 82(h))

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

The Toronto and East York Community Council had before it a preliminary report (August 23, 2004) from the Director, Community Planning, South District, respecting Rezoning Application – 16 and 18 Kimberley Avenue (Beaches-East York, Ward 32), 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 approved the staff recommendations in the Recommendations Section of the report (August 23, 2004) from the Director, Community Planning, South District.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Leontine Major, Senior Planner, East Section - September 15, 2004)

(Report 7, Clause 82(i))

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

The Toronto and East York Community Council had before it a preliminary report (August 16, 2004) from the Director, Community Planning, South District, respecting Request to amend the Zoning By-law – 21 – 23 Widmer Street (Trinity-Spadina, Ward 20), and recommending that:

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

On motion by Councillor Chow, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (August 16, 2004) from the Director, Community Planning, South District.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Helen Coombs, Senior Planner, West Section – September 15, 2004)

(Report 7, Clause 82(j))

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

The Toronto and East York Community Council had before it a preliminary report (August 27, 2004) from the Director, Community Planning, South District, respecting Request to amend the Zoning By-law – 77 Charles Street West (Toronto Centre-Rosedale, Ward 27), and recommending that:

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

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

On motion by Councillor Pantalone, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (August 27, 2004) from the Director, Community Planning, South District.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Corwin Cambray, Planner – September 15, 2004)

(Report 7, Clause 82(k))

8.36 Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code and Metro By-law 118 - 222 Spadina Avenue (Trinity-Spadina, Ward 20)

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 recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 14, 2004) from the Director, Community Planning, South District, subject to the illumination being switched off at 11:00 p.m.

(Report 7, Clause 36)

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

The Toronto and East York Community Council had before it a report (August 3, 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 – 438 Richmond Street West (Trinity-Spadina, Ward 20), and recommending that:

- (1) the request for minor variances be approved to maintain, for identification purposes, three existing non-illuminated “Starbucks Coffee” awning signs at 438 Richmond Street West; and
- (2) the applicant be advised that upon approval of this application, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

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 (August 3, 2004) from the Director, Community Planning, South District, subject to the illumination being switched off at 11:00 p.m.

(Report 7, Clause 37)

8.38 Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 57 Brock Avenue (Parkdale-High Park, Ward 14)

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

The Toronto and East York Community Council had before it a report (July 28, 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 – 57 Brock Avenue (Parkdale-High Park, Ward 14), and recommending that:

- (1) the request for minor variances be approved to permit replacement of an existing illuminated fascia sign and an illuminated ground sign at 57 Brock Avenue on condition that illumination is limited to store hours by means of an automated timing device; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

On motion by Councillor Watson, the Toronto and East York Community Council deferred consideration of the report (August 26, 2004) from the Commissioner of Urban Development Services to its meeting on October 12, 2004.

(Letter sent to: Interested Persons; c: Norm Girdhar, Assistant Planner, East Section – September 17, 2004)

(Report 7, Clause 82(1))

8.39 Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 241 Yonge Street (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (July 14, 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 – 241 Yonge Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

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

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

(Report 7, Clause 39)

8.40 Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 355 Eglinton Avenue East (St. Paul’s, Ward 22)

The Toronto and East York Community Council had before it a report (July 29, 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 – 355 Eglinton Avenue East (St. Paul’s, Ward 22), and recommending that:

- (1) the request for a variance to permit an illuminated fascia sign on the first floor level and to maintain an existing fascia sign located at the third floor level, on the front elevation of the building at 355 Eglinton Avenue East be approved with a condition that the signs be turned off between 9:00 p.m. and 7:00 a.m. by means of an automated timing device; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

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

(Report 7, Clause 40)

8.41 Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 388 King Street West (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (July 29, 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 – 388 King Street West (Trinity-Spadina, Ward 20), and recommending that:

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

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

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 (July 29, 2004) from the Director, Community Planning, South District, subject to the illumination being switched off at 11:00 p.m.

(Report 7, Clause 41)

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

The Toronto and East York Community Council had before it a report (August 30, 2004) from the Director, Community Planning, South District, respecting Ontario Municipal Board Appeal - Application for Site Plan Approval - 310 Bayview Avenue and 33 Labatt Avenue (Toronto Centre-Rosedale, Ward 28), and recommending that:

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

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

(Report 7, Clause 42)

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

The Toronto and East York Community Council had before it a report (August 20, 2004) from the Director, Community Planning, South District, respecting Ontario Municipal Board Hearing – 20, 22, 22A and 24 Bathurst Street (Trinity-Spadina, Ward 19).

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

On further motion by Councillor Pantalone, the Toronto and East York Community Council also requested the Commissioner of Urban Development Services, in consultation with the Chief Financial Officer and Treasurer, to report directly to Council, on finalizing agreements with the owners respecting the development of 20, 22, 22A Bathurst Street in the Fort York Neighbourhood, and to request further direction on the Ontario Municipal Board hearing scheduled to continue October 12, 2004.

(Letter sent to: Commissioner of Urban Development Services; Chief Financial Officer and Treasurer; c: Lynda Macdonald, Manager, South District – September 15, 2004)

(Report 7, Clause 43)

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

The Toronto and East York Community Council had before it a report (August 25, 2004) from the Director, Community Planning, South District, respecting Ontario Municipal Board Hearing - 511 Bremner Boulevard and 2 and 20 Housey Street (Trinity-Spadina, Ward 20).

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

(Letter sent to: Commissioner of Urban Development Services; Chief Financial Officer and Treasurer; c: Lynda Macdonald, Manager, South District – September 15, 2004)

(Report 7, Clause 44)

8.45 Ontario Municipal Board Decision - 453 Spadina Road (Municipal Car Park No. 164) Appeal to the Ontario Municipal Board by First Spadina Place Inc. of an Application for a Zoning By-law Amendment and Site Plan Approval (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a report (July 28, 2004) from the City Solicitor, respecting Ontario Municipal Board Decision - 453 Spadina Road (Municipal Car Park No. 164) Appeal to the Ontario Municipal Board by First Spadina Place Inc. of an Application for a Zoning By-law Amendment and Site Plan Approval (St. Paul's, Ward 22)

On motion by Councillor Walker, the Toronto and East York Community Council received the report (July 28, 2004) from the City Solicitor for information.

(Letter sent to: Interested Persons; c: Stephen M. Bradley, Solicitor – September 17, 2004)

(Report 7, Clause 82(m))

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

The Toronto and East York Community Council had before it a Report (August 19, 2004) from the Commissioner, Corporate Services, respecting Sale of Surplus City-owned Lane – 229 and 231 Markham Street (Trinity-Spadina, Ward 19), and recommending that:

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

date(s) to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and

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

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 (August 19, 2004) from the Commissioner of Corporate Services.

(Report 7, Clause 46)

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

The Toronto and East York Community Council had before it a report (August 24, 2004) from the Commissioner, Corporate Services, respecting Sale of Surplus Vacant Land at 10 Glenarden Road (St. Paul's, Ward 21), and recommending that:

- (1) the Offer to Purchase from Mansoor Husain and Amna Fatima Husain to purchase 10 Glenarden Road, being part of Lot 7 on Plan 1752 (the "Property"), in the amount of \$37,000.00 plus GST, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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 (August 24, 2004) from the Commissioner of Corporate Services.

(Report 7, Clause 47)

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

The Toronto and East York Community Council had before it a report (August 13, 2004) from the Commissioner, Corporate Services, respecting Sale of Parcel of Vacant Land at the Rear of 207 Forest Hill Road (St. Paul's, Ward 22), and recommending that:

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

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 (August 13, 2004) from the Commissioner of Corporate Services.

(Report 7, Clause 48)

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

The Toronto and East York Community Council had before it a report (August 18, 2004) from the City Clerk, respecting Implementation of Overnight On-Street Permit Parking on Crewe Avenue between Westlake Avenue and Chisholm Avenue – Poll Results (Beaches-East York, Ward 31), and recommending that:

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

On motion by Councillor Davis, the Toronto and East York Community Council received the report (August 18, 2004) from the City Clerk.

(Letter sent to: Interested Persons – September 17, 2004)

(Report 7, Clause 82(n))

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

The Toronto and East York Community Council had before it a report (July 30, 2004) from the Director, Transportation Services South District, respecting Warwick Avenue north side, between Bathurst Street and Chiltern Hill Road – Request to introduce a “Student pick-up and drop-off area” (St. Paul’s, Ward 21), and recommending that:

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

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

(Report 7, Clause 50)

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

The Toronto and East York Community Council had before it a report (July 19, 2004) from the Director, Transportation Services, South District, respecting St. Clair Avenue West, north side between Spadina Road and Walmer Road - Request to prohibit stopping at anytime (St. Paul's, Ward 21), and recommending that:

- (1) the existing "No Stopping from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays" regulation on the north side of St. Clair Avenue West, between Spadina Road and Walmer Road be amended to operate at all times; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

(Report 7, Clause 51)

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

The Toronto and East York Community Council had before it a report (August 4, 2004) from the Director, Transportation Services, South District, respecting Franklin Avenue – Installation of Speed Humps between Ruskin Avenue and a point 104 metres north of Edith Avenue (Davenport, Ward 18)

On motion by Councillor Giambrone, the Toronto and East York Community Council received the report (August 4, 2004) from the Director, Transportation Services South District.

(Report 7, Clause 82(o))

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

The Toronto and East York Community Council had before it a report (August 4, 2004) from the Director, Transportation Services, South District, respecting Sterling Road – Installation of Speed Humps between Bloor Street West and Perth Avenue (Davenport, Ward 18), and recommending that this report be received for information.

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

- (1) Transportation Services staff be authorized to conduct a poll of residents, in English and Portuguese, on Sterling Road, between Perth Avenue and Bloor Street West to determine majority support for the proposed traffic calming plan, noted in Recommendation No. 2 below, in accordance with the City of Toronto consolidated speed hump policy and public notice be given pursuant to the Municipal Class Environmental 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 by-law be prepared for the alteration of sections of the roadway on Sterling Road, between Perth Avenue and Bloor Street West, for traffic calming purposes as described below:

“The construction of three asphalt speed humps on Sterling Road, from Perth Avenue to Bloor Street West, generally as shown on the attached print of Drawing No. 421F-7476, dated July 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Sterling Road, between Perth Avenue and Bloor Street West, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 7, Clause 53)

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

The Toronto and East York Community Council had before it a report (August 4, 2004) from the Director, Transportation Services South District, respecting Ruskin Avenue – Installation of Speed Humps between Edwin Avenue and Perth Avenue (Davenport, Ward 18), and recommending that this report be received for information.

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

- (1) Transportation Services staff be authorized to conduct a poll of residents on Ruskin Avenue, between Edwin Avenue and Perth Avenue, in English and Portuguese, to determine majority support for the proposed traffic calming plan noted in Recommendation No. 2 below, in accordance with the City of Toronto consolidated speed hump policy, and public notice be given pursuant to the Municipal Class Environmental 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 by-law be prepared for the alteration of sections of the roadway on Ruskin Avenue, between Edwin Avenue and Perth Avenue, for traffic calming purposes as described below:

“The construction of three asphalt speed humps on Ruskin Avenue, from Edwin Avenue to Perth Avenue, generally as shown on the attached print of Drawing No. 421F-7477, dated July 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Ruskin Avenue, between Edwin Avenue and Perth Avenue, 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 7, Clause 54)

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

The Toronto and East York Community Council had before it a report (August 4, 2004) from the Director, Transportation Services South District, respecting Sheridan Avenue – Installation of Speed Humps between Florence Street and Muir Avenue (Davenport, Ward 18), and recommending that this report be received for information.

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

- (1) Transportation Services staff be authorized to conduct a poll of residents on Sheridan Avenue, between Florence Street and Muir Avenue, in English and Portuguese, to determine majority support for the proposed traffic calming plan noted in Recommendation No. 2 below, in accordance with the City of Toronto consolidated speed hump policy and public notice be given pursuant to the Municipal Class Environmental 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 by-law be prepared for the alteration of sections of the roadway on Sheridan Avenue, between Florence Street and Muir Avenue, for traffic calming purposes as described below:

“The construction of twelve asphalt speed humps on Sheridan Avenue, from Florence Street to Muir Avenue, generally as shown on the attached print of Drawing No. 421F-7479, dated July 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Sheridan Avenue, between Florence Street and Muir Avenue, 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 7, Clause 55)

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

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Director, Transportation Services South District, respecting Walmer Road between St. Clair Avenue West and Heath Street West – Request for installation of speed humps (St. Paul’s, Ward 21), and recommending that this report be received for information.

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

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

“The construction of two speed humps on Walmer Road from St. Clair Avenue West to Heath Street West, generally as shown on the attached print of Drawing No. 421F-7488, dated July 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Walmer Road between St. Clair Avenue West and Heath Street West, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 7, Clause 56)

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

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Director, Transportation Services, South District, respecting Heath Street West/Tichester Road between Bathurst Street and Spadina Road - Request for installation of speed humps (St. Paul’s, Ward 21), and recommending that this report be received for information.

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

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

“The construction of three speed humps on Heath Street West/Tichester Road, from Bathurst Street to Spadina Road, generally as shown on the attached print of Drawing No. 421F-7474, dated July 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Heath Street West/Tichester Road, between Bathurst Street and Spadina Road, 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 7, Clause 57)

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

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Director, Transportation Services, South District, respecting Russett Avenue – Installation of Speed Humps between Bloor Street West and Wallace Avenue (Davenport, Ward 18), and recommending that this report be received for information.

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

- (1) Transportation Services staff be authorized to conduct a poll of residents on Russett Avenue, between Bloor Street West and Wallace Avenue, in English and Portuguese, to determine majority support for the proposed traffic calming plan noted in Recommendation No. 2 below, in accordance with the City of Toronto consolidated speed hump policy, and public notice be given pursuant to the Municipal Class Environmental Assessment Act, including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services;
- (2) subject to favourable results of the poll:
 - (a) a by-law be prepared for the alteration of sections of the roadway on Russett Avenue, between Bloor Street West and Wallace Avenue, for traffic calming purposes as described below:

“The construction of five asphalt speed humps on Russett Avenue, from Bloor Street West to Wallace Avenue, generally as shown on the attached print of Drawing No. 421F-7481, dated August 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Russett Avenue, between Bloor Street West and Wallace Avenue, 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 7, Clause 58)

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

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Director, Transportation Services, South District, respecting Tweedsmuir Avenue between St. Clair Avenue West and Heath Street West – Request for installation of speed humps (St. Paul’s, Ward 21), and recommending that this report be received for information.

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

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

“The construction of two speed humps on Tweedsmuir Avenue from St. Clair Avenue West to Heath Street West, generally as shown on the attached print of Drawing No. 421F-7486, dated July 2004”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Tweedsmuir Avenue between St. Clair Avenue West and Heath Street West, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 7, Clause 59)

8.60 Leslie Street and Lake Shore Boulevard East – Designation of the Southbound Curb Lane for Right Turns Only (Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32)

The Toronto and East York Community Council had before it a report (August 11, 2004) from the Director, Transportation Services, South District, respecting Leslie Street and Lake Shore Boulevard East – Designation of the southbound curb lane for right turns only (Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32), and recommending that:

- (1) the westerly southbound lane on Leslie Street, from Lake Shore Boulevard East to a point 30.5 metres north thereof, be designated for right-turns only, TTC buses excepted; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Fletcher, the Toronto and East York Community Council deferred consideration of the report (August 11, 2004) from the Director, Transportation Services, South District, and requested him to report on the effect of the proposal on cyclists and pedestrians on all four corners of Leslie Street and Lake Shore Boulevard East.

(Letter sent to: Interested Persons; c: Director, Transportation Services, South District; Brian Holditch, Transportation Technologist – September 17, 2004)

(Report 7, Clause 82(p))

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

The Toronto and East York Community Council had before it a report (August 11, 2004) from the Director, Transportation Services South District, respecting Moore Avenue, from Mount Pleasant Road to Welland Avenue – Prohibition of Westbound U-turns (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) westbound to eastbound U-turns on Moore Avenue, between Welland Avenue and Mount Pleasant Road, be prohibited at all times; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

- (September 8, 2004) from Alex Hahn;
- (September 13, 2004) from Ivan McFarlane; and
- (September 12, 2004) from Margaret Stewart.

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

(Report 7, Clause 61)

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

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Director, Transportation Services, South District, respecting Woodbine Avenue, from Danforth Avenue to O'Connor Drive – Prohibition of Heavy Trucks, from 7:00 p.m. to 7:00 a.m. (Beaches-East York, Ward 31), and recommending that:

- (1) the heavy truck prohibition between the hours of 7:00 p.m. and 7:00 a.m. on Woodbine Avenue, from Danforth Avenue to Kingston Road, be amended to apply from Kingston Road to O'Connor Drive; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

(Report 7, Clause 62)

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

The Toronto and East York Community Council had before it a Report (August 12, 2004) from the Director, Transportation Services, South District, respecting Withrow Avenue, between Broadview Avenue and Logan Avenue - Speed Hump Poll Results (Toronto - Danforth, Ward 30), and recommending that this report be received for information only.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that, notwithstanding the level of response to the poll, and with implementation scheduling subject to competing priorities,

- (1) a by-law be enacted authorizing the alteration of sections of the roadway by means of the installation of speed humps on Withrow Avenue, between Broadview Avenue and Logan Avenue, for traffic calming purposes as shown on the print of Drawing No. 421F-7391, dated, May 2004;
- (2) pursuant to the requirements of the Municipal Class Environmental Act, Notice of Completion be issued;
- (3) the maximum speed limit on Withrow Avenue, between Broadview Avenue and Logan Avenue, be reduced from forty kilometres per hour to thirty kilometres per hour, coincident with the installation of speed humps; and
- (4) the appropriate City Officials be authorized and directed to take whatever actions is necessary to give effect thereto, including the introduction in Council of any Bills that may be required.

(Report 7, Clause 63)

8.64 Langford Avenue, between the former Borough of East York Limit and Aldwych Avenue – Reduction of the Maximum Speed Limit (Toronto-Danforth, Ward 29)

The Toronto and East York Community Council had before it a report (August 12, 2004) from the Director, Transportation Services, South District, respecting Langford Avenue, between the former Borough of East York Limit and Aldwych Avenue – Reduction of the maximum speed limit (Toronto - Danforth, Ward 29), and recommending that:

- (1) the maximum speed limit on Langford Avenue between the former Borough of East York south limit and Aldwych Avenue be reduced to 40 kilometres per hour; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

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

(Report 7, Clause 64)

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

The Toronto and East York Community Council had before it a report (August 13, 2004) from the Director, Transportation Services, South District, respecting Croatia Street – Installation of Speed Humps between Brock Avenue and Dufferin Street (Davenport, Ward 18), and recommending that this report be received for information.

On motion by Councillor Giambrone, the Toronto and East York Community Council deferred consideration of the report (August 13, 2004) from the Director, Transportation Services, South District to its meeting on October 12, 2004.

(Letter sent to: Interested Persons; c: Stephen C. Brown, Traffic Engineer/Planner – September 17, 2004)

(Report 7, Clause 82(q))

8.66 La Scala Lane - Proposed two-way operation (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (August 12, 2004) from the Director, Transportation Services, South District, respecting La Scala Lane - Proposed two-way operation (Toronto Centre-Rosedale, Ward 27), and recommending that:

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

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

(Report 7, Clause 66)

8.67 Proposed Parking Regulation Change on Wade Avenue, between Jenet Avenue and the East/West section of Wade Avenue (Davenport, Ward 18)

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Director, Transportation Services, South District, respecting Proposed Parking Regulation Change on Wade Avenue, between Jenet Avenue and the east/west section of Wade Avenue (Davenport, Ward 18), and recommending that:

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

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

(Report 7, Clause 67)

8.68 Jarvis Street, between Dundas Street East and Gerrard Street East – Installation of Pedestrian Traffic Control Signals (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (August 13, 2004) from the Director, Transportation Services, South District, respecting Jarvis Street, between Dundas Street East and Gerrard Street East – Installation of Pedestrian Traffic Control Signals Toronto Centre – Rosedale, Ward 27), and recommending that this report be received for information.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto and East York Community Council recommended that pedestrian traffic control signals be installed on Jarvis Street, between Dundas Street East and Gerrard Street East after the

completion of the technical review associated with the suggested removal of the reversible centre lane on Jarvis Street.

(Report 7, Clause 68)

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

The Toronto and East York Community Council had before it a report (August 10, 2004) from the Director, Transportation Services, South District, respecting Wade Avenue - Removal of Speed Humps between Paton Road and the east/west section of Wade Avenue (Davenport, Ward 18), and recommending that:

- (1) in order to facilitate the removal of two speed humps on the north-south section of Wade Avenue, south from Paton Road, By-law No. 1055-2001 be further amended by deleting reference to Drawing No. 421F-6136 dated August 2001, and replacing it with drawing No. 421F-7495 dated August 2004;
- (2) the speed limit on Wade Avenue, between Paton Road and the east/west section of Wade Avenue, be amended from 30 km/h to 40 km/h, coincident with the removal of speed humps; and
- (3) the appropriate City officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

(Report 7, Clause 69)

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

The Toronto and East York Community Council had before it a report (August 13, 2004) from the Director, Transportation Services, South District, respecting Browning Avenue, between Broadview Avenue and Arundel Avenue – Amendment to Parking Regulations (Toronto-Danforth, Ward 29), and recommending that:

- (1) the existing parking regulations listed in Appendix “A” of this report, be rescinded;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

On motion by Councillor Ootes, the Toronto and East York Community Council deferred consideration of the report (August 13, 2004) from the Director, Transportation Services, South District pending community consultation.

(Letter sent to: Director, Transportation Services, South District; c: David Dignard, Senior Traffic Investigator, South District – September 17, 2004)

(Report 7, Clause 82(r))

8.71 Lonsdale Road, North Side, in the Vicinity of Spadina Road – Feasibility of Implementing Additional Parking on the North Side of the Roadway (St.Paul's, Ward 21 and Ward 22)

The Toronto and East York Community Council had before it a report (August 13, 2004) from the Director, Transportation Services, South District, respecting Lonsdale Road, north side, in the vicinity of Spadina Road – The feasibility of implementing additional parking on the north side of the roadway (St.Paul's, Ward 21 and Ward 22), and recommending that:

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

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

p.m., Monday to Saturday, and for a maximum period of 3 hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., on Sundays, all at a rate of \$1.50 per hour;

- (5) the permit parking regulations currently in effect on the south side of Lonsdale Road be implemented on the north side of Lonsdale Road between the limits noted in Recommendation No. 4, above:
- (6) the parking regulations presently in effect on the north side of Lonsdale Road be reinstated and that the regulations outlined in Recommendation Nos. 1 to 5, above, be rescinded, upon completion of the redevelopment of the public parking lot, located on the northeast corner of Spadina Road and Thelma Avenue; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

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 (August 13, 2004) from the Director, Transportation Services, South District, subject to implementation being deferred until the building permit has been issued for 453 Spadina Road.

(Report 7, Clause 71)

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

The Toronto and East York Community Council had before it a report (August 13, 2004) from the Director, Transportation Services, South District, respecting Chilton Road and Elmsdale Road at Donlands Avenue – Proposed Curb Realignment (Toronto-Danforth, Ward 29), and recommending that:

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

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

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

(Report 7, Clause 72)

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

The Toronto and East York Community Council had before it a report (August 12, 2004) from the Director, Transportation Services, South District, respecting Blecker Street, west side, north of Wellesley Street East – Amendment to Parking Controls (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) the maximum “2-Hour Parking Anytime” regulation on the west side of Blecker Street, from Wellesley Street East to a point 30 metres north thereof, be rescinded;
- (2) parking be restricted to a maximum period of 15 minutes, from 6:30 a.m. to 10:00 a.m. and from 3:00 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the west side of Blecker Street, from Wellesley Street East to a point 30 metres further north thereof;
- (3) parking be allowed for a maximum period of two hours at all times except from 6:30 a.m. to 10:00 a.m. and from 3:00 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the west side of Blecker Street, from Wellesley Street East to a point 30 metres further north thereof; and
- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor McConnell, the Toronto and East York Community Council deferred consideration of the report (August 12, 2004) from the Director, Transportation Services, South District, pending community consultation.

(Letter sent to: Interested Persons; c: Antonio Spoleti, Transportation Technologist, Traffic Operations, South District – September 17, 2004)

(Report 7, Clause 82(s))

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

The Toronto and East York Community Council had before it a report (August 12, 2004) from the Director, Transportation Services, South District, respecting Adelaide Street East at Church Street – Designation of Eastbound Left-Turn Lane (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) the northerly eastbound lane on Adelaide Street East at Church Street be designated for left turns only; and
- (2) the appropriate City Officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (August 12, 2004) from the Director, Transportation Services, South District.

(Report 7, Clause 74)

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

The Toronto and East York Community Council had before it a report (August 12, 2004) from the Director, Transportation Services, South District, respecting Indian Grove, east side, from Hook Avenue to the first Laneway further north – Amendments to Parking Regulations (Parkdale-High Park, Ward 14), and recommending that:

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

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (3) parking be allowed by permit only from 12:01 a.m. to 7:00 a.m., daily, on the east side of Indian Grove, from a point 9 metres north of Hook Avenue to a point 30 metres further north thereof; and
- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

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

(Report 7, Clause 75)

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

The Toronto and East York Community Council had before it a report (August 11, 2004) from the Director, Transportation Services, South District, respecting Proposed Installation of Speed Bumps in the Public Lane between Richmond Street East and Lombard Street, immediately west of Jarvis Street (Toronto-Centre Rosedale, Ward 28), and recommending that:

- (1) the installation of three (3) speed bumps in the public lane between Richmond Street East and Lombard Street immediately west of Jarvis Street, of the type and design noted and at the location shown on Drawing No. 421F-7506, dated August 2004, be approved;
- (2) all costs associated with the above-noted speed bump installation be the responsibility of the applicant, Intracorp Developers Ltd.; and
- (3) the appropriate City Officials be authorized and directed to take any action necessary to give effect thereto, including the introduction in Council of any Bills that may be required.

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (August 11, 2004) from the Director, Transportation Services, South District.

(Report 7, Clause 76)

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

The Toronto and East York Community Council had before it a report (August 11, 2004) from the Director, Transportation Services, South District, respecting Berkeley Street, between Adelaide Street East and Richmond Street East – Proposed Amendments to Parking Regulations (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) the current parking regulation which prohibits parking between 8:00 a.m. and 6:00 p.m., Monday to Friday, on the west side of Berkeley Street, between Adelaide Street East and Richmond Street East be rescinded; and
- (2) appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (August 11, 2004) from the Director, Transportation Services, South District.

(Report 7, Clause 77)

8.78 Bloor Street East and St. Paul's Square – Amendment to Turn Prohibition (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (August 18, 2004) from the Director, Transportation Services, South District, respecting Bloor Street East and St. Paul's Square – Amendment to Turn Prohibition (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the westbound right-turn prohibition currently in effect from 7:00 p.m. to 7:00 a.m., Monday to Friday and all day Saturdays and Sundays at Bloor Street East and St. Paul's Square, be rescinded;
- (2) westbound right turns be prohibited from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday at Bloor Street East and St. Paul's Square; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

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

(Report 7, Clause 78)

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

The Toronto and East York Community Council had before it a report (August 19, 2004) from the Director, Transportation Services, South District, respecting Public Lane at the rear of Premises Nos. 272-282 Ossington Avenue – Prohibition of large vehicles (Trinity-Spadina, Ward 19), and recommending that:

- (1) vehicles over 2.0 metres in width be prohibited from travelling in the public lane at the rear of Premises Nos. 272-282 Ossington Avenue; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

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

(Report 7, Clause 79)

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

The Toronto and East York Community Council had before it a report (August 19, 2004) from the Director, Transportation Services, South District, respecting the Intersection of Bloor Street West and Sussex Mews – Implementation of a northbound left turn prohibition (Trinity-Spadina, Ward 20), and recommending that:

- (1) northbound left turns be prohibited at anytime from Sussex Mews to Bloor Street West; and

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

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

(Report 7, Clause 80)

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

The Toronto and East York Community Council had before it a report (August 19, 2004) from the Director, Transportation Services, South District, respecting Bathurst Street, east side, between Ulster Street and Harbord Street, fronting No. 629 – Provision of an on-street loading zone for disabled and other persons (Trinity-Spadina, Ward 20), and recommending that:

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

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

(Report 7, Clause 81)

8.82 Sussex Mews (Public Lane), between Bloor Street West and Sussex Avenue - Installation of Speed Bumps (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (August 19, 2004) from the Director, Transportation Services, South District, respecting Sussex Mews (Public Lane), between Bloor Street West and Sussex Avenue - Installation of Speed Bumps, and recommending that:

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

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

On further motion by Councillor Chow, the Toronto and East York Community Council also requested the Commissioner of Works and Emergency Services to report on the installation of speed bumps on Sussex Mews between Sussex Avenue and College Street.

(Letter sent to: Commissioner of Works and Emergency Services; c: Curt Russell, Senior Traffic Investigator, South District – September 15, 2004)

(Report 7, Clause 73)

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

The Toronto and East York Community Council had before it a report (August 19, 2004) from the Director, Transportation Services, South District, respecting Grace Street, from College Street to a point 40.0 metres south – Implementation of a “No Stopping Anytime” prohibition (Trinity-Spadina, Ward 19), and recommending that:

- (1) the “No Parking Anytime” prohibition on both sides of Grace Street, from College Street to a point 40.0 metres south, be changed to “No Stopping Anytime”; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

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 (August 19, 2004) from the Director, Transportation Services, South District; and
- (2) the additional signage be installed on existing poles only.

(Report 7, Clause 70)

8.84 Brunswick Avenue, west side, between Ulster Street and College Street, fronting No. 80 – Conversion of the Existing On-Street Disabled Loading Zone to an On-Street Disabled Persons Parking Space (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (August 19, 2004) from the Director, Transportation Services, South District, respecting Brunswick Avenue, west side, between Ulster Street and College Street, fronting No. 80 – Conversion of the existing on-street disabled loading zone to an on-street disabled persons parking space (Trinity-Spadina, Ward 20), and recommending that:

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

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

(Report 7, Clause 65)

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

The Toronto and East York Community Council had before it a report (August 26, 2004) from the Director, Transportation Services, South District., respecting Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Parkdale-High Park, Ward 14; Davenport, Ward 18; Trinity-Spadina, Ward 19; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 32), and recommending that:

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

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

(Report 7, Clause 60)

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

The Toronto and East York Community Council had before it a report (August 27, 2004) from the Director, Transportation Services, South District, respecting Premises No. 438 King Street West - Temporary Road Occupation to Accommodate Construction Staging Area (Trinity-Spadina, Ward 20), and recommending that:

- (1) in order to facilitate construction of a twenty six-storey building at a site on the north/east corner of Spadina Avenue and King Street West (municipally known as 438 King Street West), the public laneway adjacent to the north side of the site as shown on the attached print of Drawing No. 421F-7540, dated August 2004, be closed to traffic in order to establish a construction staging area for a period of approximately sixteen months;
- (2) the section of lane noted in Recommendation No. 1 be reverted to its pre-construction traffic and parking operation upon completion of this project; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

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

On further motion by Councillor Pantalone, the Toronto and East York Community Council also requested the Commissioner of Works and Emergency Services to report to the Works Committee on amending the cost of leasing city streets for construction

purposes, based on the City's road classification system, which will take into account the impact the construction has on traffic, cycling and pedestrian flow.

(Letter sent to: Commissioner of Works and Emergency Services; c: Bob Runnings, Acting Work Zone Traffic Coordinator, Traffic Operations, South District – September 15, 2004)

(Report 7, Clause 52)

8.87 Raglan Avenue, north of St. Clair Avenue West – Request to Change the Maximum Time Limit Parking Controlled by a Pay and Display Machine (St. Paul's, Ward 21)

The Toronto and East York Community Council had before it a report (August 25, 2004) from the Director, Transportation Services, South District, respecting Raglan Avenue, north of St. Clair Avenue West – Request to change the maximum time limit parking controlled by a pay and display machine (St. Paul's, Ward 21), and recommending that:

- (1) the existing fifteen-minute maximum parking limit from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. on Sundays, controlled by a pay and display machine, on the west side of Raglan Avenue, from a point 15.5 metres north of St. Clair Avenue West to a point 17.2 metres further north be rescinded;
- (2) parking be permitted for a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday and for a maximum period of three hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. on Sundays, at a rate of \$1.00 per hour and be controlled by a pay and display machine on the west side of Raglan Avenue, from a point 15.5 metres north of St. Clair Avenue West to a point 17.2 metres further north; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

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

(Report 7, Clause 49)

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

The Toronto and East York Community Council had before it a report (August 25, 2004) from the Director, Transportation Services, South District, respecting De-Savery Crescent, west side, between Thurloe Avenue and Manor Road East – Request for the provision of a "Student Pick-Up and Drop-Off" zone with a five minute maximum parking limit for the "Manor Montessori School", Premises Nos. 14/16 De-Savery Crescent (St. Paul's, Ward 22), and recommending that:

- (1) the existing one hour 8:00 a.m. to 6:00 p.m., daily maximum parking regulation in effect on the west side of De-Savery Crescent, be adjusted to operate from Thurloe Avenue, to a point 47 metres further north and from a point 59 metres north of Thurloe Avenue, to Manor Road East;
- (2) parking be permitted for a maximum period of five minutes on the west side of De-Savery Crescent, from a point 47 metres north of Thurloe Avenue to a point 12 metres further north, from 8:30 a.m. to 9:15 a.m., and from 3:30 p.m. to 4:15 p.m., Monday to Friday;
- (3) parking be permitted for a maximum period of one hour on the west side of De-Savery Crescent, from a point 47 metres north of Thurloe Avenue, to a point 12 metres further north, from 8:00 a.m. to 8:30 a.m., from 9:15 a.m. to 3:30 p.m., and from 4:15 p.m. to 6:00 p.m., Monday to Friday;
- (4) parking be permitted for a maximum period of one hour on the west side of De-Savery Crescent, from a point 47 metres north of Thurloe Avenue, to a point 12 metres further north, from 8:00 a.m. to 6:00 p.m., Saturday and Sunday; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

(Report 7, Clause 45)

8.89 Request to Introduce a "Student Pick-Up and Drop-Off Area" on Dewbourne Avenue and Ava Road (St. Paul's, Ward 21)

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

The Toronto and East York Community Council had before it a report (August 27, 2004) from the Director, Transportation Services, South District, respecting Request to introduce a “Student pick-up and drop-off area” on Dewbourne Avenue and Ava Road (St. Paul’s, Ward 21), and recommending that:

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

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

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

(Report 7, Clause 38)

8.90 Extension of Permit Parking Hours on Hallam Street, between Gladstone Avenue and Dufferin Street (Davenport, Ward 18)

The Toronto and East York Community Council had before it a report (August 17, 2004) from the Manager, Right of Way Management, Transportation Services, South District, respecting Extension of permit parking hours on Hallam Street, between Gladstone Avenue and Dufferin Street (Davenport, Ward 18), and recommending that:

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

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 (August 17, 2004) from the Director, Transportation Services, South District.

(Report 7, Clause 35)

8.91 Appointments to Committee of Management of Eastview Neighbourhood Community Centre

The Toronto and East York Community Council had before it a communication (July 9, 2004) from Susan Neal, Executive Director, Eastview Neighbourhood Community

Centre, respecting Appointments to Committee of Management of Eastview Neighbourhood Community Centre.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended to City Council that Maureen Kenny and Carol (Zhi Ling) Liu be appointed to the Committee of Management of the Eastview Neighbourhood Community Centre, until November 30, 2006, on an interim basis, at the pleasure of Council, and until their successors are appointed.

(Report 7, Clause 34)

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

The Toronto and East York Community Council had before it a communication (July 2, 2004) from the City Clerk forwarding Toronto South Community Council Report 4, Clause 6, titled "Reduction of Speed Limit - Rushton Road, between Vaughan Road and Arlington Avenue (St. Paul's, Ward 21)" which City Council, on June 22, 23 and 24, 2004, referred back to the Community Council for further consideration.

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

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

"The construction of speed humps on RUSHTON ROAD, between Vaughan Road and Arlington Avenue, generally as shown on the attached print of Drawing No. 421F-7325, dated April 2004;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;

- (c) the speed limit on Rushton Road, between Vaughan Road and Arlington Avenue, be reduced from 50 km/h to 30 km/h coincident with the installation of the traffic calming plan; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

(Report 7, Clause 33)

8.93 Public Consultation for the New Zoning By-law Project

The Toronto and East York Community Council had before it a Planning and Transportation Committee Report 5, Clause 5 titled "Public Consultation for the New Zoning By-law Project" which was referred by City Council to the Toronto and East York Community Council on July 20, 21, and 22, 2004.

On motion by Councillor Pantalone, the Toronto and East York Community Council received this matter.

(Report 7, Clause 82(t))

8.94 Requests for Endorsement of Events for Liquor Licensing Purposes

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

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

- (1) declare the Royal Winter Fair to be held at the Canadian National Exhibition from November 3 to November 16, 2004, 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) endorse the action of the Community Council, since the events take place prior to the Council meeting, in having declared the following to be events of municipal and/or community significance and having advised the Alcohol and Gaming Commission of Ontario that it has no objection to their taking place;
 - (a) St. Lawrence Hops and Wing Ding to be held in David Crombie Park on September 18, 2004;

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

- (b) 18th Annual Walk-a-thon and Han-Gah-We Festival to be held at Christie Pitts Park on September 25, 2004;
- (3) endorse the action of the Community Council, since the event takes place prior to the Council meeting, in having advised the Alcohol and Gaming Commission of Ontario that it is aware of the Ontario College of Art & Design Opening Celebration to be held on McCaul Street on September 23, 2004 from 12:00 p.m. to 11:00 p.m., and has no objection to its taking place;
- (4) endorse the action of the Toronto and East York Community Council, since the event takes place prior to the Council meeting, in having advised the Alcohol and Gaming Commission that it is aware of the request from Tony Palermo for an extended licence area in conjunction with the Anniversary Party of Harbour Sixty Steakhouse at 60 Harbour Street on September 22, 2004 from 5:00 p.m. – 1:00 a.m.; and has no objection to the granting of the request; and
- (5) endorse the action of the Toronto and East York Community Council, since the event takes place prior to the Council meeting, in having advised the Alcohol and Gaming Commission that it is aware of the request from from E. Keir MacRae respecting an application for a patio extension at the Hair of the Dog Neighbourhood Restaurant, 425 Church Street, on September 19, 2004, between 3:00p.m. and 10:00 p.m., in conjunction with the AIDS Walk, and has no objection to the granting of the request.

(Letters sent to: Ms. Lynda Clayton, Manager of Manufacturing and Special Licensing, Advertising and Promotions, Alcohol and Gaming Commissioner of Ontario, 20 Dundas Street West, 7th Floor, Toronto, Ontario M5G 2N6; c: Interested Persons – September 15 and 16, 2004)

(Report 7, Clause 32)

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

The Toronto and East York Community Council had before it a preliminary report (September 3, 2004) from the Director, Community Planning, South District, respecting Application to amend the former City of Toronto Official Plan and Zoning - 4, 6 and 8 St. Thomas Street and 100 - 110 Charles Street West (Toronto Centre-Rosedale, Ward 27), and recommending that:

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

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

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

- (September 9, 2004) from Phyllis Davey; and
- (September 12, 2004) from Robert Fisher.

On motion by Councillor Pantalone, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (September 3, 2004) from the Director, Community Planning, South District.

(Letter sent to: Commissioner of Urban Development Services (no encl.); Executive Director and Chief Planner (no encl.); Commissioner of Works and Emergency Services; Toronto South Community Council Solicitor, Attn: John Paton; Director, City Planning; Chief Building Official; Director of Development Engineering Services, Works and Emergency Services; Director of Policy and Development, Policy and Development Division, Economic Development, Culture & Tourism Department; Director of Real Estate Services; City Surveyor; Fire Chief; Parking Authority of Toronto; Toronto Catholic School Board; Toronto District School Board; Metropolitan Toronto Police, Attn: Sergeant Paul Cocksedge; All Interested Persons (no encl.); c: Director, Community Planning, South District; Corwin Cambray, Planer – September 15, 2004)

(Report 7, Clause 82(u))

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

The Toronto and East York Community Council had before it a communication (August 23, 2004) from Councillor Rae respecting a liquor licence application for a rear patio at 105 Scollard Street.

The Toronto and East York Community Council also had before it a report (September 8, 2004) from the Director, Community Planning, South District, and recommending that City Council direct the City Clerk to advise the Alcohol and Gaming Commission of Ontario that it has no objection to the sale and service of alcohol, on the premises of 105 Scollard Street, on condition that:

- (i) patio seating be limited to a maximum of 20-seats;
- (ii) the restaurant and patio close no later than 8:00 p.m.;
- (iii) there be no outdoor amplified music;
- (iv) any lights used for illumination be so arranged as to direct that light away from adjacent premises; and
- (v) an opaque fence not less than 1.6 metres and not exceeding 2.0 metres in height be erected around either the perimeter of the rear patio or the rear yard.

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 (September 8, 2004) from the Director, Community Planning, South District.

(Report 7, Clause 28)

8.97 Appointments – Board of Management of Scadding Court Community Centre

The Toronto and East York Community Council had before it a communication (August 20, 2004) from Kevin Lee, Executive Director, Scadding Court Community Centre, forwarding nominations for appointment to the Board of Management.

On motion by Councillor Chow, the Toronto and East York Community Council recommended to City Council that John Clara, Jack B. Siegel, Michael G. Somers, Alcia Aberdeen, Michelle Ross and Jasit Kaur Sangha be appointed to the Board of Management of the Scadding Court Community Centre, until November 30, 2006, on an interim basis, at the pleasure of Council, and until their successors are appointed.

(Report 7, Clause 25)

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

The Toronto and East York Community Council had before it a confidential report (September 3, 2004) from the City Solicitor, respecting Proposed Closure of Devonshire Place by University of Toronto (Trinity-Spadina, Ward 20).

On motion by Councillor Walker, the Toronto and East York Community Council adjourned its public session to meet In Camera, as the subject dealt with the receiving of advice that is subject to solicitor-client privilege.

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 confidential report (September 3, 2004) from the City Solicitor, and further that, in accordance with the *Municipal Act*, discussions on this report be held in camera as the report deals with the receiving of advice that is subject to solicitor-client privilege.

On further motion by Councillor Pantalone, the Toronto and East York Community Council also requested the Commissioner of Economic Development, Culture and Tourism, in consultation with the Commissioner of Urban Development Services to report to the Community Council, prior to the final consideration of the Varsity Stadium Proposal, on the success or failure of the University of Toronto sharing its spaces with the community, especially the University of Toronto Athletic Centre and the Robert Street rink.

(Letter sent to: Commissioner of Economic Development, Culture and Tourism; Commissioner of Urban Development Services; c: Jacqueline Vettorel, Solicitor – September 15, 2004)

(Report 7, Clause 22)

8.99 Appointments – Committee of Adjustment, Toronto and East York Panel

The Toronto and East York Community Council had before it a report (September 1, 2004) from the Nominating Committee, forwarding nominations for appointment to the Committee of Adjustment, Toronto and East York Panel.

The Toronto and East York Community Council also had before it a confidential attachment (September 1, 2004) from the Nominating Committee.

On motion by Councillor Walker, the Toronto and East York Community Council adjourned its public meeting to meet In Camera, as the subject dealt with personal information about identifiable individuals.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto and East York Community Council submitted this matter to Council without recommendation, and requested that discussions on this matter be held in camera as the communication (September 1, 2004) from the Nominating Committee contains personal information about identifiable individuals.

On further motion by Councillor Rae, the Toronto and East York Community Council also made a confidential request to the Nominating Committee.

(Report 7, Clause 19)

8.100 Preliminary Report - Official Plan Amendment & Rezoning Application and Site Plan Approval Application - 76 Wychwood Ave (St. Paul's, Ward 21)

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a preliminary report (September 9, 2004) from the Director, Community Planning, South District, respecting Official Plan Amendment & Rezoning Application and Site Plan Approval Application - 76 Wychwood Ave (St. Paul's, Ward 21), 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 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 (September 9, 2004) from the Director, Community Planning, South District.

On motion by Councillor Davis, the Toronto and East York Community Council also requested the Commissioner of Urban Development Services to report directly to Council on waiving the planning fees and refunding paid fees for this project, given that it is a not-for-profit and affordable housing project.

(Letter sent to: Commissioner of Urban Development Services; c: Joe Nanos, Senior Planner, North Section – September 15, 2004)

(Report 7, Clause 16)

8.101 Site Plan Bump Up Report - Site Plan Control Application - 438 Church Street (Maple Leaf Gardens) (Toronto Centre-Rosedale, Ward 27)

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a report (September 9, 2004) from the Director, Community Planning, South District, respecting Site Plan Bump Up Report - Site Plan Control Application - 438 Church Street (Maple Leaf Gardens) (Toronto Centre-Rosedale, Ward 27), and recommending that City Council:

- (1) approve Site Plan Control Application 04 116923 STE 27 SA for 438 Church Street for a retail grocery store and ancillary retail use of the former Maple Leaf Gardens building substantially in accordance with the plans submitted and subject to the conditions set out in Attachment 6; and
- (2) authorize the Chief Planner or his/her designate to execute a Site Plan Undertaking to give effect to Council's approval of Site Plan Control.

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 (September 9, 2004) from the Director, Community Planning, South District.

Report 7, Clause 12

8.102 Ontario Municipal Board – 8 Mallory Gardens (St. Paul's, Ward 22)

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a communication (September 8, 2004) from Councillor Walker, respecting 8 Mallory Gardens.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that the City Solicitor be instructed to attend the Ontario Municipal Board Hearing to defend the Committee of Adjustment Decision respecting 8 Mallory Gardens.

(Report 7, Clause 5)

8.103 Exemption Request – Moratorium on Vending

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a communication (September 14, 2004) from Councillor Chow respecting an exemption to the moratorium to allow vending.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that an exemption be granted on the existing moratorium to allow vending for Sketch (a non-profit organization teaching at risk youth to use creative and artistic skills) in the vicinity of John and Queen Streets, on condition that municipal guidelines are followed.

(Report 7, Clause 2)

8.104 Demolition of 508 Eastern Avenue (Toronto-Danforth, Ward 30)

On motion by Councillor Pantalone, the Toronto and East York Community Council allowed the introduction of a Motion (September 14, 2004) from Councillor Fletcher, respecting Demolition of 508 Eastern Avenue (Toronto-Danforth, Ward 30), and requesting that City Council include 508 Eastern Avenue (Ayre Hotel) on the City of Toronto Inventory of Heritage Properties.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended the adoption of the following motion:

“WHEREAS the City has received a development application involving the demolition of the building at 508 Eastern Avenue; and

WHEREAS the property at 508 Eastern Avenue contains a hotel dating to 1887, historically known as the Ayre Hotel and more recently known as the Simcoe Hotel; and

WHEREAS the property has cultural resource value or interest and is architecturally notable as a good example of a neighbourhood hotel that is distinguished by its pattern brickwork, bay windows and corner entrance; and

WHEREAS the inclusion of the property would enable staff to monitor any applications affecting the property and encourage the retention of the heritage attributes; and

NOW THEREFORE BE IT RESOLVED that Council of the City of Toronto include the property at 508 Eastern Avenue (Ayre Hotel) on the City of Toronto Inventory of Heritage Properties.”

(Report 7, Clause 1)

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

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

Chair

Toronto and East York Community Council Minutes
Tuesday, September 14, 2004

Attendance

September 14, 2004	9:30 a.m. – 12:30 p.m.	2:00 p.m. – 5:20 p.m.	5:20 p.m. – 5:45 p.m. (In Camera)
Councillor Rae (Chair)	x	x	x
Councillor McConnell (Vice-Chair)	x	x	x
Councillor Bussin	x	x	x
Councillor Chow	x	x	
Councillor Davis	x	x	x
Councillor Fletcher	x	x	x
Councillor Giambrone	x	x	x
Councillor Mihevc	x	x	x
Councillor Ootes	x	x	x
Councillor Pantalone	x	x	x
Councillor Walker	x	x	x
Councillor Watson	x	x	x
Mayor Miller			

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