



**TORONTO AND EAST YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 1**

**Date of Meeting:** January 18, 2005  
**Time:** 9:30 a.m.  
**Location:** Committee Room 1, 2<sup>nd</sup> Floor  
City Hall  
100 Queen Street West  
Toronto, Ontario

**Enquiry:** Christine Archibald  
Committee Administrator  
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Under the *Municipal Act, 2001*, the Toronto and East York Community Council must adopt a motion to meet In-camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Deputations/Presentations: A complete list will be distributed at the meeting

10:00 a.m.:	Items 1 – 4	12:00 noon	Items 11 - 14	3:00 p.m.	33 - 44
11:00 a.m.:	Items 5 – 10	2:00 p.m.	Items 15 - 32		

Deputations/Presentations:

- 1. Final Report - Applications to amend the Official Plan and Zoning By-law - 30 Mutual Street and 88 Queen Street East (Toronto Centre-Rosedale, Ward 27)**

(Public Meeting under the *Planning Act*)

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;

- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required;
- (4) endorse, in principle, an improvement plan for Shuter Street between Yonge Street and Jarvis Street, in keeping with the Shuter Street Design Initiative findings, and direct the Commissioners of Works and Emergency Services and Urban Development Services to report on an implementation strategy taking into account future capital funding, Section 37 funding and co-ordination with future developments in the area;
- (5) before introducing the necessary bills to City Council for enactment, require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, such agreements to be registered against the title to the lands for the development to secure the following facilities, services, and matters:
  - (a) contributions in the amount of \$900,000 as directed by the Commissioner of Urban Development Services for local community improvement initiatives, including the establishment and/or the improvement of a community facility at 261 Jarvis Street, off-site streetscape improvements within the Shuter Street right-of-way, and other local community services or infrastructure;
  - (b) a public art contribution in accordance with the City of Toronto's public art program for a value of not less than one percent of the cost of construction of all buildings and structures on the lands;
  - (c) architectural design and exterior materials satisfactory to the Commissioner of Urban Development Services;
  - (d) the payment of costs related to the improvements to the municipal lighting required to support this development, as directed by the Commissioner of Works and Emergency Services;
  - (e) the conveyance to the City, at nominal cost, a 0.6 metre wide strip of land to the full extent of the west side of the site for the widening of Dalhousie Street;
  - (f) improvement of the street rights-of-way abutting the site, including streetscaping and tree installation, as directed by the Commissioners of

Urban Development Services, Works and Emergency Services and Economic Development, Culture and Tourism;

- (g) the provision of an irrigation system at the owners expense for all street trees in the public right-of-way with automatic timer at the owners expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a backflow preventer, to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation;
- (h) public access to the pedestrian walkways extending the width of the site between Dalhousie and Mutual Streets, as directed by the Commissioner of Urban Development Services; and
- (i) the phasing of the development of the lands and the timing of the contributions set out above in a manner satisfactory to the Commissioner of Urban Development Services.

**2. Final Report - Application to amend the Official Plan and Zoning By-law – 58 – 60 Tecumseth Street (Trinity-Spadina, Ward 19)**

**(Public Meeting under the *Planning Act*)**

Report (January 4, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that City Council:

- (1) amend the Part II Official Plan for the (former) City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;
- (2) amend the Zoning By-law 438-86 for the (former) City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) prior to the introduction of Bills in Council, require the owner to:
  - (a) submit to the Commissioner of Works and Emergency Services, for review

and acceptance, at least three weeks prior to the introduction of Bills in Council, a site servicing assessment to: determine the storm water runoff, sanitary flow and water supply demand resulting from this development; demonstrate how this site can be serviced; and whether the existing municipal infrastructure is adequate; and

- (b) submit to the Commissioner of Works and Emergency Services, for review and acceptance, at least three weeks prior to the introduction of Bills in Council, an assessment of the street lighting system on Tecumseth Street and Tecumseth Place to determine the adequacy of the existing street/lane lighting and the need for any improvements that may be required;
- (5) as a condition for approval of the requested amendments to the Zoning By-law and Official Plan, require the owner to:
- (a) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
  - (b) provide and maintain 1 parking space on the site to serve each townhouse unit;
  - (c) increase the width of the parking spaces to 2.9 metres;
  - (d) re-locate pedestrian access for Unit #6 from the lane to the east façade;
  - (e) pay, prior to Site Plan approval, for any improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development, according to the site servicing assessment accepted by the Commissioner of Works and Emergency Services;
  - (f) pay, prior to Site Plan approval, for any improvements to the municipal lighting system required to support this development, according to the municipal lighting assessment accepted by the Commissioner of Works and Emergency Services;
  - (g) submit, prior to the issuance of a below grade building permit, all environmental site assessment reports (four copies of each) describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services;
  - (h) pay all costs associated with the City retaining a third-party peer reviewer and submit, prior to the issuance of a below grade building permit, a certified cheque payable to the City of Toronto in the amount of \$3,000.00 to cover the cost of a peer review;

- (i) 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 rights-of-way, that would exceed applicable MOE Guideline objectives or regulations;
  - (j) enter into an agreement with the City, prior to the issuance of an above grade building permit, should it be determined that remediation of the adjacent rights-of-way is required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;
  - (k) submit, prior to the issuance of 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;
  - (l) pay, prior to issuance of a building permit, a 5% cash-in-lieu of parkland dedication as 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.; and
  - (m) provide an irrigation system for all street trees in the public right-of-way with automatic timer at the applicant's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain the entire system in continuing good order and operation;
- (6) as a condition of approval of the plans and drawings for the project, require the owner to:
- (a) eliminate all encroachments from within the portions of the public lane, as widened;
  - (b) convey to the City, at nominal cost, prior to the issuance of a building permit:

- (i) a 0.87 m wide strip of land to the full extent of the site abutting the north limit of the east-west portion of the public lane;
- (ii) a 0.87 m wide strip of land to the full extent of the site abutting the east limit of the north-south portion of the public lane;
- (iii) a 1.52 m by 1.52 m corner splay at the intersection of the north-south and east-west portions of the public lane, as widened;

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 the said lands have been laid out and dedicated for public highway purposes;

- (c) pave and maintain the lane widening lands at no cost to the City, in accordance with the requirements of the Commissioner of Works and Emergency Services;
  - (d) submit to the Commissioner of Works and Emergency Services, for review and approval prior to depositing in the Land Registry Office, a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way;
  - (e) submit, prior to the issuance of a building permit, a site servicing plan, a grading and drainage plan, and a storm water management plan to the satisfaction of the Commissioner of Works and Emergency Services;
  - (f) reinstate any existing curb cuts along Tecumseth Street, which are no longer needed, and restore the public right-of-way to City of Toronto standards, at no cost to the City;
  - (g) apply, prior to the issuance of a building permit, for revised municipal numbering;
  - (h) plant five shade trees within the City road allowance to the satisfaction of the Commissioner of Economic Development, Culture and Tourism and in accordance with City of Toronto requirements for street trees in turf; and
  - (i) submit, prior to site plan approval, revised plans/additional documentation with respect to Recommendation No. 5 (c) above for the review and approval of the Commissioner of Works and Emergency Services; and
- (7) 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 abutting City rights-of-way;
- (b) of the need to submit, in conjunction with an application for a building permit, plans and documentation, detailing how the proposed building will be constructed in accordance with the Ontario Building Code relating to provisions for fire fighting;
- (c) that the public lane used to access the site will be given low priority for winter maintenance by the City and that public lanes are salted only, not ploughed; and
- (d) that the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and approval by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on site may contaminate the storm runoff.

### **3. Final Report – Rezoning Application – 40 Laing Street (Beaches-East York, Ward 32)**

#### **(Public Meeting under the *Planning Act*)**

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

#### **Recommendations:**

It is recommended that City Council:

- (1) 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. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) require the owner, prior to the introduction of the Bills in Council to submit to the Commissioner of Works and Emergency Services, for review and acceptance, a site servicing review to determine that stormwater 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;

- (4) require to owner prior to the introduction of the Bills in Council to submit to the Commissioner of Works and Emergency Services, for review and acceptance, a street lighting review to determine the adequacy of the existing street lighting and identify any improvements that may be required.

**4. Final Report - Application to amend the Official Plan and Zoning By-law - Regent Park Revitalization - Toronto Community Housing Corporation (Toronto Centre-Rosedale, Ward 28)**

Report (January 4, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the new Official Plan for the City of Toronto substantially in accordance with Attachment No. 8;
- (3) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Official Plan modification, and draft Zoning By-law Amendment as may be required;
- (5) before the lifting of the holding symbol (“h”) from the Zoning By-law for the first Phase of development, require the Toronto Community Housing Corporation to execute and register against the title of the lands one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, to secure the following facilities, services, and matters;
  - (a) full replacement of social housing units that are removed as a result of redevelopment and full replacement of rent-geared-to-income subsidies that are removed as a result of redevelopment, as detailed in Attachment 10;
  - (b) a Tenant Relocation and Assistance Plan satisfactory to the Commissioner of Urban Development Services which secures the requirements as detailed in Attachment 10;



- (c) a Tenant Relocation and Assistance Implementation Plan satisfactory to the Commissioner of Community and Neighbourhood Services and to be updated to the satisfaction of the Commissioner from time to time during the period of Regent Park's redevelopment, as appropriate, which secures the requirements as detailed in Attachment 10; and
  - (d) a Construction Mitigation and Tenant Communication Strategy satisfactory to the Commissioner Community and Neighbourhood Services to be updated, as appropriate, during the period of Regent Park's redevelopment, which secures the requirements as detailed in Attachment 10; and
- (6) receive for information the draft Regent Park Urban Design Guidelines dated January 2005.

**(Copies of the Draft Urban Design Guidelines for Regent Park are distributed to Members of Council and key staff only)**

**5. Final Report – Draft Plan of Condominium Application – 180 Crescent Road (Toronto Centre-Rosedale, Ward 27)**

Report (December 13, 2004) from the Director, Community Planning, South District.

Recommendations:

It is recommended that City Council:

- (1) authorize approval of the Draft Plan of Condominium for 180 Crescent Road substantially in accordance with plans date stamped as received on September 29, 2004 on file with the Commissioner of Urban Development Services;
- (2) require the owner to meet the following conditions of Draft Approval prior to the City's consent for final registration and authorize the City Solicitor to prepare any condominium agreement for the conditions, as the City Solicitor deems necessary:
  - (a) the owner shall register the plans of condominium (declaration and description) within three years after the date of the Notice of Approval of this Draft Plan of Condominium, otherwise the approval shall lapse and be of no further force and effect;
  - (b) the owner shall provide all legal descriptions of the land to form part of the condominium and the remainder of the site;
  - (c) the owner shall provide a tax certificate which confirms that all municipal taxes have been paid; and

- (d) the owner shall pay any outstanding development charges applicable under Chapter 415, Development of Land, Article I, Development Charges of the City of Toronto Municipal code, and /or sewer imposts charges calculated under the former City of Toronto's Municipal Code, Chapter 292, Sewer, Article II.
- (3) advise the owner of the need to receive the approval of the Commissioner of Works and Emergency Services for any work to be carried out within the public right-of- way; and
- (4) advise the owner to ensure that all work on the premises has been carried out to the standard required by the Condominium Act and Regulations.

**6. Site Plan Approval Application - 595 Commissioners Street (Toronto-Danforth Ward 30)**

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

Recommendations:

It is recommended that City Council:

- (1) approve the proposed Site Plan application for a concrete mixing and batching plant by St. Mary's Cement at 595 Commissioners Street as indicated on drawings 102, 501, 502, 503, date stamped and received on June 29, 2004 and revised on August 11, 2004 and October 22, 2004, and Drawings L001 and L002, date stamped and as received June 29, 2004 subject to the following conditions:
  - (i) the proposed development, including all landscaping related thereto, shall be undertaken and maintained substantially in accordance with the plans and drawings referred to above;
  - (ii) the owner shall satisfy all outstanding requirements in the July 8, 2004 letter to BA Group Transportation Consultants regarding their April 2004 Traffic Impact Study, which was prepared in support of the Rezoning Application for 595 Commissioners Street;
  - (iii) the owner shall convey to the City, at nominal cost, prior to the issuance of a building permit, a 4.76 metre wide strip of land abutting the south limit of Commissioners Street, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;

- (iv) the owner shall submit to the Commissioner of Works and Emergency Services, for review and approval to deposit in the Land Registry Office, a draft Reference Plan of Survey in metric units and integrated into the Ontario Co-ordinate System with co-ordinate values shown on the face of the plan, and delineating thereon by separate PARTS the lands to be conveyed to the City and the remainder of the site;
- (v) the owner shall provide a continuous sidewalk across the driveway;
- (vi) the owner shall, as part of their participation in the community liaison monitoring committee, monitor the adequacy of parking and loading on the site and provide additional on-site parking and/or loading, if necessary, to mitigate the impacts of their operations on Commissioners Street;
- (vii) the owner shall apply for revised municipal numbering for the lands subject to this application, prior to filing an application for a building permit;
- (viii) the owner shall submit, prior to the issuance of a below grade building permit, all environmental site assessment reports describing the current site conditions, the proposed remedial action plans indicating that a Site Specific Risk assessment (SSRA) would be used along with any health and safety plans to protect the workers and the public to the satisfaction of the Commissioner of Works and Emergency Services;
- (ix) the owner shall submit, prior to the issuance of an above-grade building permit, a copy of the completed SSRA that had been peer reviewed with confirmation that it has been submitted to the Ministry of the Environment (MOE) for review. Also, submit an agreement that states the applicant will assume any inherent risk if the MOE requests modifications to the SSRA which results in changes to the building program;
- (x) the owner shall submit, prior to the issuance of an above grade building permit, a Statement from a Professional Engineer (sealed and dated) that:
  - (i) any land conveyed to the City is suitable for its intended use and meets the current MOE guidelines, objectives or regulations; 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;
- (xi) the owner shall enter into an agreement with the City, prior to the issuance of an above grade building permit, should it be determined that remediation of the adjacent rights-of-way is required, in which the owner,

or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;

- (xii) the owner shall submit, prior to occupancy, a copy of the record of site condition acknowledged by the Ministry of the Environment along with a copy of the concurrence letter for the risk assessment signed by the Ministry of the Environment to the satisfaction of the Commissioner or Works and Emergency Services;
- (xiii) the owner shall submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to the issuance of a building permit, site servicing plans, a grading and drainage plan, and a storm water management plan;
- (xiv) the owner shall submit revised drawings/documentation with respect to Recommendation numbers 3, 4 and 6 above for the review and approval of the Commissioner of Works and Emergency Services;
- (xv) the owner shall incorporate adequate flood proofing measures into the design and construction of all proposed buildings;
- (xvi) the owner shall ensure that the driveway access be graded in such a manner to raise it to the existing Commissioner's Street elevation along its full length;
- (xvii) the owner shall ensure that the lighting on any proposed building be turned off from late evening to predawn to avoid bird strikes and that any parking and security lighting at ground level be designed with full cut-off facilities;
- (xviii) the owner be advised:
  - (i) of the need to submit, in conjunction with an application for a building permit, plans and documentation, detailing how the proposal will be developed in accordance with the Ontario Building Code relating to the provision for fire fighting;
  - (ii) 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 Commissioner Street right-of-way;
  - (iii) that the objectives of the City's Wet Weather Flow Management Master Plan must be satisfied in the storm water management report;

- (2) direct the City Solicitor to prepare any necessary Site Plan agreement(s); and
- (3) authorize the Chief Planner or his/her designates to execute the agreement.

**7. Closing of public lane known as Roy's Square, extending easterly from Yonge Street, then northerly to Bloor Street East (Toronto Centre-Rosedale, Ward 27)**

**(Public Meeting under the *Municipal Act*)**

Draft By-law submitted by the City Solicitor to permanently close the public lane known as Roy's Square, extending easterly from Yonge Street, then northerly to Bloor Street East

- 7(a).** Clause 24 of Report 9 of the Administration Committee "Sale of a Public Lane known as Roy's Square, extending easterly from Yonge Street, then northerly to Bloor Street East" which was adopted by City Council on September 22, 23 and 24, 2003.

**8. Proposed Closing of southerly portion of the public lane known as Stanley Terrace - (Trinity-Spadina, Ward 19)**

**(Public Meeting under the *Municipal Act, 2001*)**

Draft By-Law submitted by the City Solicitor to permanently close a portion of the public lane known as Stanley Terrace located at the rear of 720 Wellington Street West and 17-21 Stafford Street)

- 8(a).** Clause 59 of Report 8 of the Toronto and East York Community Council titled "Proposed Closing of southerly portion of public lane known as Stanley Terrace – rear of 720 Wellington Street West and 17, to 21 Stafford Street (Trinity-Spadina, Ward 19)" which was adopted by City Council on October 26, 27 and 28, 2004.
- 8(b).** Confidential report (December 21, 2004) from the City Solicitor.

**(In-Camera: potential litigation)**

**9. Principles and Proposed By-law Provisions for a City-Wide A-Frame and Mobile Signs By-law**

Communication (December 7, 2004) from the Planning and Transportation Committee advising that the Planning and Transportation Committee, on December 7, 2004, amongst other things, referred the report (November 15, 2004) from the Commissioner, Urban Development Services to the Community Councils for consideration and report to the Planning and Transportation Committee for its meeting on March 7, 2005.

Attached report (November 15, 2004) from the Commissioner, Urban Development Services:

Recommendations:

It is recommended that:

- (1) City Council adopt the proposed by-law provisions for regulating A-frame and mobile signs contained in Appendices “A”, “B”, “C”, “D” and “E” attached to this report;
- (2) the City Solicitor be directed to prepare the necessary bills with respect to the by-law regarding A-Frames and Mobile Signs, and to amend Chapter 545, Licensing, and Chapter 441, Fees, both of the City of Toronto Municipal Code, as required to give effect to the recommendations contained in the appendices of this report;
- (3) the by-laws come into effect on July 1, 2005;
- (4) the City Solicitor, in consultation with the Commissioner of Urban Development Services, be authorized and directed to make application to the Ministry of the Attorney General for set fines with respect to the proposed code provisions, in the amount of \$500.00 per offence; and
- (5) the report and recommendations of the Planning and Transportation Committee be referred to the Community Councils, with their reviews and comments referred back to the Planning and Transportation Committee.

## **10. Comprehensive By-law Compliance Program**

### **(Presentation)**

Clause 3 of Report 7 of the Planning and Transportation Committee titled ‘Comprehensive By-law Compliance Programme’, which City Council, on October 26, 27 and 28, 2004 deferred consideration to its meeting on February 1, 2005, and, in the meantime, requested the Commissioner of Urban Development Services to make a presentation to each of the Community Councils on this matter and directed that all comments made by the Community Councils be forwarded to City Council on February 1, 2005, through the Planning and Transportation Committee.

**11. Request for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 128 Peter Street (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that the requested variance be refused, to permit relocation of two existing illuminated roof signs for third party advertising purposes for the reasons outlined in this report.

**12. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1 Sunlight Park Road (Toronto-Danforth, Ward 30)**

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

Recommendations:

- (1) City Council refuse in part Application No. 04-149751 ZSV to permit, for identification purposes, an illuminated roof sign on top of the six-storey high BMW auto show room building;
- (2) City Council approve in part Application No. 04-149751 ZSV to maintain, for identification purposes an illuminated pedestal sign on the northwest frontage of the property and two fascia signs on the north and east elevations of the building at 1 Sunlight Park Road; and
- (3) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

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

**(Deferred from November 16, 2004)**

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

Recommendation:

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

**13(a).** Communications from the following which were submitted to the November 16, 2004 meeting

- Communication (November 8, 2004) from John N. Lavis;
- Communication (November 9, 2004) from Sheldon D. Rosen;
- Communication (November 9, 2004) from Timur Leckebusch;
- Communications (October 11 and November 10, 2004) from Shahid Bukhari;
- Communication (October 11, 2004) from Patrick Speight;
- Communication (July 5, 2004) from Frank Potter;
- Communication (October 14, 2004) from Gord Stromberg;
- Communication (November 1, 2004) from John Caliendo, President, ABC Residents Association;
- Communication (November 8, 2004) from John N. Lavis;
- Communication (undated) from M.D. Mc Millan;
- Communication (November 10, 2004) from Gehl Martin;
- Communication (November 10, 2004) from Gerd Lupke;
- Communication (November 11, 2004) from Gee Chung, President, Greater Yorkville Residents' Association;
- Communication (November 11, 2004) from Paul Chalmers, Canaccord Capital Corporation;
- Communication (November 11, 2004) from Dr. Monica Armour;
- Communication (November 4, 2004) from Frank Potter, President, MTCC #626, The Renaissance Plaza Condominium Residences;
- Petition (undated) from the Renaissance Plaza Condominium Residences signed by 101 individuals;
- Communication (November 10, 2004) from Alan Baker;
- Communication (November 15, 2004) from Ronald Kanter, McDonald and Hayden LLP;
- Communication (November 10, 2004) from Johan and Christina Demeester;
- Communication (November 14, 2004) from Myles and Elizabeth Morton;
- Communication (November 11, 2004) from Irene Zamborsky;
- Communication (November 12, 2004) from Grant Vingoe; and
- Communication (November 15, 2004) from Tom Taylor, Mayor, Town of Newmarket.

**13(b).** Communication (November 8, 2004) from Edith Fisher.

**13(c).** Communication (November 9, 2004) from Patricia and Godfrey Palmer.

**13(d).** Communication (undated) from Jeanne W. Erickson.

**13(e).** Communication (November 3, 2004) from SAVE Yorkville Heritage Association.

**13(f).** Communication (November 12, 2004) from Dr. Robert and Mary Fielden.

**13(g).** Communication (November 15, 2004) from Leigh F. Davidson.



**14. Request for approval of variances from Site Specific Sign By-law – 259 Victoria Street (The Torch on the Square) (Toronto Centre-Rosedale, Ward 27)**

Report (January 4, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) the request for variance be approved to introduce a new first party sign (Sign Location “I”) and two new third party signs (Sign Location “K” and “M”) to the building's sign program at 259 Victoria Street (The Torch on the Square);
- (2) the request for variance be refused to introduce a new third party sign (Sign Location “J”) on the building’s west elevation, and the applicant be directed to clad this area with the same material that was used on the lower portion of the building located directly below the media tower; and
- (3) the applicant be advised, upon approval of variances recommended in Recommendation No. 1, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

**15. Inclusion on the City of Toronto Inventory of Heritage Properties - 71 The Queensway (Parkdale Pumping Station) (Parkdale-High Park, Ward 14)**

Report (October 4, 2004) from the Commissioner Economic Development, Culture and Tourism.

Recommendation:

It is recommended that:

- (1) City Council include the property at 71 The Queensway (Parkdale Pumping Station) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**15(a).** Communication (November 18, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (October 4, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**16. Inclusion of the City of Toronto Inventory of Heritage Properties, Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement - 363-369 Sorauren Avenue (Parkdale-High Park, Ward 14)**

Report (November 8, 2004) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) the property at 363 to 369 Sorauren Avenue be listed on the City of Toronto's Inventory of Heritage Properties.
- (2) the alterations to the heritage building at 363-369 Sorauren Avenue, substantially in accordance with the plans by Kohn Architects Inc. dated July 9, 2004, on file with the Manager, Heritage Preservation Services, be approved subject to the owner:
  - (a) prior to Site Plan Approval:
    - (i) entering into and registering on title a Heritage Easement Agreement with the City to provide permanent protection of the two remaining heritage buildings fronting onto Sorauren Avenue;
    - (ii) providing a Heritage Impact Statement to the satisfaction of the Manager of Heritage Preservation Services;
    - (iii) providing a detailed Landscape Plan to the satisfaction of the Manager of Heritage Preservation Services;
    - (iv) submitting a Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work to the heritage building to the satisfaction of the Manager, Heritage Preservation Services. Said Conservation Plan shall include specifications for the retention of the existing painted signage on the heritage building;
    - (v) providing full documentation of the all buildings to be demolished to the satisfaction of the Manager of Heritage Preservation Services.
  - (b) prior to the issuance of any building permit:
    - (i) providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and

Tourism, for the protection of the heritage building during construction and to implement the Conservation Plan.

- (3) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 363-369 Sorauren Avenue on the City's behalf using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**16(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (November 8, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**17. Inclusion on the City of Toronto Inventory of Heritage Properties – 48 Havelock Street (Sylvan Apartments) (Davenport, Ward 18)**

Report (September 23, 2004) from the Commissioner, Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) Council include the property at 48 Havelock Street (Sylvan Apartments) 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.

**17(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations

Section of the report (September 23, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**18. Intention to Designate under Part IV of the Ontario Heritage Act - 1617 Dundas Street West (Brockton Town Hall) (Davenport, Ward 18)**

Report (September 8, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 1617 Dundas Street West (Brockton Town Hall) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**18(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 8, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**19. Intention to Designate under Part IV of the Ontario Heritage Act - 158 Sterling Road (Northern Aluminium Company Building) (Davenport, Ward 18)**

Report (September 10, 2004) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 158 Sterling Road (Northern Aluminium Company Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

Action taken by the Toronto Preservation Board:

The Toronto Preservation Board deferred consideration of the report (September 10, 2004) from the Commissioner of Economic Development, Culture and Tourism to its November 18, 2004 meeting.

**19(b).** Communication (November 18, 2004) from the Toronto Preservation Board.

Action taken by the Toronto Preservation Board:

The Toronto Preservation Board deferred consideration of the report (September 10, 2004) from the Commissioner of Economic Development, Culture and Tourism until its meeting schedule be held on January 13, 2005.

**20. Inclusion on the City of Toronto Inventory of Heritage Properties - 68- 78 Ossington Avenue (Clendenan, Canavan and Grant Building) (Trinity-Spadina, Ward 19)**

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 68-78 Ossington Avenue (Clendenan, Canavan and Grant Building) on the City of Toronto Inventory of Heritage Properties; and

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

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

Recommendation:

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

**21. Inclusion on the City of Toronto Inventory of Heritage Properties – 88-94 Ossington Avenue (LeVack Block) (Trinity-Spadina, Ward 19)**

Report (September 14, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 88-94 Ossington Avenue (LeVack Block) 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.

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

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 14, 2004) from the Commissioner of Economic Development, Culture and Tourism.

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

**(Deferred from November 16, 2004)**

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 10-12 Ossington Avenue (Dundas Street Library) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**22(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 7, 2004) from the Commissioner of Economic Development, Culture and Tourism.

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

**(Deferred from November 16, 2004)**

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 120 Ossington Avenue (W. H. Smith Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**23(a).** Communication (November 18, 2004) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations

Section of the report (September 16, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**24. Demolition and Commemoration of the John M. Lyle Office/Studio – 230 Bloor Street West (Trinity-Spadina, Ward 20)**

Report (November 5, 2004) from the Commissioner Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) Council approve the demolition of the John M. Lyle office/studio located at 230 Bloor Street West subject to the following conditions:
  - (a) that a John M. Lyle Commemoration and Interpretation Plan be completed and submitted for the review and approval of the Commissioner of Economic Development, Culture and Tourism prior to Site Plan approval;
  - (b) the owner, prior to the issuance of any building permit, including a permit for demolition or excavation and shoring, provide:
    - (i) financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism to secure the implementation of the Commemoration Plan;
    - (ii) full documentation of the remaining interior and exterior of the John M. Lyle studio to the satisfaction of the Manager, Heritage Preservation Services;
    - (iii) a record of the other buildings to be demolished on the site satisfactory to the Manager, Heritage Preservation Services;
    - (iv) establish a fund at the University of Toronto in the amount of \$200,000 for the study of Canadian architecture and the work of John M. Lyle satisfactory of the Commissioner of Economic Development, Culture and Tourism; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**24(a).** Communication (November 18, 2004) from the Toronto Preservation Board

Action taken by the Toronto Preservation Board:



The Toronto Preservation Board:

- (1) deferred consideration of the report and communication until its meeting scheduled to be held on January 13, 2005; and
- (2) requested Heritage Preservation Services staff to:
  - (a) explore other options that would lead to the preservation or relocation of the Lyle studio part of the building and report back to the Board;
  - (b) request the applicant to allow interested Members of the Toronto Preservation Board and other interested persons to have a tour of the building;
  - (c) provide any further documentation or records of the existing building and components of the original building; and
  - (d) provide more information as to how the University of Toronto plans to utilize the \$200,000.00.

**25. Request for Authority to Enter into a Heritage Easement Agreement – 500 Lakeshore Boulevard West (Trinity-Spadina, Ward 20)**

Report (October 21, 2004) from the Commissioner Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 500 Lakeshore Boulevard West (Loblaw Groceteria Company Building), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner of Economic Development, Culture and Tourism; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**26. Inclusion on the City of Toronto Inventory of Heritage Properties – Connaught Gates (Claxton Gates) (St. Paul’s, Ward 21)**

Report (November 8, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) Council include the Connaught Gates (Claxton Gates), located on Claxton Boulevard, west of Bathurst Street, 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.

**26(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (November 8, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**27. Inclusion on the City of Toronto Inventory of Heritage Properties - 111 St. Clair Avenue West (Imperial Oil Building) (St. Paul’s, Ward 22)**

Report (October 20, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendation:

It is recommended that:

- (1) City Council include the property at 111 St. Clair Avenue West (Imperial Oil Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**27(a).** Communication (November 18, 2004) from the Toronto Preservation Board

Action taken by the Toronto Preservation Board:

The Toronto Preservation Board deferred consideration of the report (October 20, 2004) from the Commissioner of Economic Development, Culture and Tourism until its meeting scheduled to be held on January 13, 2005.

**28. Inclusion on the City of Toronto Inventory of Heritage Properties - 2 Surrey Place (Toronto Psychiatric Hospital) – (Toronto Centre-Rosedale, Ward 27)**

Report (October 21, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 2 Surrey Place (Toronto Psychiatric Hospital) 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.

**28(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (October 21, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**29. Inclusion on the City of Toronto Inventory of Heritage Properties – 14 Blevins Place (Dickinson Tower) (Toronto Centre-Rosedale, Ward 28)**

Report (November 9, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 14 Blevins Place (Dickinson Tower) 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.

**29(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendations:

The Toronto Preservation Board:

- (1) recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (November 9, 2004) from the Commissioner of Economic Development, Culture and Tourism; and
- (2) requested that Heritage Preservation Services staff be encouraged to continue to work with the owners to hopefully retain one of the low-rise buildings.

**30. Inclusion on the City of Toronto Inventory of Heritage Properties - 20 York Street (Canadian National Express Building and York Teamway) (Toronto Centre-Rosedale, Ward 28)**

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

Recommendation:

It is recommended that:

- (1) Council include the property at 20 York Street (Canadian National Express Building and York Teamway) 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.

**30(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (October 22, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**31. Inclusion on the City of Toronto Inventory of Heritage Properties - 993 Queen Street East (McCarten House) (Toronto-Danforth, Ward 30)**

Report (October 6, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 993 Queen Street East (McCarten House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**31(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendations:

The Toronto Preservation Board:

- (A) recommended to the Toronto and East York Community Council that:
  - (1) City Council adopt the staff recommendations in the Recommendations Section of the report (October 6, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to renumbering Recommendation (2) as Recommendation (3); and adding the following new Recommendation (2):
    - “(2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 993 Queen Street East, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner of Economic Development, Culture and Tourism;”;
  - (2) the Reasons for Listing be amended, replacing the 2<sup>nd</sup> sentence of the first paragraph with the following:

“The property was constructed in two sections, with the main three-storey block along Queen Street East built in 1895 and the rear (south) portion added in 1897.”;

- (B) congratulated the owner for being civic-minded and volunteering his property for listing on the City of Toronto Inventory of Heritage Properties.

**32. Inclusion on the City of Toronto Inventory of Heritage Properties - 90 Glenwood Crescent (Mary Pickford House) (Beaches-East York, Ward 31)**

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 90 Glenwood Crescent (Mary Pickford House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**32(a).** Communication (November 18, 2004) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (October 22, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**33. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 533 St. Clarens Avenue (Davenport, Ward 18)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services South District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for front yard parking at 533 St. Clarens Avenue;

OR

- (2) City Council approve the application for front yard parking at 533 St. Clarens Avenue, as shown on Appendix 'A', notwithstanding that the property has access to a garage at the rear of the property by means of a public laneway, the excessive paving and the negative polling results, subject to 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.

**34. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Two Vehicles at 319 Glenayr Road (St. Paul's - Ward 21)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services South District.

Recommendation:

- (1) City Council deny the application to permit driveway widening for two vehicles at 319 Glenayr Road;
- OR
- (2) City Council approve the application for driveway widening for two vehicles at 319 Glenayr Road, as shown on Appendix 'A', subject to:
    - (a) the parking area for the first parking space not exceeding 2.6 m by 4.6 m in dimension and the second parking space not exceeding 2.6 m by 5.9 m in dimension;
    - (b) the parking areas being paved with semi-permeable paving material, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Acting Commissioner of Works and Emergency Services;
    - (c) the applicant submitting an application to Toronto Water for the disconnection of the downspout under the Downspout Disconnection Program; 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 248, Parking Licences.

**35. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Three Vehicles at 5 Oriole Parkway (St. Paul's - Ward 22)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

Recommendation:

It is recommended that:

(1) City Council deny the application for driveway widening at 5 Oriole Parkway;

OR

(2) City Council approve the application for driveway widening at 5 Oriole Parkway, as shown on Appendix 'A', notwithstanding that there is an existing single car garage, subject to:

(a) the parking area not exceeding 2.6 m by 5.9 m in dimension;

(b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Acting Commissioner of Works and Emergency Services;

(c) the applicant submitting an application to Toronto Water for the disconnection of the downspout under the Downspout Disconnection Program; 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 248, Parking Licences.

**36. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Two Vehicles at 37 Cheston Road (St. Paul's - Ward 22)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

Recommendation:

It is recommended that:

(1) City Council deny the application for driveway widening for two vehicles at 37 Cheston Road;



OR

- (2) City Council approve the application for driveway widening for two vehicles at 37 Cheston Road, as shown on Appendix 'A', subject to:
  - (a) the angled parking space not exceeding 2.5 m by 5.0 m in dimension and the second parking space not exceeding 2.5 m by 5.9 m in dimension;
  - (b) the parking areas being paved using semi-permeable materials such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Acting Commissioner of Works and Emergency Services;
  - (c) the applicant providing the landscape features substantially in accordance with the plan, as shown on Appendix 'B', to the satisfaction of 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 248, Parking Licences.

**37. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 26 Tarlton Road (St. Paul's, Ward 22)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

**Recommendation:**

It is recommended that:

- (1) City Council deny the application for driveway widening at 26 Tarlton Road;

OR

- (2) City Council approve the application for driveway widening at 26 Tarlton Road, as shown on Appendix 'A', notwithstanding that the private driveway exceeds the maximum width permitted, subject to:
  - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension; and

- (b) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences.

**38. Various Streetscape Improvements - Crawford Street and Massey Street Frontage of 955 Queen Street West (Trinity-Spadina, Ward 19)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

Recommendation:

It is recommended that:

- (1) City Council approve the construction of a 1.2 m high metal fence with gates within the public right of way on the Massey Street frontage, together with 1.2 m high precast concrete piers surmounted with electrical lights and a 0.91 m high metal fence with gates on the Crawford Street frontage of 955 Queen Street West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer may require;
  - (b) maintain the fences and precast concrete piers with lights at his own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - (c) obtain approval from the Electrical Safety Authority for the electrical hookup for the lights within the public right of way and submit evidence of this approval to Works and Emergency Services, Right of Way Management, South District;
  - (d) remove the fences and precast concrete piers with lights upon receiving 90 days written notice so to do;

- (e) provide “as constructed plans” within 90 days of completing the work within the public right of way which will illustrate all improvements to the public right of way; and
  - (f) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the City; and
- (2) in the event of sale or transfer of the properties abutting the encroachment, Legal Services and/or the Acting Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to approval of the Acting Commissioner of Works and Emergency Services.

**39. Maintenance of a Metal Fence with Gates - Fronting 660 Pape Avenue (Toronto-Danforth, Ward 30)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

Recommendation:

It is recommended that:

- (1) City Council approve the maintenance of a 1.9 m high metal fence with gates within the public right of way at 660 Pape Avenue, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
  - (b) maintain the fence at his own expense and in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to these encroachments beyond what is allowed under the terms of the Agreement;
  - (c) remove the fence upon 90 days written notice to do so; and

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

**40. Maintenance of a Decorative Brick Retaining Wall, Pillars and Fence – Fronting 101 Parkview Hill Crescent (Beaches-East York, Ward 31)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District.

Recommendation:

It is recommended that City Council approve the maintenance of a decorative brick retaining wall, pillars and fence encroaching onto the City boulevard fronting 101 Parkview Hill Crescent, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
- (b) maintain the retaining wall, pillars and fence in good and proper repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services;
- (c) remove the retaining wall, pillars and fence upon receiving 90 days notice from the City to do so; and
- (d) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation.

**41. Transfer of Boulevard Café Licence - Philthy McNastys, 130 Eglinton Avenue East (St. Paul's, Ward 22)**

Report (January 4, 2005) from the Manager, Municipal Licensing and Standards.

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a transfer of a boulevard café licence at 130 Eglinton Avenue East be denied; or
- (2) the application for a transfer of a boulevard café licence be granted for the proposed location.

**42. NOT USED**

**43. Application for Boulevard Café – Atlas One Café, 820 St. Clair Avenue West (St. Paul's, Ward 21)**

Report (December 30, 2004) from the Manager, Municipal Licensing and Standards.

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at 820 St. Clair Avenue West be denied; or
- (2) the application for a boulevard café licence be granted for the proposed location.

**44. Application for Boulevard Café - Addis Ababa Restaurant, 1184 Queen Street West (Davenport, Ward 18)**

Report (December 31, 2004) from the Manager, Municipal Licensing and Standards.

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at 1184 Queen Street West be denied; or
- (2) the application for a boulevard café licence be granted for the proposed location.

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

**45. Preliminary Report - Rezoning Application - 66 Redpath Avenue (St. Paul's, Ward 22)**

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

Recommendations:

It is recommended that:

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

**46. Preliminary Report - Official Plan Amendment & Rezoning Application – 121 Avenue Road (Toronto Centre-Rosedale, Ward 27)**

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

Recommendations:

It is recommended that:

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

**47. Preliminary Report - Rezoning Application – 98 R Rainsford Road and 175R, 177R and 179R Kingston Road (Beaches-East York, Ward 32)**

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

Recommendations:

It is recommended that:

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

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

Report (January 4, 2005) from the Director, Community Planning, South District, to re-introduce the October 18, 2004 Preliminary Report for the property located at 112, 114, 116, 118, 122 and 126 Kingston Road, 2110 and 2112 Dundas Street East and part of 15 and 17 Edgewood Avenue.

Recommendation:

That this report be received for information.

**48(a).** Preliminary Report (October 18, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

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

**49. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 292 Spadina Avenue (Trinity-Spadina, Ward 20)**

**(Deferred from October 12, 2004)**

Report (September 13, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for a minor variance to permit, for identification purposes, an illuminated fascia sign at the second floor level, on the south elevation of the building at 292 Spadina Avenue be approved; and
- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**50. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 462 Wellington Street West (Trinity-Spadina, Ward 20)**

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

Recommendations:

It is recommended that:

- (1) the request for variances to permit, for identification purposes, an illuminated fascia sign in the form of a corporate logo on the east elevation and three non-illuminated banner signs on the front elevation of the building be approved with the following conditions:
  - (a) the owner would provide an undertaking to the City of Toronto to ensure proper removal and repairs to the masonry once these signs are removed,
  - (b) the illuminated logo sign on the east elevation be turned off between 10:00 p.m. to 7:00 a.m. by means of an automated timing device; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.



**51. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 33 Hahn Place (Toronto Centre-Rosedale, Ward 28)**

Report (December 9, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit, for identification purposes, a non-illuminated fascia sign at the top floor level, on the south elevation of the building at 33 Hahn Place; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

**52. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 530 Parliament Street (Toronto Centre-Rosedale, Ward 28)**

Report (December 2, 2004) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) the requested variances be approved to permit, for identification purposes, replacement of an illuminated ground sign at 530 Parliament Street with a condition to limit the hours of illumination of the sign to business hours by means of an automated timing device; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**53. Naming of Proposed Private Lane at 466 and 466 Rear Brunswick Avenue (Trinity-Spadina, Ward 20)**

Report (December 16, 2004) from the City Surveyor, Works and Emergency Services

Recommendations:

It is recommended that:

- (1) the proposed private lane at the residential development at 466 and 466 Rear Brunswick Avenue be named "Sibelius Lane";
- (2) Urban Renaissance pay the costs estimated to be in the amount of \$300, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**53(a).** Report (June 15, 2004) from the City Surveyor, Works and Emergency Services

**(Deferred from July 6, 2004 pending community consultation)**

Recommendations:

It is recommended that:

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

**54. Installation of speed humps – Croatia Street, between Brock Avenue and Dufferin Street (Davenport, Ward 18)**

**(Deferred from October 12, 2004 and September 14, 2004)**

Report (August 13, 2004) from the Director, Transportation Services, South District, outlining the findings of an investigation to install speed humps on Croatia Street, between Brock Avenue and Dufferin Street.

Recommendation:

It is recommended that this report be received for information.

**55. Request for installation of speed humps – Bank Street, between Dufferin Street and Sheridan Avenue (Davenport, Ward 18)**

Report (December 7, 2004) from the Director, Transportation Services, South District, outlining the findings of an investigation to install speed humps on Bank Street, between Dufferin Street and Sheridan Avenue.

Recommendation:

It is recommended that this report be received for information.

**56. Request for installation of speed humps – Waterloo Avenue, between Dufferin Street and Gladstone Avenue (Davenport, Ward 18)**

Report (December 16, 2004) from the Director, Transportation Services, South District, outlining the findings of an investigation to install speed humps on Waterloo Avenue, between Dufferin Street and Gladstone Avenue.

Recommendation:

It is recommended that this report be received for information.

**57. Request for installation of speed humps – Gordon Street, between Dufferin Street and Sheridan Avenue (Davenport, Ward 18)**

Report (December 24, 2004) from the Director, Transportation Services, South District, outlining the findings of an investigation to install speed humps on Gordon Street, between Dufferin Street and Sheridan Avenue.

Recommendation:

It is recommended that this report be received for information.

**58. Request to install speed bumps – Sussex Mews (Public Lane), from Sussex Avenue to Harbord Street; Harbord Street to Willcocks Street and Willcocks Street to Robert Street (Trinity-Spadina, Ward 20)**

Report (December 16, 2004) from the Director, Transportation Services, South District

Recommendation:

It is recommended that:

- (1) the installation of speed bumps on the public lane known as Sussex Mews, from Sussex Avenue to Harbord Street, of the type and design noted and at the locations shown on Drawing No. 421F-7671, dated December 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.

**59. Installation of traffic control signals and speed humps – Spadina Road and Kilbarry Road/Burton Road, Kilbarry Road and Burton Road, between Vesta Drive and Dunloe Road (St. Paul’s, Ward 21 and St. Paul’s, Ward 22)**

Report (December 23, 2004) from the Director, Transportation Services, South District

Recommendation:

It is recommended that:

- (1) traffic control signals be installed on Spadina Road at Kilbarry Road/Burton Road and the existing pedestrian crossover be removed coincident with the installation; 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.

**60. Request to install speed humps – Poplar Plains Road, between Cottingham Street and Poplar Plains Crescent and Russell Hill Road, between Clarendon Avenue and Boulton Drive (St. Paul’s, Ward 22)**

Report (December 13, 2004) from the Director, Transportation Services, South District, to report on a request from Councillor Michael Walker to install Poplar Plains Road, between Cottingham Street and Poplar Plains Crescent and Russell Hill Road, between Clarendon Avenue and Boulton Drive.

Recommendation:

It is recommended that this report be received for information.

**61. Speed hump poll results – Laing Street, between Queen Street East and Eastern Avenue (Beaches-East York, Ward 32)**

Report (November 25, 2004) from the Director, Transportation Services, South District, to report, as requested by Deputy Mayor Sandra Bussin, on the results of a poll of residents on Laing Street, between Queen Street East and Eastern Avenue, to determine community support for the implementation of speed humps.

Recommendations:

It is recommended that this report be received for information only.

**62. Installation/removal of on-street parking spaces for persons with disabilities (Parkdale-High Park, Ward 14; Davenport, Ward 18; Toronto-Danforth, Ward 30; Beaches-East York, Ward 31 and Beaches-East York, Ward 32)**

Report (December 23, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

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

**63. Removal of a designated on-street loading zone for disabled persons – Lindsey Avenue, north side, between Dufferin Street and Brock Avenue (Davenport, Ward 18)**

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

Recommendations:

It is recommended that:

- (1) the designated on-street loading zone for disabled persons, on the north side of Lindsey Avenue, from a point 62 metres west of Dufferin Street to a point 10.5 metres further west thereof be rescinded; and

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

**64. Request to introduce a disabled persons loading zone – 339 Albany Avenue (St. Paul's, Ward 21)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) an on-street pick-up and drop-off zone for disabled persons be established on the east side of Albany Avenue, from a point 89 metres north of Bridgman Avenue to a point 10.5 metres further north; 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.

**65. Removal of an on-street loading zone for a disabled person – Langford Avenue, between Aldwych Avenue and Fielding Avenue (Toronto-Danforth, Ward 29)**

Report (December 16, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the designated on-street loading zone for disabled persons, operating from 10:00 a.m. to 7:00 p.m., daily, on the east side of Langford Avenue, from a point 122 metres south of Aldwych Avenue to a point 5.5 metres further south, be rescinded; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**66. Request to prohibit parking – Indian Road, north of Chelsea Avenue (Parkdale-High Park, Ward 14)**

Report (December 16, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) parking be prohibited anytime on the east side of Indian Road, from Chelsea Avenue to a point 22.0 metres north thereof;
- (2) the existing one hour maximum parking limit from 8:00 a.m. to 6:00 p.m., Monday to Friday on the east side of Indian Road, from Indian Road Crescent to Glenlake Avenue, be amended to operate on the east side of Indian Road, from Indian Road Crescent to Chelsea Avenue, and from a point 22.0 metres north of Chelsea Avenue to Glenlake Avenue; 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.

**67. Introducing a "Delivery Vehicle Parking Zone" with time restricted parking on the east side of Roncesvalles Avenue and measures to discourage heavy vehicle infiltration on Galley Avenue and Wright Avenue (Parkdale-High Park, Ward 14)**

Report (December 16, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) a "Delivery Vehicle Parking Zone" be delineated at the following locations:
  - (a) on the east side of Roncesvalles Avenue, from a point 9 metres north of Wright Avenue to a point 9 metres further north;
  - (b) on the east side of Roncesvalles Avenue, from a point 9 metres south of Wright Avenue to a point 16.6 metres further south;
  - (c) on the east side of Roncesvalles Avenue, from a point 9 metres south of Galley Avenue to a point 10.7 metres further south;
- (2) parking be allowed by delivery vehicles and restricted to a maximum duration of 30 minutes, from 6:00 a.m. to 6:00 p.m., Monday to Saturday:

- (a) on the east side of Roncesvalles Avenue, from a point 9 metres north of Wright Avenue to a point 9 metres further north;
  - (b) on the east side of Roncesvalles Avenue, from a point 9 metres south of Wright Avenue to a point 16.6 metres further south;
  - (c) on the east side of Roncesvalles Avenue, from a point 9 metres south of Galley Avenue to a point 10.7 metres further south;
- (3) approval be given to narrow Galley Avenue, on the south side, from a point 3.5 metres east of Roncesvalles Avenue to a point 11.5 metres further east thereof, from a width of 7.5 metres to a width varying from 5.0 metres to 7.5 metres, by the installation of a precast modular island with integrated planter box, generally as shown on the attached print of Drawing No. 421F-7691, dated December 2004;
  - (4) approval be given to narrow Wright Avenue, on the south side, from a point 3.5 metres east of Roncesvalles Avenue to a point 6.5 metres further east thereof, from a width of 6.3 metres to a width varying from 4.2 metres to 6.3 metres, by the installation of a precast modular island with integrated planter box, generally as shown on the attached print of Drawing No. 421F-7692, dated December 2004; and
  - (5) 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.

**68. Request to allow parking – Dufferin Park Avenue, south side, between Gladstone Avenue and Havelock Street (Davenport, Ward 18)**

Report (December 17, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the no parking 8:30 a.m. to 5:00 p.m., Monday to Friday, regulation be adjusted to operate 8:30 a.m. to 5:00 p.m. Monday, Tuesday, Wednesday and Friday and 8:30 a.m. to 2:00 p.m. Thursday, public holidays excepted, on the south side of Dufferin Park Avenue, from Gladstone Avenue to Havelock Street; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.



**69. Request for two-sided parking – Essex Street, between Ossington Avenue and Shaw Street (Trinity-Spadina, Ward 19)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the alternate side parking system on Essex Street, between Ossington Avenue and Shaw Street, be rescinded as follows:
  - (a) on the north side, from the 16<sup>th</sup> day to the last day of each month, April 1 to December 1; and
  - (b) on the south side, from the 1<sup>st</sup> day to the 15<sup>th</sup> day of each month, April 1 to November 30;
- (2) the permit parking system that operates from 12:01 a.m. to 7:00 a.m., daily, on Essex Street, between Ossington Avenue and Shaw Street, be rescinded as follows:
  - (a) on the north side, from the 16<sup>th</sup> day to the last day of each month, April 1 to December 1;
  - (b) on the south side, from the 1<sup>st</sup> day to the 15<sup>th</sup> day of each month, April 1 to November 30;
- (3) permit parking operate from 12:01 a.m. to 7:00 a.m., daily, on both sides of Essex Street, between Ossington Avenue and Shaw Street; 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.

**70. Feasibility of increasing on-street parking and extending the one-way southbound operation – Brunswick Avenue, west side, from College Street to Ulster Street (Trinity-Spadina, Ward 20)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the one-way southbound operation of Brunswick Avenue, from Ulster Street to a point 210.0 metres south thereof, be amended to operate from Ulster Street to a point 43.0 metres north of College Street (the first private lane north of College Street);
- (2) the “No Parking at Anytime” prohibition, on the west side of Brunswick Avenue, from a point 36.4 metres north of College Street to a point 123.2 metres further north, be rescinded;
- (3) the one hour maximum parking regulation, from 10:00 a.m. to 7:00 p.m., daily, from a point 199.6 metres north of College Street to a point 68.7 metres south of Ulster Street, be amended to operate from a point 36.4 metres north of College Street to a point 68.7 metres south of Ulster Street;
- (4) the permit parking system, from 12:01 a.m. to 10:00 a.m., daily, on the west side of Brunswick Avenue from a point 200.0 metres north of College Street to a point 38.0 metres south of Ulster Street, be amended to operate from a point 36.4 metres north of College Street to a point 68.7 metres south of Ulster Street; and
- (5) 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.

**71. Amendments to traffic and parking regulations – Oxton Avenue, between Oriole Parkway and a point 23 metres west of Oriole Parkway (St. Paul’s, Ward 22)**

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

Recommendations:

It is recommended that:

- (1) the “Yield” sign be removed for eastbound traffic on Oxton Avenue at its intersection with Oriole Parkway;
- (2) parking be prohibited at all times, on the south side of Oxton Avenue, from Oriole Parkway to a point 23 metres west of Oriole Parkway; 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.

**72. Amendments to parking regulations – Queensdale Avenue, between Coxwell Avenue and Glebemount Avenue (Beaches-East York, Ward 31)**

Report (December 16, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the permit parking hours of operation on Queensdale Avenue, between Woodington Avenue and Glebemount Avenue, currently in effect from 11:00 p.m. to 5:00 a.m., daily, be adjusted to apply from 12:01 a.m. to 10:00 a.m., daily;
- (2) the City Clerk be directed to conduct a formal poll of the residents of Queensdale Avenue, between Coxwell Avenue and Woodington Avenue, to determine support for the implementation of overnight on-street permit parking;
- (3) the City Clerk report the results of the poll to the Toronto and East York Community Council and subject to favourable poll results for permit parking, the following by-law amendments be enacted:
  - i) the “One Hour Parking 8:00 a.m. to 6:00 p.m., Monday to Friday, January, February, March, April, June, August, October and December” regulation on the south side of Queensdale Avenue, between Coxwell Avenue and Woodington Avenue, be rescinded;
  - ii) the “One Hour Parking 8:00 a.m. to 6:00 p.m., Monday to Friday, May, July, September and November” regulation on the north side of Queensdale Avenue, between Coxwell Avenue and Woodington Avenue, be rescinded;
  - iii) parking be allowed by permit only from 12:01 a.m. to 10:00 a.m., during the months of January, February, March, April, June, August, October and December on the south side of Queensdale Avenue, between Coxwell Avenue and Woodington Avenue;
  - iv) parking be allowed for a maximum period of one hour from 10:00 a.m. to 6:00 p.m., Monday to Friday during the months of January, February, March, April, June, August, October and December on the south side of Queensdale Avenue, between Coxwell Avenue and Woodington Avenue;
  - v) parking be allowed by permit only from 12:01 a.m. to 10:00 a.m., during the months of May, July, September and November on the north side of Queensdale Avenue, between Coxwell Avenue and Woodington Avenue;

- vi) parking be allowed for a maximum period of one hour from 10:00 a.m. to 6:00 p.m., Monday to Friday during the months May, July, September and November on the north side of Queensdale Avenue, between Coxwell Avenue and Woodington 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 all necessary bills.

**73. Removal of the “No Stopping” prohibition – Wallace Avenue, south side, between Perth Avenue and the westerly terminus of street (Davenport, Ward 18)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the “No Stopping Anytime” prohibition on the south side of Wallace Avenue, from a point 127 metres west of Perth Avenue to the west end terminus of Wallace Avenue be rescinded;
- (2) the parking regulation on the south side of Wallace Avenue from Perth Avenue to a point 127 metres west thereof, allowing parking by permit only from 12:01 a.m. to 7:00 a.m., daily be changed to be in effect from Perth Avenue to a point 194.0 metres west thereof, for a total of 28 vehicles; 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.

**74. Removal of the existing “No Stopping” prohibition – Poplar Plains Road, west side, immediately north and south of Russell Hill Road (St. Paul’s, Ward 22)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing “ No Stopping” regulation in effect from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the west side of Poplar Plains Road from MacPherson Avenue to a point 30 metres north of Russell Hill Road, be adjusted to operate from MacPherson Avenue to a point 43 metres south of Russell Hill Road;

- (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.

**75. Implementation of a “No Stopping” prohibition – Soho Street, west side, from Queen Street West to a point 9.0 metres north of Bulwer Street (Trinity-Spadina, Ward 20)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the “No Parking from 8:00 a.m. to 6:00 p.m.” prohibition, on the west side of Soho Street, from Queen Street West to Bulwer Street, be rescinded;
- (2) the permit parking system, from 10:00 p.m. to 2:00 p.m., daily, on the west side of Soho Street, between Queen Street West and Bulwer Street, be rescinded;
- (3) the permit parking system, from 10:00 p.m. to 2:00 p.m., daily, on the west side of Soho Street, between Bulwer Street and Phoebe Street, be rescinded;
- (4) a “No Stopping Anytime” prohibition, be implemented on the west side of Soho Street, from Queen Street West to a point 9.0 metres north of Bulwer Street;
- (5) the “One Hour Maximum Parking Limit, from 2:00 p.m. to 6:00 p.m., Monday to Friday” regulation, on the west side of Soho Street, between Bulwer Street and Phoebe Street, be adjusted to operate from a point 9.0 meters north of Bulwer Street to Phoebe Street;
- (6) permit parking operate from 10:00 p.m. to 2:00 p.m., daily, on the west side of Soho Street, from a point 9.0 metres north of Bulwer Street to Phoebe Street; 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.

**76. Installation of all-way “Stop” sign control – Bremner Boulevard and Navy Wharf Court (Trinity-Spadina, Ward 20)**

Report (November 22, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) a “Stop” sign be installed for eastbound traffic on Bremner Boulevard at its intersection with Navy Wharf Court;
- (2) a “Stop” sign be installed for westbound traffic on Bremner Boulevard at its intersection with Navy Wharf Court; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**77. Request for all-way “Stop” sign control – Mayfair Avenue at Vesta Drive (St. Paul’s, Ward 21)**

Report (December 6, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) “Stop” signs be installed for northbound and southbound traffic on Mayfair Avenue at the intersection of Vesta 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 are required.

**78. Temporary road occupation to accommodate a construction staging area – 42 Camden Street (Trinity-Spadina, Ward 20)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a nine-storey residential condominium at a site on Camden Street, the sidewalk and the curb lane on the north side of Camden Street between a point 39.0 metres east of Brant Street and a point 22.0 metres further east, be closed to vehicular and pedestrian traffic for a period of approximately nine months;

- (2) stopping be prohibited at any time on both sides of Camden Street, between a point 39.0 metres east of Brant Street and a point 22.0 metres further east;
- (3) standing be prohibited from 7:00 a.m. to 6 p.m., Monday to Friday on the north side of Camden Street between a point 26.0 metres east of Brant Street and a point 13.0 metres further east;
- (4) upon completion of this project, Camden Street revert to its pre-construction traffic operation; 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 might be required.

**79. Temporary road occupation to accommodate construction staging area – Bloor Street West, south side, adjacent to the Royal Ontario Museum (100 Queen’s Park) (Trinity-Spadina, Ward 20)**

Report (January 4, 2005) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the request for the establishment of a construction staging area at the Royal Ontario Museum (Premises No. 100 Queens Park) within the south curb lane of Bloor Street West, from approximately 29.0 metres west of Queen’s Park to a point approximately 134.0 metres further west for a period of approximately eighteen months, be approved;
- (2) stopping be prohibited at any time on the south side of Bloor Street West from Queen’s Park to a point 143 metres west;
- (3) upon completion of this project, the section of Bloor Street West referenced in Recommendation Nos. 1 and 2, revert to its pre-construction traffic operation; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**80. Temporary road occupation to accommodate construction staging area – 1280-1290 Bay Street (Toronto Centre-Rosedale, Ward 27)**

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of an 18 storey condominium at a site on the west side of Bay Street, the sidewalk and cyclist-only lane on the west side of Bay Street between a point 7.3 metres south of Scollard Street and a point 48.6 metres further south be closed and a covered pedestrian walkway be installed as shown in the attached Drawing No. 421F-7669, dated December 2004 for a period of 18 months;
- (2) upon completion of this project, Bay Street revert to its pre-construction traffic operation; 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.

**81. Temporary road occupation to accommodate construction staging area – 651 Yonge Street (Toronto Centre-Rosedale, Ward 27)**

Report (December 16, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of an addition to an existing building on the east side of Yonge Street, the public laneway between Charles Street and Isabella Street, from a public laneway east of Yonge Street and a point 30.0 metres further east, as shown in the attached Drawing No. 421F-7668, dated December 2004, be closed to traffic for a period of six months; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.



**82. Temporary road occupation to accommodate construction staging area – 33 Lombard Street (Toronto Centre-Rosedale, Ward 28)**

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 45-storey condominium at a site on the south side of Lombard Street, the sidewalk on the south side of Lombard Street between a point 15.8 metres west of Church Street and a point 53.0 metres further west be closed for a period of nine months and a covered pedestrian walkway be installed as shown in the attached Drawing No. 421F-7682, dated December 2004;
- (2) the existing 60 minute parking regulation from 8:00 a.m. to 6:00 p.m. on both sides of Lombard Street, from a point 68.8 metres west of Church Street and Church Street, be rescinded;
- (3) the existing two hour parking machines regulation from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on both sides of Lombard Street, from a point 68.8 metres west of Church Street and Church Street, be rescinded;
- (4) the existing three hour parking machines regulation from 6:00 to 9:00 p.m., Monday to Saturday; 1:00 to 9:00 p.m. Sunday, on both sides of Lombard Street, from a point 68.8 metres west of Church Street and Church Street, be rescinded;
- (5) Stopping be prohibited at all times on both sides of Lombard Street, from a point 68.8 metres west of Church Street and Church Street;
- (6) upon completion of this project, Lombard Street revert to its pre-construction traffic and parking operation; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**83. Proposed road narrowing – College Street and Manning Avenue (Trinity-Spadina, Ward 19)**

Report (December 23, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) approval be given to narrow Manning Avenue, north of College Street, generally as shown on the attached Drawing No. 421F-7710, dated December 2004; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**84. Proposed turn prohibition amendments – Bathurst Street and Queen Street West (Trinity-Spadina, Wards 19 and 20)**

Report (December 15, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) the existing northbound left-turn prohibition, from Bathurst Street to Queen Street West, in effect from 7:00 a.m. to 6:00 p.m., Monday to Saturday, be amended to be in effect from 7:00 a.m. to 7:00 p.m., Monday to Saturday;
- (2) the existing southbound left-turn prohibition, from Bathurst Street to Queen Street West, in effect from 7:00 a.m. to 6:00 p.m., Monday to Saturday, T.T.C. vehicles excepted, be amended to be in effect from 7:00 a.m. to 7:00 p.m., Monday to Saturday, T.T.C. vehicles excepted;
- (3) the existing eastbound left-turn prohibition, from Queen Street West to Bathurst Street, in effect from 7:00 a.m. to 6:00 p.m., Monday to Saturday, be amended to be in effect from 7:00 a.m. to 7:00 p.m., Monday to Saturday;
- (4) the existing westbound left-turn prohibition, from Queen Street West to Bathurst Street, in effect from 7:00 a.m. to 6:00 p.m., Monday to Saturday, be amended to be in effect from 7:00 a.m. to 7:00 p.m., Monday to Saturday, T.T.C. vehicles excepted; and
- (5) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**85. Prohibition of eastbound right turns during the weekday morning peak period – St. Clair Avenue West and Warren Road (St. Paul’s, Ward 22)**

Report (December 13, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) eastbound right turns at the intersection of St. Clair Avenue West and Warren Road be prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday; 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.

**86. Prohibition of northbound left turns during the weekday afternoon peak period – Avenue Road and Lynwood Avenue (St. Paul’s, Ward 22)**

Report (December 13, 2004) from the Director, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) northbound left turns at the intersection of Avenue Road and Lynwood Avenue be prohibited from 4:00 p.m. to 6:00 p.m., Monday to Friday (Public Holidays 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.

**87. Northbound left turn prohibition – 591 to 603 Kingston Road; and westbound left turn and heavy truck prohibition – lane south of Kingston Road, between Glen Stewart Crescent and Southwood Drive (Beaches-East York, Ward 32)**

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

Recommendations:

It is recommended that:

- (1) northbound left turns be prohibited from 4:00 p.m. to 6:00 p.m., Monday to Friday, to Kingston Road from the driveway of Premises Nos. 591 to 603 Kingston Road;
- (2) westbound left turns be prohibited at all times to Glen Stewart Crescent from the lane south of Kingston Road, between Glen Stewart Crescent and Southwood Drive;
- (3) heavy trucks be prohibited from 7:00 p.m. to 7:00 a.m., in the lane south of Kingston Road, between Glen Stewart Crescent and Southwood Drive; 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.

**88. Installation and maintenance of sensor cables – 480 St. Clair Avenue West, 10 Lower Jarvis Street and 60 Carlton Street (St. Paul’s, Ward 21 and Toronto Centre-Rosedale, Ward 28)**

Report (December 21, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) City Council approve the installation of sensor cables within the public right of way at 480 St. Clair Avenue West, 10 Lower Jarvis Street and 60 Carlton Street, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreements in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
  - (b) maintain the sensor cables at their own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;

- (c) obtain approval for associated work on private property from Urban Development Services;
  - (d) provide “as built” drawings upon completion of all installations;
  - (e) remove the sensor cables upon receiving 90 days written notice to do so; and
  - (f) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Acting Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Acting Commissioner of Works and Emergency Services.

**89. Maintenance of an underground garage wall and stairwell under land to be conveyed to the City of Toronto and designated as a road – 281 Mutual Street (Toronto Centre-Rosedale, Ward 27)**

Report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of an underground garage wall which encroaches in a dome-like fashion approximately 23 cm at the highest point and over a span of 10 m and a wedge-shaped stairwell which encroaches beginning approximately 25 m from the southern lot line and rises on average 10 cm into City land at 281 Mutual Street, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;

- (b) maintain the underground garage wall and stairwell at their own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - (c) limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building, whichever is the lesser;
  - (d) pay an annual rental fee for the underground garage wall and stairwell, as determined by the Commissioner of Corporate Services; and
  - (e) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation;
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Acting Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Acting Commissioner of Works and Emergency Services; and
  - (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

**90. Sale of surplus property – Parcel of vacant land at the rear of 193 Forest Hill Road (St. Paul’s, Ward 22)**

Report (January 4, 2005) from the Commissioner of Corporate Services

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Erin Hogan to purchase the City-owned land located at the rear of 193 Forest Hill Road, being part of Block D and part of Lot 112 on Plan 645-E, shown as Part 6 on Sketch No. PS-2002-023 (the “Property”), in the amount of \$27,900.00 plus GST, subject to retaining a permanent easement for storm and sanitary sewer and for overland flow purposes over the entire Property, 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.

**91. Surplus land declaration and proposed closing of six public highways located in Regent Park South (Toronto Centre-Rosedale, Ward 28)**

Joint Report (December 23, 2004) from the Acting Commissioner of Works and Emergency Services and the Commissioner of Corporate Services, addressed to the Administration Committee and the Toronto and East York Community Council

Recommendations:

It is recommended that:

- (1) the Administration Committee recommend to City Council, conditional upon City Council's approval of the recommendations to the Toronto and East York Community Council set out herein that the Highways be permanently closed, that:
  - (a) the Highways be declared surplus to the City's requirements and all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken; and
  - (b) the Commissioner of Corporate Services be authorized to invite an offer to purchase the Highways from TCHC;
- (2) the Toronto and East York Community Council recommend to City Council, conditional upon City Council's approval of the recommendations to the Administration Committee set out herein that the Highways be declared surplus, that:
  - (a) subject to compliance with the requirements of the *Municipal Act, 2001*, and subject to City Council approving the sale of the Highways, the Highways be permanently closed as public highways;
  - (b) subject to City Council approving the sale of the Highways, notice be given to the public of a proposed by-law to permanently close the Highways, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the Toronto and East York Community Council hear any member of the public who wishes to speak to this matter;

- (c) following the closure of the Highways, easements be granted as required to the City, Bell Canada, Toronto Hydro, Enbridge, Rogers Cable and any other public utility company as may be required, for access, operation, use, inspection, repair, maintenance, reconstruction or alteration of the existing services, and for the construction of additional or new services, or, with the consent of the City and the affected utility companies, the services be removed from the Highways at the sole cost of TCHC;
  - (d) as a condition for the sale of the Highways to TCHC, the City shall reserve an easement over St. Bartholomew Street for the benefit of the City and the general public for continued pedestrian and vehicular access to the Regent Park Community Centre; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in City Council of any bills necessary to give effect thereto.

**92. Surplus land declaration and proposed closing of a portion of the public lane at the rear of 151 Hiawatha Road (Toronto-Danforth, Ward 30)**

Joint Report (December 30, 2004) from the Acting Commissioner of Works and Emergency Services and the Commissioner of Corporate Services

Recommendations:

It is recommended that:

- (1) subject to compliance with the requirements of the *Municipal Act, 2001*, and following Council's approval of a sale of the Lane, the Lane be permanently closed as a public lane;
- (2) following Council's approval of the sale of the Lane, notice be given to the public of a proposed by-law to permanently close the Lane, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the Toronto and East York Community Council hear any member of the public who wishes to speak to this matter;
- (3) the Lane be declared surplus to the City's requirements and the Commissioner of Corporate Services be authorized to negotiate a sale of the Lane in exchange for the Private Lands from the abutting owners, TDSB;
- (4) upon acquisition by the City of the Private Lands, the Private Lands be dedicated for public lane purposes;



- (5) all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any Bills necessary to give effect thereto.

**93. Park Renaming Proposal to rename the Brunswick Parkette as the Sally Bird Park (Trinity-Spadina, Ward 20)**

Report (December 17, 2004) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the City-owned parkland known as the Brunswick Parkette be officially renamed as the Sally Bird Park; and
- (2) the appropriate City officials be authorized to take the necessary action to give effect thereto.

**94. Ontario Municipal Board Decision - City's appeal of minor variances and request for review by applicant granted – 878 Yonge Street (Toronto Centre-Rosedale, Ward 27)**

Report (December 16, 2004) from the City Solicitor advising of the successful outcome of an Ontario Municipal Board (“Board”) Hearing and to report on a subsequent decision by the Board related to granting a review.

Recommendation:

It is recommended that this report be received for information.

**95. Use of Nathan Phillips Square: The Toronto Downtown Jazz Festival – June 25 to July 3, 2005 (Toronto Centre-Rosedale, Ward 27)**

Report (December 23, 2004) from the Commissioner of Corporate Services

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a beer garden and to serve wine and hard liquor contingent upon the following conditions:
  - a) approval of the A.G.C.O.;
  - b) approval of the Medical Officer of Health;
  - c) compliance with the City of Toronto's Municipal Alcohol Policy; and
  - d) receipt of all the necessary permits associated with the production of the event i.e. building permit, noise by-law extension permit;
- (2) the Toronto Downtown Jazz Festival compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event;
- (3) permission be granted for the event organizers to host "ticketed" performances and to solicit donations in support of the Toronto Downtown Jazz Society; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

Communication (December 6, 2004) from the City Clerk, advising that City Council on November 30, December 1 and 2, 2004 referred back to the Toronto and East York Community Council Report 9, Clause 53, titled "Ontario Municipal Board Hearing – 20, 22, 22A and 24 Bathurst Street (Trinity-Spadina, Ward 19)", for further consideration.

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

Communication (December 6, 2004) from the City Clerk, advising that City Council on November 30, December 1 and 2, 2004 referred back to the Toronto and East York Community Council Report 9, Clause 54, titled "Ontario Municipal Board Hearing – 511 Bremner Boulevard and 2 and 20 Housey Street (Trinity-Spadina, Ward 20)", for further consideration.

**98. Appointments – Agnes Macphail Award Selection Committee**

**(In Camera - personal matters about identifiable individuals, including municipal or local board employees)**

Communication (December 21, 2004) from Karen Weaver, Administrative Support to the Agnes Macphail Recognition Committee

**99. Appointments – Community Centre 55 - Board of Management (Beaches-East York, Ward 32)**

Communication (November 29, 2004) from Bob Murdoch, Executive Director, Community Centre 55, forwarding nominations for appointment to the Board of Management.

**100. Ontario Municipal Board Appeal – 60 Melville Avenue (Trinity-Spadina, Ward 19)**

Communication (December 22, 2004) from Deputy Mayor Pantalone

**Recommendation:**

That the City Solicitor and other appropriate City Officials be authorized to take all necessary action to defend the Committee of Adjustment decision refusing the variance requested for 60 Melville Avenue at the Ontario Municipal Board.



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**TORONTO AND EAST YORK COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 1**

**Date of Meeting:** January 18, 2005

**Time:** 9:30 a.m.

**Location:** Committee Room 1

City Hall

100 Queen Street West

Toronto, Ontario

**Enquiry:** Christine Archibald

Committee Administrator

416-392-7033

teycc@toronto.ca

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**1. Final Report - Applications to amend the Official Plan and Zoning By-law - 30 Mutual Street and 88 Queen Street East (Toronto Centre-Rosedale, Ward 27)**

**1(a).** Communication (January 13, 2005) from Michael J. Wren, Solicitor, Miller Thomson

**2. Final Report - Application to amend the Official Plan and Zoning By-law – 58 – 60 Tecumseth Street (Trinity-Spadina, Ward 19)**

**2(a).** Supplementary report (January 12, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that Council:

- (1) delete Recommendations 1 and 2 of the Final Report for 58-60 Tecumseth Street by the Director of Community Planning, South District, Urban Development Services, dated January 4<sup>th</sup>, 2005;
- (2) replace Attachments Nos. 2, 3, 8, 9 and 10 of the Final Report for 58-60 Tecumseth Street by the Director of Community Planning, South District, Urban Development Services, dated January 4<sup>th</sup>, 2005, with Attachments Nos. 1, 2, 3, 4 and 5 of this report, respectively; and

- (3) amend the Part II Official Plan for Garrison Common North and Zoning By-law 438-86 for the (former) City of Toronto substantially in accordance with the revised Draft Official Plan Amendment and Draft Zoning By-law Amendment included in Attachments 4 and 5 of this report.
  
- 3. Final Report – Rezoning Application – 40 Laing Street (Beaches-East York, Ward 32)**
  
- 3(a).** Communication (January 10, 2005) from Brian Tagg and Susan Smythe-Tagg
  
  
- 7. Closing of public lane known as Roy’s Square, extending easterly from Yonge Street, then northerly to Bloor Street East (Toronto Centre-Rosedale, Ward 27)**
  
- 7(b).** Communication (undated) from Dan Young
  
  
- 9. Principles and Proposed By-law Provisions for a City-Wide A-Frame and Mobile Signs By-law**
  
- 9(a).** Communication (January 12, 2005) from Ron Abraham, President, Toronto Real Estate Board
  
  
  
  
  
- 13. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - Top floor of the building at 150 Bloor Street West (Mackenzie Financial Corporation) (Toronto Centre-Rosedale, Ward 27)**
  
- 13(h).** Communication (January 8, 2005) from Robert E.M. Nourse and Alexandra M.T. Nourse
  
- 13(i).** Communication (January 10, 2005) from Ada Pagano
  
- 13(j).** Communication (January 13, 2005) from Ronald M. Kanter, Solicitor, Gardiner Roberts
  
  
  
  
  
- 25. Request for Authority to Enter into a Heritage Easement Agreement – 500 Lakeshore Boulevard West (Trinity-Spadina, Ward 20)**
  
- 25(a).** For the committee’s information – Copy of Clause 8, Toronto and East York Community Council Report 9, which City Council on November 30, December 1

and 2, 2004, deferred consideration of this Clause to its next regular meeting on February 1, 2005.

**35. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Three Vehicles at 5 Oriole Parkway (St. Paul's - Ward 22)**

Revised page 1 of report (December 22, 2004) from the Manager, Right of Way Management, Transportation Services, South District, revising the title of the report.

**65. Removal of an on-street loading zone for a disabled person – Langford Avenue, between Aldwych Avenue and Fielding Avenue (Toronto-Danforth, Ward 29)**

Revised page 1 of the report (December 16, 2004) from the Director, Transportation Services, South District, which amends Recommendation (1).

**68. Request to allow parking – Dufferin Park Avenue, south side, between Gladstone Avenue and Havelock Street (Davenport, Ward 18)**

Revised page 1 of the report (December 15, 2004) from the Director, Transportation Services, South District, which amends Recommendation (1).

**69. Request for two-sided parking – Essex Street, between Ossington Avenue and Shaw Street (Trinity-Spadina, Ward 19)**

Revised page 1 of the report (December 15, 2004) from the Director, Transportation Services, South District, which amends Recommendation (1).

**75. Implementation of a “No Stopping” prohibition – Soho Street, west side, from Queen Street West to a point 9.0 metres north of Bulwer Street (Trinity-Spadina, Ward 20)**

Revised page 1 and 2 of the report (December 15, 2004) from the Director, Transportation Services, South District, which amends Recommendation (5) and Page 2.

**91. Surplus land declaration and proposed closing of six public highways located in Regent Park South (Toronto Centre-Rosedale, Ward 28)**

**91(a).** Communication (January 10, 2005) from the Administration Committee

**NEW ITEMS**

**101. “Taste of Little Italy” Festival**

Communication (January 12, 2005) from Deputy Mayor Pantalone, requesting that the “Taste of Little Italy” festival, scheduled to be held on June 17 to 19, 2005, from 12:00 noon to 12:00 midnight, on College Street, between Shaw Street and Euclid Avenue, be declared as an event of municipal significance.

**102. Request for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, for one first party fascial sign at 1 Front Street East (Hummingbird Centre) (Toronto Centre-Rosedale, Ward 28)**

Report (January 5, 2005) from the Director, Community Planning, South District

**Recommendations:**

- (1) the request for variances be approved to permit, for identification purposes, one illuminated fascia sign on the Yonge Street frontage and then to be moved to The Esplanade frontage, on condition that the proposed sign be installed for a temporary period until the close of the 42<sup>nd</sup> Street show; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

**103. Status Report – Site Plan Approval, 45 Eastern Avenue (Toronto Centre-Rosedale, Ward 28)**

Report (January 11, 2005) from the Director, Community Planning, South District

**Recommendations:**

It is recommended that:

The Commissioner, Urban Development Services report directly to City Council's February 1, 2005 meeting regarding instructions for an Ontario Municipal Board hearing on 45 Eastern Avenue.