



**TORONTO AND EAST YORK COMMUNITY COUNCIL  
DECISION DOCUMENT  
MEETING 6**

**Date of Meeting:** July 5, 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  
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*The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Report to City Council or to the minutes for the official record.*

***How to Read the Decision Document:***

- *recommendations of the Committee to City Council are in bold type after the item heading;*
- *action taken by the Committee on its own authority does not require Council's approval – it is reported to Council for information, and is listed in the decision document in bold type under the heading "Action taken by the Committee"; and*
- *Declarations of Interest, if any, appear at the end of an item.*

**Communications/Reports:**

1. **Final Report – Application to Amend the Rezoning By-law – 66-72 Redpath Avenue (St. Paul's, Ward 22)**

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

**Report 6, Clause 1**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2005) from the Director, Community Planning, South District.**

**Action taken by the Committee:**

**The Toronto and East York Community Council held a statutory public meeting on July 5, 2005 and notice was given in accordance with the *Planning Act*.**

Report (June 15, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (3) require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act before introducing the necessary Bills to City Council for enactment;
- (4) require the owner to submit to the Commissioner of Works and Emergency Services for review and acceptance prior to approval of the rezoning application:
  - (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed townhouses to enable the preparation of building envelope plans;
  - (ii) a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate to service the development;
- (5) require the owner to provide the City with the sum of \$6,000.00 (\$2,000.00 x 3 units) as a tenant assistance package, to be paid by certified cheque payable to the City of Toronto, before introducing the necessary Bills to City Council. The City will pay the tenants after such time as Council has adopted this recommendation, and after the appeal period to the Ontario Municipal Board has expired. Should an appeal be made to the Ontario Municipal Board and the application is not approved, the City will return the sum of \$6,000.00 to the owner;
- (6) require the owner to provide the Manager, Community Policy, Policy and Research, City Planning Division with a draft Notice of Termination of Tenancy for review and approval and that the owner shall give each tenant at least 120 days notice to vacate the property; and
- (7) require the owner to provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of

Works and Emergency Services, including requirements to maintain in good order and operation.

**2. Final Report – Application to Amend the former City of Toronto Official Plan and Zoning By-law – 46 Wellesley Street East (Toronto Centre-Rosedale, Ward 27)**

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

**Report 6, Clause 2**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Community Planning, South District.**

Action taken by the Committee:

**The Toronto and East York Community Council held a statutory public meeting on July 5, 2005 and notice was given in accordance with the *Planning Act*.**

Report (June 16, 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) amend the Zoning By-law 436-86 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) before introducing the necessary Bills to City Council for enactment, require the owner to execute one or more agreements under Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements to be registered against the title of the lands for the development to secure the following facilities, services, and matters:
  - (a) contributions in the amount of \$500,000 as directed by the Chief Planner and Executive Director, City Planning Division, for the following local community improvement initiatives:

- (i) \$310,000 toward the future acquisition or development of parkland in the area;
  - (ii) \$20,000 for capital improvements for the construction of a barrier-free access ramp by Loft Community Services at McEwan House, located at 20-22 Dundonald Street;
  - (iii) \$20,000 for capital improvements for repairs to the historical façade by Church-Isabella Residents Co-operative Inc. at Paul Kane House, located at 56 Wellesley Street East; and
  - (iv) \$150,000, which represents the value of a lease with “AIDS2006”, for capital improvements and use of a portion of the building on the lot, including certain occupancy costs, for the purpose of managing and hosting the XVI International AIDS Conference in Toronto;
- (b) a public art landscape feature to highlight a connection to Paul Kane Park, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
  - (c) the improvement of the street right-of-way abutting the site, including streetscaping and tree installation, as directed by the Chief Planner and Executive Director, City Planning Division, the Executive Director, Technical Services and the General Manager, Parks, Forestry & Recreation; and
  - (d) the provision of an irrigation system at the owner’s expense for all street trees in the public right-of-way with automatic timer at the owner’s expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a backflow preventer, to the satisfaction of the Executive Director, Technical Services, including requirements to maintain the entire system in continuing good order and operation.

**2(a).** Communication (July 1, 2005) from John McBirnie

**2(b).** Communication (July 4, 2005) from Tom Demlakian

**2(c).** Communication (June 30, 2005) from Brigitte M. Westaway

**3. Final Report – Application to Amend the Official Plan and Zoning By-law – 508 Eastern Avenue (Toronto-Danforth, Ward 30)**

(Public Meeting under the *Planning Act*)

AND

**Alterations to a Heritage Building and Request for Authority to enter into a Heritage Easement Agreement – 508 Eastern Avenue (Toronto-Danforth, Ward 30)**

**Report 6, Other Items Clause 78(a)**

Action taken by the Committee

**The Toronto and East York Community Council:**

- (1) **adjourned its public meeting under the *Planning Act* until September 19, 2005 and determined that no further notice was required;**
- (2) **deferred consideration of the report (May 16, 2005) from the Director, Policy and Research, City Planning Division and the communication (June 10, 2005) from the Toronto Preservation Board to the September 19, 2005 meeting of the Toronto and East York Community Council; and**
- (3) **requested the Director, Community Planning, South District to report to the September 19, 2005 meeting of the Toronto and East York Community Council with a further report on the shadow impact, the sale of the property surrounding the residential addresses on Eastern Avenue, and the history of the site as it relates to the “Tool Box”.**

**The Toronto and East York Community Council held a statutory public meeting on July 5, 2005 and notice was given in accordance with the *Planning Act*.**

Report (June 21, 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 modify the new Official Plan that is to be presented to the Ontario Municipal Board for approval, to reflect the proposed Official Plan Amendment to the in-force Official Plan for the former City of Toronto substantially in accordance with Attachment No. 9;**

- (3) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (5) submit to the Commissioner of Works and Emergency Services for review and acceptance prior to approval of the Official Plan amendment and rezoning application:
  - (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed houses to enable the preparation of building envelope plans;
  - (ii) a municipal lighting assessment for the site and for the existing lighting on Eastern Avenue and Morse Street; and
  - (iii) a site servicing assessment, including stormwater management, to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development.

**3(a).** Report (May 16, 2005) from the Director, Policy & Research, City Planning Division

Recommendations:

It is recommended that

- (1) approval be granted for the alterations to the heritage building located at 508 Eastern Avenue, substantially in accordance with the plans completed by Bettencourt Designs Ltd. dated December 2004, subject to:
  - (a) prior to the issuance of site plan approval, the owner shall;
    - (i) enter into a Heritage Easement Agreement for the heritage building at 508 Eastern Avenue;
    - (ii) submit a landscape plan satisfactory to the Manager of Heritage Preservation Services;
    - (iii) submit a Conservation Plan for the existing heritage building to the satisfaction of the Manager of Heritage Preservation Services;

- (iv) submit revised plans of the third floor addition to the satisfaction of the Manager of Heritage Preservation Services;
  - (v) submit material samples of all new exterior finishes to the satisfaction of the Manager of Heritage Preservation Services;
  - (vi) document the as-found condition of the heritage building, subject to the review and approval of the Manager of Heritage Preservation Services;
- (b) prior to the issuance of any building permit, including a permit for excavation, shoring, and/or demolition, the owner shall:
- (i) submit a Letter of Credit in an amount satisfactory to the Chief Planner, to secure all work contained in the Conservation Plan;
- (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 508 Eastern Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**3(b).** Communication (June 10, 2005) 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 (May 16, 2005) from the Director, Policy and Research, City Planning Division.

**4. Final Report – Application to Amend the Official Plan Amendment and Zoning By-law – 2263 and 2265 Gerrard Street East (Beaches-East York, Ward 32)**

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

**Report 6, Clause 3**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Community Planning, South District.**

Action taken by the Committee:

**The Toronto and East York Community Council held a statutory public meeting on July 5, 2005 and notice was given in accordance with the *Planning Act*.**

Report (June 20, 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. 6;
- (2) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) before the approval of the rezoning application by City Council, require the owner to:
  - (a) submit to the Executive Director Technical 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;
  - (b) submit to the Executive Director Technical Services, for review and acceptance, a site servicing review to determine that storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
  - (c) submit revised drawings/documentation with respect to the following:
    - (i) comply with the requirements of the general zoning by-law for the dimensions of the parking spaces; and
    - (ii) provide and maintain a minimum interior garage width of 3.0 metres to improve access to the vehicles; and



- (5) before introducing of the necessary Bills to City Council for enactment, require the owner to submit to the Executive Director Technical Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed townhouses for the purpose of preparing building envelope plans for site specific exemptions by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a Bill in Council.

**5. Final Report – Application to Amend the Re-Zoning By-law – 112-126 Kingston Road; 2110 Dundas Street East and Part of 15 and 17 Edgewood Avenue (Beaches-East York, Ward 32)**

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

**Report 6, Clause 4**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Community Planning, South District.**

Action taken by the Committee:

**The Toronto and East York Community Council held a statutory public meeting on July 5, 2005 and notice was given in accordance with the *Planning Act*.**

Report (June 20, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) before the approval of the rezoning application by City Council, require the owner to:
  - (a) submit to the Executive Director Technical Services for review and acceptance, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development

and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;

- (b) submit to the Executive Director Technical Services for review and acceptance, site servicing plans, a grading and drainage plan, and a storm water management plan, including a clear delineation of the boundaries of the common element condominium on all plans to be submitted;
- (c) submit revised drawings/documentation with respect to the following:
  - (i) provide fire access routes in accordance with the requirements of the Ontario Building Code;
  - (ii) clearly identify the common element condominium on the site development plans; and
  - (iii) provide and maintain a minimum width of 3.0 metres and a length of 5.9 metres for all parking spaces; and
- (4) before introducing of the necessary Bills to City Council for enactment, require the owner to:
  - (a) submit to the Executive Director Technical Services a Reference Plan of Survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the proposed lots, the proposed private road and any appurtenant rights-of-way. The Reference Plan of Survey should be submitted at least 3 weeks prior to the introduction of a bill in Council; and
  - (b) submit to the Executive Director Technical Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building for the purpose of preparing building envelope plans for site specific exemption by-laws. Such Plans should be submitted at least 3 weeks prior to the introduction of the bill in Council.

**6. Final Report – Amendments to Site Specific Zoning By-laws in the Fort York Neighbourhood - Fort York Neighbourhood Secondary Plan Area (Trinity-Spadina, Wards 19 and 20)**

**Continuation of Public Meeting under the *Planning Act* - started on March 30, 2005 and continued on May 3, 2005 and May 31, 2005**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 13, 2005) from the Director, Community Planning, South District.**

Action taken by the Committee:

**The Toronto and East York Community Council commenced a statutory public meeting on March 30, 2005, and continued the public meeting on May 3, May 31, and July 5, 2005 and notice was given in accordance with the *Planning Act*.**

Supplementary Report (June 13, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that Council replace the recommendations from the Final Report dated March 7, 2005 with the following recommendations:

- (1) Zoning By-laws 1995-0466, 937-2002, 1996-0245 (amended by 870-2003) and 938-2002 for the Fort York Neighbourhood, in the (former) City of Toronto, be amended substantially in accordance with the draft Zoning By-law Amendment as attached;
- (2) Council authorize the amendment of Section 37 Agreements, Escrow Agreements and any other agreements between the City and the landowners in the Fort York Neighbourhood to implement the amendments set out in this report should they be required;
- (3) the General Zoning By-law for the former City of Toronto, 438-86, as amended, be further amended to permit live/work units in the Fort York Neighbourhood in the first two storeys of grade related units; and
- (4) Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**6(a).** Report (March 7, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) Zoning By-laws 1995-0466, 937-2002, 1996-0245 (as amended by 870-2003) and 938-2002 for the Fort York Neighbourhood, in the (former) City of Toronto, be amended substantially in accordance with the draft Zoning By-law Amendment as attached;

- (2) Council authorize the execution of Section 37 Agreements, Escrow Agreements and any other agreements between the City and the landowners in the Fort York Neighbourhood to implement the amendments set out in this report should they be required; and
- (3) Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**7. Final Report – Official Plan Amendment and Rezoning Application – 100 Spadina Road and 97 Walmer Road (Trinity-Spadina, Ward 20)**

**Continuation of Public Meeting under the *Planning Act* – started on May 31, 2005**

**AND**

**Request for Authority to Enter into a Heritage Easement Agreement and Approval of Alterations to a Heritage Building – 100 Spadina Road (Trinity-Spadina, Ward 20)**

**Report 6, Other Items Clause 78(b)**

Action taken by the Committee:

**The Toronto and East York Community Council:**

- (1) **adjourned its public meeting under the *Planning Act* until September 19, 2005 and determined that no further notice was required;**
- (2) **deferred consideration of the report (April 19, 2005 from the Director, Policy and Research, City Planning Division and the communication (May 18, 2005) from the Toronto Preservation Board to the September 19, 2005 meeting of the Toronto and East York Community Council.**

**The Toronto and East York Community Council held a statutory public meeting on July 5, 2005 and notice was given in accordance with the *Planning Act*.**

Report (May 17, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

- (1) **amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;**

- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require that, before introducing the necessary Bills to City Council for enactment, the owner enter into one or more agreements under Section 37 of the Planning Act satisfactory to Chief Planner and Executive Director and the City Solicitor, such agreement (s) to be registered against the title to the lands within 30 days of the by-laws becoming final and prior to the issuance of the first building permit to secure the following facilities, services and matters:
  - (i) the owner shall retain the dwelling units in the existing and the new buildings as rental units, with no application to convert the rental units to condominium, for a period of at least 20 years;
  - (ii) the owner shall develop and implement an appropriate Construction Mitigation Plan and Tenant Communication Strategy for tenants at 100 Spadina Road and 97 Walmer Road, at the owner's cost and expense to the satisfaction of the Chief Planner and Executive Director prior to the first building permit;
  - (iii) the owner shall construct the proposed stacked-town houses on Walmer Road of brick compatible in color to that found along this section of Walmer Road;
  - (iv) the owner shall use frosted glass on one of the bedroom windows on the first three levels of the west elevation of the proposed apartment building shown on Elevations Plan A404, dated Feb 21, 2005 and prepared by Quadrangle Architects Limited; and
  - (v) the owner shall provide payment to the City in the sum of \$250,000.00 to be used for local park improvements in the Annex area of Ward 20 prior to the issuance of the first above-grade building permit, such funds to be deposited into the Planning Act Reserve Fund;
- (5) require that, before introducing the necessary Bills to City Council for enactment, the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act;
- (6) require that, at least 3 weeks prior to the introduction of a Bill in Council, the owner submit to the Commissioner of Works and Emergency Services, a Reference Plan of Survey, in metric units and referenced to the Ontario Co-

ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way;

- (7) require that the owner submit to the Commissioner of Works and Emergency Services plans of the approved development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans to be submitted at least 3 weeks prior to the introduction of a Bill in Council;
- (8) require the owner to undertake the following prior to the issuance of a building permit or site plan approval;
  - (i) enter into a Heritage Easement Agreement for the heritage building at 100 Spadina Road;
  - (ii) submit a landscape plan satisfactory to the Manager of Heritage Preservation Services;
  - (iii) submit a Condition Assessment for the existing heritage building to the satisfaction of the Manager of Heritage Preservation Services; and
  - (iv) submit a Letter of Credit in an amount satisfactory to the Chief Planner and Executive Director, to secure all deficiencies contained in the Condition Assessment;
- (9) grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 100 Spadina Road, 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 Chief Planner and Executive Director. Authorize and direct the appropriate City Officials to take the necessary action to give effect thereto;
- (10) approve access/egress to/from the site from Spadina Road, specifically the southern driveway to and from the underground garage and the northerly right-out only driveway for garbage trucks, generally located on Drawing No. A101 date stamped on May 2, 2005 and prepared by Quadrangle Architects Limited, as on file with the Chief Planner and Executive Director;
- (11) require the owner to provide and maintain an irrigation system, for the proposed trees and shrubs within the landscaped privacy area behind the proposed six storey building, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation; and

- (12) require the owner to provide prior to the issuance of a building permit an irrigation plan to the satisfaction of the Chief Building Official for the shrubs to be planted on the fifth and sixth floors terraces through an irrigation system that will be maintained in good order and operation.

**7(a).** Report (April 19, 2005) from the Director Policy & Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) approval be granted for the alterations to the heritage building location at 100 Spadina Road, substantially in accordance with the plans completed by Quadrangle Architects Limited dated April 18, 2005, subject to:
  - (a) prior to the issuance of site plan approval, the owner shall;
    - (i) enter into a Heritage Easement Agreement for the heritage building at 100 Spadina Road;
    - (ii) submit a landscape plan satisfactory to the Manager of Heritage Preservation Services;
  - (b) prior to the issuance of any building permit, including a permit for excavation, shoring, and/or demolition, the owner shall:
    - (i) submit a Condition Assessment for the existing heritage building to the satisfaction of the Manager of Heritage Preservation Services;
    - (ii) submit a Letter of Credit in an amount satisfactory to the Chief Planner, to secure all deficiencies contained in the Condition Assessment;
- (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 100 Spadina Road, 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 Chief Planner; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**7(b).** Communication (May 18, 2005) 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 (April 19, 2005) from the Director, Policy and Research, City Planning Division.

7(c). Communication (May 27, 2005) from Tom Friedland

7(d). Communication (June 30, 2005) from Tom Friedland

**8. Request for Direction Report – Rezoning and Site Plan Applications – 500 Lake Shore Boulevard West (Trinity-Spadina, Ward 20)**

**Report 6, Other Items Clause 78(c)**

Action taken by the Committee

**The Toronto and East York Community Council:**

- (1) **deferred consideration of the report (June 20, 2005) from the Director, Community Planning, South District, to its next meeting on September 19, 2005;**
- (2) **requested the Director, Community Planning, South District to meet with the developer to explore ways of achieving greening objectives and report to the September 19, 2005 meeting of the Toronto and East York Community Council on the outcome of those discussions; and**
- (3) **requested appropriate City staff to report to the September 19, 2005 meeting of the Toronto and East York Community Council on a process for renaming the neighbourhood street presently named “Fort Street”.**

Report (June 20, 2005) from the Director, Community Planning South District

Recommendations:

It is recommended that Council:

- (1) oppose the Zoning Amendment and Site Plan Applications submitted for 500 Lake Shore Boulevard West in their current form and for the reasons outlined in this report;



- (2) authorize and direct the City Solicitor and necessary staff to attend at the Ontario Municipal Board to present Council's position set out in recommendation No. 1;
- (3) authorize and direct the City Solicitor and necessary staff to attend at the Ontario Municipal Board to support Council's previous decision, (Clause 8 Report 2 on February 16, 2005), to refuse the applicants associated application for demolition of the existing heritage building pursuant to the Ontario Heritage Act;
- (4) authorize and direct the City Solicitor and necessary staff to attend at the Ontario Municipal Board to support the Committee of Adjustment conditions on the consent application decision;
- (5) authorize and direct staff to continue discussions with the applicant to facilitate revisions to the proposal and resolution of outstanding issues as outlined in this report;
- (6) authorize and direct the Chief Planner and Executive Director, City Planning Division to report directly to Council at its meeting of July 19-21, 2005 as may be necessary to obtain further direction for the purpose of the Ontario Municipal Board proceedings;
- (7) authorize the Chief Planner and Executive Director, City Planning Division to finalize conditions of site plan approval to be presented at the Ontario Municipal Board, including conditions related to any revised plans received to address the concerns outlined in this report; and
- (8) authorize and direct the City Solicitor and City Officials to take necessary action to implement a decision of the Ontario Municipal Board.

**8(a).** Communication (July 1, 2005) from Richard Pereira

**8(b).** Communication (July 5, 2005) from Steven Norrie

**9. Updated Final Report - Application for Draft Plan of Condominium – 17, 19, 21, 23 and 25 Lascelles Boulevard (St. Paul's, Ward 22)**

**Report 6, Clause 6**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2005) from the Director, Community Planning, South District.**

Report (June 21, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) reaffirm its decision of June 26, 27 and 28, 2001 to refuse Draft Plan of Condominium Application 00 035967 SMI 22 CD;
- (2) direct the City Solicitor together with other appropriate City staff to appear before the Ontario Municipal Board (OMB) in opposition to the appeal that has been filed in respect to the above-noted application; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**9(a).** Communication (July 4, 2005) from Lea Lindberg

**9(b).** Communication (June 29, 2005) from Carolyn Box

**9(c).** Communication (undated) from Ann L. Rexe

**9(d).** Communication (July 5, 2005) from Janice Patton

**10. Refusal Report – Application to Amend the Official Plan and Zoning By-law – 164 Avenue Road (Trinity-Spadina, Ward 20)**

**Report 6, Clause 7**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Community Planning, South District subject to amending Appendix C of this report by:**

- (1) revising the opening sentence to read:**

**“The recommended maximum 12 storey (38m) development, at a density of approximately 4.5 times the area of the lot, would include the following built form characteristics:”**

- (2) adding the following two additional characteristics:**

**“include mechanical penthouse within the 38m development; and  
setback of 4m on all sides of the 11<sup>th</sup> and 12<sup>th</sup> floors”**

Report (June 16, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) refuse the May 17, 2005 revision to Official Plan and Zoning By-law Amendment Application 03 187763 STE 20 OZ respecting a 19-storey mixed-use building;
- (2) authorize, the Chief Planner and Executive Director, City Planning Division and any other appropriate staff to oppose any appeal of Council's refusal of the application to the Ontario Municipal Board;
- (3) approve a development guideline for a 12-storey mixed-use building, substantially as set out in Appendix C and Appendix D, as a basis for a settlement at the Ontario Municipal Board should there be an appeal of Council's refusal; and
- (4) request the Chief Planner and Executive Director, City Planning Division to hold an information meeting in the community to discuss the application should the owner appeal Council's refusal of the application to the Ontario Municipal Board.

**10(a).** Map submitted by Oliver Collins

**11. Refusal and Directions Report – Official Plan and Rezoning Application – 590 Jarvis Street (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Other Items Clause 78(d)**

Action taken by the Committee

**The Toronto and East York Community Council:**

- (1) referred the report (June 20, 2005) from the Director, Community Planning, South District back to the Director;
- (2) requested the Director, Community Planning, South District to report to the September 19, 2005 meeting of the Toronto and East York Community Council meeting with a further report after having reconsidered his position and after having considered other options; and, in consultation with appropriate City staff, include recommendations on recommended Section 37 benefits.

Report (June 20, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the Official Plan and Zoning By-law in its current form; and
- (2) request the applicant to revise the application to address the issues, in particular, a reduction in height, as discussed in this report.

**11(a).** Communication (June 29, 2005) from Stephen Glogowski

**11(b).** Communication (June 30, 2005) from Paul Quinn

**11(c).** Booklet submitted by the applicant

**12. Settlement Report – Official Plan Amendment and Rezoning Application – 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West and 1 Bedford Road (Trinity-Spadina, Ward 20)**

**AND**

**Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement - 230 Bloor Street West (John Lyle Studio) (Trinity-Spadina, Ward 20)**

**Deferred from May 3, 2005**

**Report 6, Clause 8**

**The Toronto and East York Community Council submits this matter to City Council without recommendation.**

Action taken by the Committee

**The Toronto and East York Community Council**

- (1) requested the Director, Community Planning, South District to report directly to City Council on July 19, 2005:**
  - (a) on conducting a fast-tracked community based visioning study for Bloor Street between Avenue Road and Christie Street and for the business communities such as Koreatown BIA and the Mirvish Village BIA;**
  - (b) on a revised Section 37 Agreement;**

- (c) (i) on aligning the podium height of the proposed building with the height of the Hotel (excluding “turret” roof features) and to set back the patio on top of the podium from the eastern building edge to minimize overlook into the Intercontinental Hotel rooms and 8th storey outdoor amenity area;
- (ii) in consultation with the Executive Director, Facilities and Real Estate, and any other appropriate staff, allowing the lands, owned by the City of Toronto to the back of the Intercontinental Hotel, over which the Hotel has a service easement for access to Prince Arthur Avenue, to also be used for the purpose of exiting Hotel valet parked cars;
- (d) on the Bloor Street West flankage including landscape and tree planting reflective of traditional Toronto main streets;
- (e) in consultation with the Director, Transportation Services, Toronto and East York District, on a future connection to the subway being provided in the design of the project; and
- (f) on imposing further restrictions, in addition to the existing restrictions, for construction hours to the hours 9.00 a.m. to 7.00 p.m. daily;
- (2) requested the Toronto Transit Commission to report directly to City Council on an underground pedestrian walkway and provide various scenarios.
- (3) received the report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District respecting a Traffic and Impact Study of Bloor Street West between Bathurst Street and Avenue Road/Queen’s Park Crescent, and referred it to the Director, Community Planning, South District for his consideration, inclusion and any update as may be necessary in his visioning study.

Report (June 22, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board hearing once a date has been set, in support of the proposal for 1 Bedford Road and 230–244 Bloor Street West as outlined in this report and Appendix 15;
- (2) request the OMB to withhold its order approving an Official Plan Amendment and Zoning By-law until the owner has entered into one or more agreements under Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director and the City Solicitor, such agreement (s) to be registered

against the title to the lands and executed by the parties to secure the following facilities, services and matters:

- (i) the owner shall develop and implement an appropriate Construction Mitigation Plan and Communication Strategy, at the owner's cost and expense to the satisfaction of the Chief Planner and Executive Director;
  - (ii) the owner shall provide payment to the City in the sum of \$1.2 million for the following items, relocation and restoration John Lyle Studio façade, Heritage Conservation Plan or Plans for the Annex Area, improvements to Taddle Creek Parkette and other Annex Area open space improvements and 1 per cent of the construction cost of the project for public art; all prior to the first above grade building permit:
  - (iii) the owner shall build using materials including limestone as indicated in the plans on file with Urban Development Services dated June 14, 2005;
  - (iv) the owner shall undertake streetscape improvements on Bedford Road as on file with Urban Development Services as shown on Landscape Plans submitted on June 14, 2005;
  - (v) the owner shall undertake install monitoring wells to monitor ground water on and off –site prior to and during the construction phase of the project;
  - (vi) the owner shall provide all studies required by Civic Officials;
  - (vii) the owner shall allow public access to portions of the Bedford Road courtyard.
  - (viii) providing a Conservation Strategy for the south elevation of the John Lyle Studio building to the satisfaction of the Manager, Heritage Preservation Services; and
  - (ix) entering into and registering on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
- (3) request the OMB to withhold its order approving an Official Plan Amendment and Zoning By-law until the owner has entered into a Site Plan Agreement under Section 41 of the Planning Act;
- (4) require the owner, prior to Site Plan approval, to:
- (i) submit a detailed Landscape Plan satisfactory to the Manager, Heritage Preservation Services;

- (ii) submit a John Lyle Commemorative and Interpretation Plan satisfactory to the Manager, Heritage Preservation Services;
  - (iii) provide a Conservation Plan prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building satisfactory to the Manager, Heritage Preservation Services;
  - (iv) provide financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, to implement the Conservation and Interpretation and Commemorative Plans; and
  - (v) fully document all buildings to be demolished on the site including the interior and exterior of the John Lyle Studio satisfactory to the Manager, Heritage Preservation Services;
- (5) request the OMB grant the authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 230-244 Bloor Street West and 1 Bedford Road, 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;
  - (6) request the Commissioner of Works and Emergency Services to explore ways to enhance the safety of pedestrians crossing on Bedford Road, between Bloor Street and Prince Arthur Avenue; and
  - (7) request that the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 12(a).** Report (February 4, 2005) from the Commissioner of Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the alterations to the heritage building at 230 Bloor Street West (John Lyle Studio), substantially as shown in the drawings prepared by Kuwabara Payne McKenna Blumberg Architects and Page & Steele Architects dated January 27, 2005 on file with the Manager, Heritage Preservation Services be approved subject to the owner:
  - (a) prior to the introduction of Bills in Council:

- (i) providing a Conservation Strategy for the south elevation of the John Lyle Studio building to the satisfaction of the Manager, Heritage Preservation Services;
  - (ii) entering into and registering on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
- (b) prior to the Site Plan approval:
  - (i) a detailed Landscape Plan satisfactory to the Manager, Heritage Preservation Services;
  - (ii) submitting a John Lyle Commemoration and Interpretation Plan satisfactory to the Manager, Heritage Preservation Services;
- (c) prior to the issuance of any building permit, including permits for demolition, excavation and shoring:
  - (i) providing a Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building satisfactory to the Manager, Heritage Preservation Services;
  - (ii) providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, to implement the Conservation and the Interpretation and Commemoration Plans;
- (2) fully documenting all buildings to be demolished on the site including the interior and exterior of the John Lyle studio satisfactory to the Manager, Heritage Preservation Services;
- (3) establishing a fund at a Toronto University for the study of Canadian architecture and the work of John Lyle in an amount and form satisfactory of the Commissioner of Economic Development, Culture and Tourism;
- (4) 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 230 Bloor Street West, 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
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.



**12(b).** Report (February 14, 2005) from the Toronto Preservation BoardRecommendations:

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 (February 4, 2005) from the Commissioner of Economic Development, Culture and Tourism, subject to:

- (1) deleting Recommendation (1)(c)(iv); and
- (2) adding Attachment 6 – Drawing Lyle Studio Façade Relocation Study Ground Floor Plan 1:50 to the documents on file with the Manager, Heritage Preservation Services referred to in Recommendation (1).

**12(c).** Supplementary Report (June 30, 2005) from the Director, Community Planning, South DistrictRecommendations:

It is recommended that:

- (1) Community Council amend the report of the Director, Community Planning, South District, dated June 22, 2005, found at Item 12 on its agenda of July 5, 2005, by replacing Recommendations Nos. 1, 3 and 5 of the report and inserting the following replacement recommendations:
  - "(1) authorize the City Solicitor and necessary staff to attend at the Ontario Municipal Board (the "OMB") hearing set for these matters in support of the modified amendments to the Official Plan and Zoning By-law appealed to the OMB and the site plan referred to the OMB, all as outlined in this report (including Attachment 15) in respect of the revised proposal for 1 Bedford Road and 230 – 244 Bloor Street West;
  - (3) request the OMB to impose such conditions upon the approval of the site plans and drawings as City Staff advise are appropriate and request the OMB to withhold its order approving the Official Plan Amendment, Zoning By-law Amendment and Site Plan until the owner has entered into: an agreement under Section 37 of the Planning Act; a Site Plan Agreement pursuant to Section 41 of the Planning Act; and a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act;
  - (5) authorize the passage of a by-law for the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner 230 – 244 Bloor Street West and 1 Bedford Road, 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

- (2) Community Council amend Item 12 on its July 5, 2005 agenda by: (i) removing the word "not" from line 3 of the Site Plan Control section of the report on page 7, thereby indicating that the Site Plan Application has been appealed to the Ontario Municipal Board; (ii) adding to Attachment 15: Settlement Requirements, Section 2 on page 31, as a condition of settlement the owner shall ensure that the 9th and 10th tower floors not exceed 930 m<sup>2</sup>; and (iii) replacing the last line of Section 3, page 32 in Attachment 15: Settlement Requirements, with the following: "public art with a value of 1% of gross construction costs."

**12(d).** Communication (July 4, 2005) from James W. Harbell

**13. Toronto Urban Design Guidelines – St. Lawrence Neighbourhood Focused Area (Toronto Centre-Rosedale, Ward 28)**

**Report 6, Clause 9**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Urban Design subject to:**

- (1) ensuring that any development within the St. Lawrence Neighbourhood Focused Area protected by the guidelines should be respectful and mindful of the current height and density sensitivities, as the area contains one of the richest concentrations of historic buildings of national significance and, as the site of Toronto's Old Town, is a precious civic treasure and therefore it is important that the unique historical and special character be protected and respected;**
- (2) requesting the Canadian National Railway to improve the appearance of the south façade of the Yonge Street and Jarvis Street railway bridges by way of painting or recladding;**
- (3) requesting GO Transit to improve the appearance of the north recladding façade of the Yonge Street and Jarvis Street railway bridges by way of painting or recladding;**
- (4) requesting the Director, Transportation Services, Toronto and East York District to install bird caging, spikes on the top of the sidewalk lights and street lights in the railway underpass at Jarvis Street to discourage birds from roosting in the pedestrian connection between the downtown and waterfront by September 2005;**

- (5) requesting the Director, Transportation Services, Toronto and East York District to draw on the existing funds in a Transportation Services account set up to install sidewalk lighting in the railway underpass at Yonge Street and install the lighting by September 2005;
- (6) requesting the Director, Transportation Services, Toronto and East York District to include in the 2006 Capital Budget a request for the construction of missing sidewalks at the following locations:
  - West side of Church Street south of The Esplanade;
  - East side of Market Street south of Wilton Street; and
  - North and south sides of Wilton Street between Market Street and Jarvis Street;
- (7) requesting the Director, Transportation Services, Toronto and East York District to ensure that crosswalks and stoplines be painted at the following intersections in the St. Lawrence Neighbourhood which have stop signs or traffic lights but are missing marked crosswalks:
 

south side of King Street East at Victoria Street;  
 four sides of Victoria/Scott Street at Colborne Street;  
 west side of Colborne Street at Church Street;  
 north side of Wellington Street East at Leader Lane;  
 south side of Front Street East at Market Street;  
 east side of Scott Street at The Esplanade;  
 west side of Jarvis Street at Wilton Street; and  
 north, east and south side of Market Street at The Esplanade.
- (8) requesting the Director, Transportation Services, Toronto and East York District to re-install the missing stop sign at the northeast corner of Wilton Street and Market Lane;
- (9) requesting the Toronto Parking Authority to investigate the feasibility and cost of installing cladding or glazing on the section of the 2nd to 4th floors of the north wall of the parking garage at 2 Church Street abutting the foot of Church Street right-of-way and report back to the Toronto and East York Community Council by October 2005; and
- (10). further to City Council's enactment in October 2000 of the by-law to designate certain lands as the St. Lawrence Neighbourhood Community Improvement Project Area, requesting the Chief Planner to submit a Community Improvement Plan for the St. Lawrence Neighbourhood to the Toronto and East York Community Council by July 2006

Report (June 20, 2005) from the Director, Urban Design

Recommendation:

It is recommended that Council adopt the Toronto Urban Design Guidelines - St. Lawrence Neighbourhood Focused Area.

- 13(a). Communication (July 4, 2005) from Stephen Diamond, McCarthy Tetrault
- 13(b). Communication (July 4, 2005) from James W. Harbell, Stikeman Elliot
- 13(c). Communication (June 5, 2005) from Councillor McConnell

**Note: Copies of the Toronto Urban Design Guidelines have been distributed to Members of Council under separate cover.**

- 14. **Status Report – South of Eastern Study – 629, 633 and 675 Eastern Avenue (Toronto-Danforth, Ward 30)**

**Report 6, Clause 10**

**The Toronto and East York Community Council recommends that City Council:**

- (1) **adopt the staff recommendations in the Recommendations Section of the report (June 21, 2005) from the Director, Community Planning, South District subject to amending Recommendation (3) to read:**
  - “(3) **direct appropriate staff of the Economic Development and Culture Division and the Director, Waterfront Secretariat to report to Economic Development and Parks Committee for information, and to the Toronto and East York Community Council on the availability of suitable space in Toronto for the film sector and its needs with respect to future expansion and growth, and to consult with appropriate municipal departments, agencies, boards and commissions and the Toronto Waterfront Revitalization Corporation, when preparing this report”;**
- (2) **request the Director, Transportation Services, Toronto and East York District to undertake a traffic study in the area covered by the Community Improvement Plan which would address the outstanding Community Improvement Plan issues as well as the above requests and concerns as identified by the surrounding community. The results of the traffic study would:**
  - (a) **move commuter traffic off of local streets;**
  - (b) **address traffic calming on Eastern Avenue from Carlaw to Coxwell and local streets;**

- (c) meet school zone concerns;
  - (d) solve pedestrian concerns at the big box centres at Lakeshore and Leslie/Lakeshore and Eastern; and
  - (e) finish implementation of Community Improvement Traffic Projects.
- (3) request the Chief Planner and Executive Director, City Planning, in consultation with other appropriate City divisions and agencies, to report to the Toronto and East York Community Council, and to the Economic Development and Parks Committee for information, on the steps to be taken to maintain the current “Studio District” designation in the vicinity of Eastern Avenue, including maintaining street signs;
- (4) as part of the economic study being undertaken in the South of Eastern Study area, request the Chief Planner and Executive Director, City Planning, in consultation with Economic Development and Culture Division and the Director, Corporate Finance, to report to Toronto and East York Community Council and to the Economic Development and Parks Committee for information, on:
- (a) the nature of employment, and the number and type of jobs, in the Kings area of the City of Toronto after redevelopment, compared to conditions prior to redevelopment;
  - (b) the applicability of the Kings experience to the South of Eastern study area and the proposed rezoning of 629, 633 and 675 Eastern Avenue;
- (5) request the Chief Planner and Executive Director, City Planning, in consultation with Economic Development and Culture Division and the Director, Corporate Finance, to report to the Toronto and East York Community Council and to the Economic Development and Parks Committee on incentives for employment uses to promote new investment for employment purposes and to maintain and grow the city’s job base; and
- (6) request the Director, Community Planning, South District to have regard for the leasing of the new studio space in the Port Lands while preparing the Final Report respecting the application for zoning amendments for 629, 633 and 675 Eastern Avenue. and have in mind timing and other issues discussed at the July 5, 2005 Toronto and East York Community Council meeting.

Report (June 21, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that City Council:

- (1) receive the general principles proposed by the Applicant as set out in Attachment 2 as the basis for further discussion and review in order to develop Development Principles for the South of Eastern Study area and the Toronto Film Studio site in particular.
- (2) direct City Planning staff, in consultation with other City divisions and agencies, to develop and report back on streetscape guidelines for Eastern Avenue following community consultation on the matter.
- (3) direct Economic Development staff to report back to Economic Development and Parks Committee for information and Toronto and East York Community Council on the availability of suitable space in Toronto for the film sector and its needs with respect to future expansions and growth.
- (4) inform the applicant for Toronto Film Studios that:
  - (a) an Arborist Report be submitted to the City for the site as required with the application submission;
  - (b) the applicant submit the environmental reports with respect to soil and groundwater conditions, and comply with any standard conditions of the Commissioner of Works and Emergency Services in respect of the peer review process of the environmental submissions in order to achieve compliance with applicable Ministry of the Environment Guidelines, objectives and regulations, as part of the Official Plan and Zoning By-law amendment application.
- (5) direct City Planning staff, in consultation with Economic Development staff, to establish and implement a protocol to involve owners and businesses in the South of Eastern area in future work.

**14(a).** Communication (July 5, 2005) from Joe Lobko, Architect Inc.

**14(b).** Communication (July 4, 2005) from Kenneth W. Ferguson, Toronto Film Studios

**14(c).** Communication (July 5, 2005) from Christopher J Danton

**14(d).** Communication (June 28, 2005) from Councillor Fletcher

**14(e).** Communication (July 5, 2005) from Tyler J. Curtis

**14(f).** Communication (July 5, 2005) from Steven Mirkopoulos

**14(g).** Communication (July 5, 2005) from Mark Flowers

**15. Refusal Report – Rezoning Application – 80 Queensdale Avenue (St. Aloysius School) (Toronto-Danforth, Ward 29)**

**Report 6, Clause 11**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 8, 2005) from the Director, Community Planning, South District.**

Report (June 8, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) City Council refuse the application to amend the Zoning By-law for a Temporary Use By-law;
- (2) the City Solicitor and any other staff as necessary, be authorized and directed to oppose any appeal of Council's refusal of the application to the Ontario Municipal Board; and,
- (3) City officials be authorized and directed to take the necessary actions to give effect thereto.

**15(a).** Communication (June 10, 200) from Janice Owens and Ruth Childs, forwarding a Communication (May 11, 2005) from Marilyn Churley, MPP, Toronto-Danforth, and Jack Layton, MP, Toronto-Danforth, and a petition signed by 43 individuals;

**15(b).** Communications (May, 2005) individually signed by 690 individuals.

**15(c).** Communication (July 1, 2005) from Allison Grayhurst

**15(d).** Communication (July 4, 2005) from Larry Bourbonnais

**15(e).** Communication (July 4, 2005) from Kyp Harness

**16. Alterations to a Designated Heritage Property – 1601 Lake Shore Boulevard West (Palais Royale Ballroom) (Parkdale-High Park, Ward 14)**

**Report 6, Clause 12**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 18, 2005) from the Director, Policy and Research, City Planning Division.**

Report (May 18, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 1601 Lake Shore Boulevard West, substantially shown in the plans and drawings (Conservation Strategy) prepared by Goldsmith & Company Ltd. Architects dated April 11, 2005 on file with the Manager, Heritage Preservation Services, be approved, subject to the following conditions:
  - (i) prior to issuance of any building permits, including permits for excavation, shoring and demolition, the applicant (tenant) will, to the satisfaction of the Manager, Heritage Preservation Services:
    - (a) retain a qualified heritage architect to prepare a Conservation Plan, detailing interventions and conservation work to the heritage building, providing exterior and interior architectural details and building materials, and to monitor the implementation of the Conservation Plan;
    - (b) submit a detailed photo-record (pre-demolition) of the interior finishes as documentation of the restoration process;
    - (c) provide a letter of credit in an amount and form satisfactory to the Chief Planner and Executive Director, City Planning Division to implement the Conservation Plan;
    - (d) provide a cohesive program for signage and exterior lighting;
  - (ii) the tenant will submit a detailed Landscape Plan with an arborist report to the satisfaction of the Manager, Heritage Preservation Services in conjunction with the Director, Parks, Forestry & Recreation Division, prior to undertaking any landscaping work on the site; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**16(a).** Communication (June 10, 2005) 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 (May 18, 2005) from the Director, Policy and Research, City Planning Division.

- 17. Inclusion of the following 3 Properties on the City of Toronto Inventory of Heritage Properties – Garrison Common North Area Study which were deferred from May 31, 2005 (Parkdale-High Park, Ward 14 and Trinity-Spadina, Ward 19):**

**107 Atlantic Avenue (Bradshaw and Company Factory);  
7 Fraser Avenue (Expanded Metal and Fireproofing Company Factory); and  
89 Niagara Street (National Casket Company Factories).**

**Note: Only the above 3 properties are being considered for Inclusion on the Inventory of Heritage Properties at this meeting. The remaining properties contained in the following report, with the exception of 130 East Liberty Street, which was deferred for consideration to the Community Council's September 20, 2005 meeting, and 66 Fraser Street which Council removed from the list, were included on the Inventory by City Council at its meeting on June 14-16, 2005.**

#### **Report 6, Clause 13**

**The Toronto and East York Community Council recommends to City Council that:**

- (1) the following three properties be included on the City of Toronto Inventory of Heritage Properties:**
  - (ai) 107 Atlantic Avenue (Bradshaw and Company Factory);**
  - (b) 7 Fraser Avenue (Expanded Metal and Fireproofing Company Factory);**
  - (c) 89 Niagara Street (National Casket Company Factories);**
- (2) the revised Reasons for Listing for 7 Fraser Avenue and 89 Niagara Street attached to the communication (June 10, 2005) from the Toronto Preservation Board be substituted for the Reasons for Listing in the report (March 7, 2005) from the Commissioner, Economic Development, Culture and Tourism; and**
- (3) the property at 66 Fraser Avenue be deleted from the study and be the subject of a separate report to the September 1, 2005 meeting of the Toronto Preservation Board to allow further consultation with the owner.**

Report (March 7, 2005) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the following 38 properties from the Garrison Common North Area Study on the City of Toronto Inventory of Heritage Properties:
  - (i) 660 Adelaide Street West (Toronto Electric Light Company Substation);
  - (ii) 107 Atlantic Avenue (Bradshaw and Company Factory);
  - (iii) 219 Dufferin Street (Sunbeam Incandescent Lamp Factory);
  - (iv) 130 East Liberty Street (Liberty Storage Warehouse);
  - (v) 7 Fraser Avenue (Expanded Metal and Fireproofing Company Factory);
  - (vi) 41 Fraser Avenue (Gillett Company Factory Complex);
  - (vii) 66 Fraser Avenue (Arlington Company of Canada Factory);
  - (viii) 40 Hanna Avenue (Brunswick-Balke-Collender Factory);
  - (ix) 1177 King Street West (Warden's House, Mercer Reformatory);
  - (x) 1195 King Street West (A. B. Ormsby Factory);
  - (xi) 39 Mowat Avenue (S. F. Bowser and Company Factory);
  - (xii) 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161 and 163 Niagara Street (Niagara Terraces);
  - (xiii) 222 Niagara Street (Niagara Street School);
  - (xiv) 703-705 Richmond Street West (Garrison Common Cottages);
  - (xv) 719-721 Richmond Street West (Garrison Common Cottages);
  - (xvi) 148 Tecumseth Street (Memorial Baptist Church);
  - (xvii) 642, 644, 648, 650 and 652 Wellington Street West (Weller-Stares Houses); and
  - (xviii) 677 Wellington Street West (Wellington Destructor); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**17(a).** Communication (June 10, 2005) from the Toronto Preservation Board

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

- (1) the following three properties be included on the City of Toronto Inventory of Heritage Properties:
  - (ii) 107 Atlantic Avenue (Bradshaw and Company Factory);
  - (v) 7 Fraser Avenue (Expanded Metal and Fireproofing Company Factory);
  - (xix) 89 Niagara Street (National Casket Company Factories);
- (2) the attached revised Reasons for Listing for 7 Fraser Avenue and 89 Niagara Street be substituted for the Reasons for Listing in the original report; and

- (3) the property at 66 Fraser Avenue be deleted from the study and be the subject of a separate report to the September 1, 2005 meeting of the Toronto Preservation Board to allow further consultation with the owner.

**18. Inclusion on the City of Toronto Inventory of Heritage Properties - 224 Wallace Avenue (CGE Ward Street Works) (Davenport, Ward 18)**

**Report 6, Clause 14**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (April 18, 2005) from the Director, Policy and Research, City Planning Division, subject to all references to the water tower being deleted from this report and from the Reasons for Listing.**

Report (April 18, 2005) from the Director, Policy & Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council include the property at 224 Wallace Avenue (CGE Ward Street Works) 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.

**18(a). Communication (June 10, 2005) from the Toronto Preservation Board.**

Recommendations:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (April 18, 2005) from the Director, Policy and Research, City Planning Division; and
- (2) all references to the water tower be removed from the report and that the water tower be excluded from the Reasons for Listing.

**19. Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement - 10 Prince Arthur Avenue (Trinity-Spadina, Ward 20)**

## Report 6, Clause 15

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 25, 2005) from the Director, Policy and Research, City Planning Division.**

Report (May 25, 2005) from the Director, Policy & Research, City Planning Division

### Recommendations:

It is recommended that:

- (1) the alterations to the heritage building at 10 Prince Arthur be approved subject to the owner:
  - (a) prior to the decision of the Committee of Adjustment being final and binding:
    - (i) providing a Conservation Strategy for the heritage building to the satisfaction of the Manager, Heritage Preservation Services;
    - (ii) entering into and registering on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
  - (b) prior to the issuance of Site Plan approval:
    - (i) providing final plans satisfactory to the Manager, Heritage Preservation Services;
    - (ii) providing a Conservation Plan detailing interventions and conservation work to the heritage building satisfactory to the Manager, Heritage Preservation Services;
    - (iii) providing financial security in an amount and form satisfactory to the Chief Planner and Executive Director, City Planning Division, for the protection of the building during construction and to implement the Conservation Plan.
- (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 10 Prince Arthur Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director; and

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

**19(a).** Communication (June 10, 2005) 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 (May 25, 2005) from the Director, Policy and Research, City Planning Division.

**20. Alterations to a Designated Property – 49 Front Street East (Toronto Centre-Rosedale, Ward 28)**

**Report 6, Other Items Clause 78(e)**

Action taken by the Committee

**The Toronto and East York Community Council deferred the report (May 16, 2005) from the Director, Policy and Research, City Planning Division to its next meeting on September 19, 2005 pending a further report from the Toronto Preservation Board.**

Report (May 16, 2005) from the Director, Policy & Research, City Planning Division

Recommendations:

It is recommended that

- (1) the alterations to the heritage property at 49 Front Street East, substantially as shown in the plans and drawings prepared by Stone McQuire Vogt Architects, dated May 13, 2005 on file with the Manager, Heritage Preservation Services, be approved, subject to:
  - (i) prior to Site Plan Approval, the Owner will, to the satisfaction of the Manager, Heritage Preservation Services:
    - (a) provide exterior architectural details and building materials to the additions;
    - (b) provide an engineering report detailing interventions, bracing and foundation strategy to preserve the heritage building;

- (c) provide a condition assessment and a conservation/maintenance plan prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building;
  - (ii) prior to the issuance of any building permits, including permits for demolition, excavation and shoring, the Owner will provide financial security in an amount and form satisfactory to the Chief Planner and Executive Director, for the protection of the heritage building during construction and to implement the Conservation Plan; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**20(a).** Communication (June 10, 2005) 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 (May 16, 2005) from the Director, Policy and Research, City Planning Division.

**20(b).** Communication (July 4, 2005) from Stephen Diamond, McCarthy Tetrault

**20(c).** Communication (July 4, 2005) from James W. Harbell, Stikeman Elliot

**21. Alterations to a Heritage Building and Request for Authority to Enter into a Heritage Easement Agreement – 275-277 Yonge Street (John Bugg Stores) (Toronto Centre-Rosedale, Ward 27)**

**AND**

**Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 275-277 Yonge Street (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 16**

**The Toronto and East York Community Council recommends that City Council:**

- (1) adopt the staff recommendations in the Recommendations Section of the report (May 11, 2005) from the Director, Policy and Research, City Planning Division; and

- (2) **adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Community Planning, South District.**

Report (May 11, 2005) from the Director, Policy & Research, City Planning Division

Recommendations:

It is recommended that

- (1) alterations to the heritage building at 275-277 Yonge Street substantially as shown in the drawings prepared by Cianfrone Architect dated May 1, 2005 and as described in the Heritage Conservation Plan dated February – May 2005, prepared by William N. Greer, Heritage Consultant be approved subject to, prior to the issuance of site plan approval and prior to the issuance of any building permit or other permit required under the Building Code Act or the Ontario Heritage Act to implement this approval, the owner shall:
  - (a) enter into the Heritage Easement Agreement satisfactory to the Chief Planner and Executive Director and the City Solicitor;
  - (b) provide full documentation of the “as found” condition of the heritage building to the satisfaction of the Manager, Heritage Preservation Services;
  - (c) provide the City with a detailed Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building to the satisfaction of the Manager, Heritage Preservation Services;
  - (d) provide the City with a Letter of Credit to implement the detailed Conservation Plan under the supervision of the heritage consultant in an amount satisfactory to the Chief Planner and Executive Director;
- (2) Council authorize the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owners of 275-277 Yonge Street, 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 Chief Planner and Executive Director; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 21(a).** Communication (June 10, 2005) 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 (May 11, 2005) from the Director, Policy and Research, City Planning Division.

**21(b).** Report (June 16, 2005) from the Director, Community Planning, South District

Recommendations:

It is recommended that:

In the event Council decides to adopt the settlement described in this report, the following recommendations should be adopted:

- (1) City Council approve Application No. 05-135768 ZSV to permit, for identification purposes, an illuminated projecting sign on the front elevation of the building and two illuminated roof signs, for third party advertising purposes, on top of the west and south parapet walls of the building at 275-277 Yonge Street; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**22. Alterations to a Designated Property – 8 St. Joseph Street (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 17**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 10, 2005) from the Director, Policy and Research, City Planning Division.**

Report (May 10, 2005) from the Director, Policy & Research, City Planning Division

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 8 St. Joseph Street, substantially as shown in the plans and drawings prepared by Fred Code Architect dated April 18, 2005 on file with the Manager, Heritage Preservation Services, be approved; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.



**22(a).** Communication (June 10, 2005) 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 (May 10, 2005) from the Director, Policy and Research, City Planning Division.

**23. Alterations to a Designated Property – 531 Parliament Street (Winchester Hotel and Winchester Hall) (Toronto Centre-Rosedale, Ward 28)**

**Deferred from May 31, 2005**

**Report 6, Clause 18**

**The Toronto and East York Community Council recommends that City Council:**

**(1) adopt the recommendations in the Recommendations Section of the revised report (June 21, 2005) from the Director, Policy and Research, City Planning Division, subject to amending the recommendations to read as follows:**

**“(1) the alterations to the heritage property at 531 Parliament Street known as the Winchester Hotel and Winchester Hall, substantially as shown in the revised plans and drawings prepared by Stanford Downey Architect Inc. dated April 18, 2005 and on file with the Manager, Heritage Preservation Services, be approved, subject to:**

- (a) the further revision of the drawings to depict the retention of the existing entrances on Parliament and Winchester Streets, in place of the proposed corner entrance, with the provision of the Winchester entrance as a barrier free access and the installation of two new window openings on the ground floor (north west corner) to the satisfaction of the Manager, Heritage Preservation Services, in accordance with the plans dated June 24, 2005;**
- (b) prior to the issuance of any building permit or undertaking any work, the Owner will, to the satisfaction of the Manager, Heritage Preservation Services:**
  - (i) enter into a heritage easement agreement and register on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;**

- (ii) provide details of the exterior architectural and building materials;
  - (iii) prepare a Conservation Plan, detailing interventions and conservation work to the heritage building, and engage a qualified professional to monitor the implementation of the Conservation Plan;
  - (iv) store to the satisfaction of the Manager, Heritage Preservation Services the “Winchester” sign at the Owner’s expense until its reinstallation can be arranged;
  - (v) provide financial security in an amount and form satisfactory to the Chief Planner and Executive Director, City Planning Division, to ensure the rehabilitation and reinstallation of the “Winchester” sign”;
- (c) the owner providing regular progress reports on the site work to the satisfaction of the Manager, Heritage Preservation Services;
- (2) direct the property owner to restore the Winchester sign and clock;
- (3) request the Director, Policy and Research, City Planning Division to explore with the owner the reconstruction of the roof lantern;
- (4) grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 531 Parliament Street, 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 Chief Planner and Executive Director, City Planning and subject to ensuring that the Heritage Easement Agreement:
  - (a) include specific architectural drawings to ensure that the work is done properly; and
  - (b) address the ground floor windows, including style, arches, placements and size;
- (5) request the Chief Building Official and Executive Director, Building Division to give consideration to alternatives that might be considered in respect of the Building Code requirements to enable that proper access on Winchester Street to be implemented; and
- (6) authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

Report (April 18, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 531 Parliament Street known as the Winchester Hotel and Winchester Hall, substantially as shown in the plans and drawings prepared by Stanford Downey Architect Inc. dated April 18, 2005 on file with the Manager, Heritage Preservation Services, be approved subject to, prior to the issuance of any building permit or undertaking the work, the Owner will, to the satisfaction of the Manager, Heritage Preservation Services:
  - (a) provide exterior architectural details and building materials;
  - (b) retain a qualified heritage architect to prepare a Conservation Plan, detailing interventions and conservation work to the heritage building, and to monitor the implementation of the Conservation Plan; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**23(a).** Revised Report (May 30, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 531 Parliament Street known as the Winchester Hotel and Winchester Hall, substantially as shown in the revised plans and drawings prepared by Stanford Downey Architect Inc. dated April 18, 2005 and on file with the Manager, Heritage Preservation Services, be approved, subject to
  - (a) prior to the issuance of any building permit or undertaking any work, the Owner will, to the satisfaction of the Manager, Heritage Preservation Services:
    - (i) provide details of the exterior architectural and building materials;
    - (ii) prepare a Conservation Plan, detailing interventions and conservation work to the heritage building, and engage a qualified professional to monitor implementation of the Conservation Plan;

- (iii) store to the satisfaction of the Manager, Heritage Preservation Services the “Winchester” sign at the Owner’s expense until its reinstallation can be arranged;
  - (iv) provide financial security in an amount and form satisfactory to the Chief Planner and Executive Director, City Planning Division, to ensure the rehabilitation and reinstallation of the “Winchester” sign if such can be reasonably accomplished;
- (b) the owner providing regular progress reports on the site work to the satisfaction of the Manager, Heritage Preservation Services;
- (2) the owner be directed to investigate all reasonable measures to restore the Winchester sign and clock;
- (3) staff explore with the Owner the reconstruction of the lantern; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**23(b).** Communication (June 10, 2005) from the Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board:

- (1) referred the report (May 30, 2005) from the Director, Policy and Research, City Planning Division, back to staff for further consultation with the applicant regarding all entrance options and a report to a special meeting of the Toronto Preservation Board to be held at the call of the Chair prior to the July 5, 2005 meeting of the Toronto and East York Community Council; and
- (2) received communications for information.

**23(c).** Revised Report (June 21, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 531 Parliament Street known as the Winchester Hotel and Winchester Hall, substantially as shown in the revised plans and drawings prepared by Stanford Downey Architect Inc. dated April 18, 2005 and on file with the Manager, Heritage Preservation Services, be approved, subject to:

- (a) the further revision of the drawings to depict the retention of the existing entrances on Parliament and Winchester Streets, in place of the proposed corner entrance, with the provision of the Winchester entrance as a barrier-free access and the installation of two new window openings on the ground floor (north west corner) to the satisfaction of the Manager, Heritage Preservation Services;
- (b) prior to the issuance of any building permit or undertaking any work, the Owner will, to the satisfaction of the Manager, Heritage Preservation Services:
  - (i) provide details of the exterior architectural and building materials;
  - (ii) prepare a Conservation Plan, detailing interventions and conservation work to the heritage building, and engage a qualified professional to monitor the implementation of the Conservation Plan;
  - (iii) store to the satisfaction of the Manager, Heritage Preservation Services the “Winchester” sign at the Owner’s expense until its reinstallation can be arranged;
  - (iv) provide financial security in an amount and form satisfactory to the Chief Planner and Executive Director, City Planning Division, to ensure the rehabilitation and reinstallation of the “Winchester” sign if such can be reasonably accomplished;
- (c) the owner providing regular progress reports on the site work to the satisfaction of the Manager, Heritage Preservation Services;
- (2) the owner be directed to investigate all reasonable measures to restore the Winchester sign and clock;
- (3) staff explore with the Owner the reconstruction of the roof lantern; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**23(d).** Communication (June 27, 2005) from the Toronto Preservation Board

Recommendations:

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 revised report (June 21, 2005) from the Director, Policy and Research, City Planning Division, subject to amending the recommendations to read as follows:

- “(1) the alterations to the heritage property at 531 Parliament Street known as the Winchester Hotel and Winchester Hall, substantially as shown in the revised plans and drawings prepared by Stanford Downey Architect Inc. dated April 18, 2005 and on file with the Manager, Heritage Preservation Services, be approved, subject to:
  - (a) the further revision of the drawings to depict the retention of the existing entrances on Parliament and Winchester Streets, in place of the proposed corner entrance, with the provision of the Winchester entrance as a barrier free access and the installation of two new window openings on the ground floor (north west corner) to the satisfaction of the Manager, Heritage Preservation Services, in accordance with the plans dated June 24, 2005;
  - (b) prior to the issuance of any building permit or undertaking any work, the Owner will, to the satisfaction of the Manager, Heritage Preservation Services:
    - (i) enter into a heritage easement agreement and register on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
    - (ii) provide details of the exterior architectural and building materials;
    - (iii) prepare a Conservation Plan, detailing interventions and conservation work to the heritage building, and engage a qualified professional to monitor the implementation of the Conservation Plan;
    - (iv) store to the satisfaction of the Manager, Heritage Preservation Services the “Winchester” sign at the Owner’s expense until its reinstallation can be arranged;
    - (v) provide financial security in an amount and form satisfactory to the Chief Planner and Executive Director, City Planning Division, to ensure the rehabilitation and reinstallation of the “Winchester” sign;
  - (c) the owner providing regular progress reports on the site work to the satisfaction of the Manager, Heritage Preservation Services;
- (2) the owner be directed to restore the Winchester sign and clock;

- (3) staff explore with the Owner the reconstruction of the roof lantern;
- (4) 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 531 Parliament Street, 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 Chief Planner and Executive Director; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”

**23(e).** Communication (July 4, 2005) from George H. Rust-D’Eye

**23(f).** Communication (July 4, 2005) from Sally Gibson

**23(g).** Communication (July 4, 2005) from Kathy Levene

**24. Authority to Enter into a Heritage Easement Agreement and Alterations to a Heritage Property – 646 Broadview Avenue (Robert Powell House) (Toronto-Danforth, Ward 30)**

**Report 6, Clause 19**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 13, 2005) from the Director, Policy and Research, City Planning Division.**

Report (May 13, 2005) from the Director, Policy & Research, City Planning Division

Recommendations:

It is recommended that

- (1) the alterations to the heritage property at 646 Broadview Avenue, substantially as shown in the plans and drawings prepared by E.R.A. Architects Inc. dated May 5, 2005 on file with the Manager, Heritage Preservation Services, be approved subject to:
  - (i) prior to the issuance of the Certificate of Approval, the owner enter into and register on title a Heritage Easement Agreement to provide permanent protection for the existing residential building (Robert Powell House) and associated coach house;

- (ii) The applicant provide, to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit, including permits for demolition, excavation and shoring:
  - (a) architectural details and exterior building materials to the additions;
  - (b) a Conservation Plan for the heritage buildings, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage buildings;
  - (c) financial security in an amount and form satisfactory to Chief Planner and Executive Director for the protection of the heritage buildings during construction and to implement the Conservation Plan;
  - (d) a detailed Landscape Plan;
- (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 646 Broadview Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**24(a).** Communication (June 10, 2005) 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 (May 13, 2005) from the Director, Policy and Research, City Planning Division.

**25. Request for Approval of a Variance to Chapter 297, Signs, of the former City of Toronto Municipal Code – 90 Shuter Street (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 20**

**The Toronto and East York Community Council recommends that City Council approve the request for a variance to permit an illuminated fascia sign, for third party advertising purposes, on the north elevation of the 11-storey building at 90 Shuter Street,**



Report (June 16, 2005) from the Director, Community Planning, South District

Recommendation:

It is recommended that this request for a variance to permit an illuminated fascia sign for third party advertising purposes, on the north elevation of the 11-storey building at 90 Shuter Street, be refused.

**26. Request for Approval of Variances to Chapter 297, Signs, of the former City of Toronto Municipal Code – 80 Danforth Avenue (Toronto-Danforth, Ward 29)**

**Report 6, Other Items Clause 78(f)**

Action taken by the Committee

**The Toronto and East York Community deferred consideration of the report (June 16, 2005) from the Director, Community Planning, South District to its next meeting on September 19, 2005.**

Report (June 16, 2005) from the Director, Community Planning, South District

Recommendation:

It is recommended that the requested variance to permit, for third party advertising purposes, an illuminated fascia sign on the west elevation of a residential apartment building be refused for the reasons outlined in this report.

**27. Residential Demolition Application – 169 John Street (Trinity-Spadina, Ward 20)**

**Report 6, Clause 21**

**The Toronto and East York Community Council recommends that City Council receive the report (June 20, 2005) from the Deputy Chief Building Official and Director as the building permit for a replacement building has now been issued.**

Report (June 20, 2005) from the Deputy Chief Building Official and Director

Recommendations:

That Toronto and East York Community Council adopt and recommend that City Council either:

- (1) refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; or,
- (2) approve the application to demolish the subject residential building without conditions; or,
- (3) approve the application to demolish the subject residential building with the following conditions:
  - (a) a construction fence is to be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - (b) all debris and rubble be removed from the site immediately after demolition;
  - (c) the site be maintained free of garbage and weeds, in accordance with the Municipal Code, Chapter 623-5 and 629-10, paragraph B; and
  - (d) any holes on the property are backfilled with clean fill.

**28. Residential Demolition Application – 423, 425 and 427 Mount Pleasant Road (St. Paul’s, Ward 22)**

**Report 6, Clause 22**

**The Toronto and East York Community Council recommends that City Council approve the application to demolish the subject residential buildings with the following conditions:**

- (a) a construction fence is to be erected for the duration of demolitions until backfilling has been completed;**
- (b) all debris and rubble be removed from sites immediately after demolitions;**
- (c) the demolition of the existing houses are to provide for the construction of a Sports Court to be completed within one year of issuance of the demolition permits; and**
- (d) landscaping be provided to the satisfaction of the Chief Planner.**

Report (June 20, 2005) from the Deputy Chief Building Official and Director

Recommendations:

That Toronto and East York Community Council adopt and recommend that City Council either:

- (1) refuse the application to demolish the subject residential buildings because there are no permits for a replacement buildings on the sites; or,
- (2) approve the applications to demolish the subject residential buildings without conditions; or,
- (3) approve the applications to demolish the subject residential buildings with the following conditions:
  - (a) a construction fence is to be erected for the duration of demolitions until backfilling has been completed;
  - (b) all debris and rubble be removed from sites immediately after demolitions;
  - (c) the demolition of the existing houses are to provide for the construction of a Sports Court to be completed within one year of issuance of the demolition permits; and
  - (d) landscaping be provided to the satisfaction of the Chief Planner.

**29. Request for Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for a Second Vehicle at 224 Silver Birch Avenue (Beaches-East York, Ward 32)**

**Report 6, Clause 23**

**The Toronto and East York Community Council recommends that City Council approve the application for driveway widening for a second vehicle at 224 Silver Birch Avenue, as shown on Appendix 'A' of the report (June 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, subject to:**

- (a) the parking area for the second space not exceeding 2.6 m by 5.3 m in dimension;
- (b) the parking area being paved with semi-permeable paving material, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the General Manager of Transportation Services;
- (c) 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.; and
- (d) the owner planting a full shade canopy tree at his/her expense and to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Report (June 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council deny the application for driveway widening for a second vehicle at 224 Silver Birch Avenue;

OR

- (2) City Council approve the application for driveway widening for a second vehicle at 224 Silver Birch Avenue, as shown on Appendix 'A', subject to:
  - (a) the parking area for the second space not exceeding 2.6 m by 5.3 m in dimension;
  - (b) the parking area being paved with semi-permeable paving material, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the General Manager of Transportation Services; and
  - (c) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences.

**30. Request for Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking for a Second Vehicle at 40 Hambly Avenue (Beaches-East York, Ward 32)**

**Report 6, Clause 24**

**The Toronto and East York Community Council recommends that City Council approve the application for front yard parking for a second vehicle at 40 Hambly Avenue, as shown on Appendix 'B' of the report (June 17, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, subject to:**

- (a) the area for each vehicle not exceeding 2.6 m by 5.0 m in dimension;
- (b) the excess paving being removed and restored to soft landscaping;
- (c) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking; and

- (d) **the owner planting a full shade canopy tree at his/her expense and to the satisfaction of the General Manager, Parks, Forestry and Recreation.**

Report (June 17, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council deny the application for front yard parking for a second vehicle at 40 Hambly Avenue and the owners be required to remove excess paving and restore the area to soft landscaping, as shown on Appendix 'A';

OR

- (2) City Council approve the application for front yard parking for a second vehicle at 40 Hambly Avenue, as shown on Appendix 'B', subject to:
- (b) the area for each vehicle not exceeding 2.6 m by 5.0 m in dimension;
  - (b) the excess paving being removed and restored to soft landscaping; and
  - (c) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking.

**30(a).** Communication (June 30, 2005) from Sunny and Peter Montgomery

**30(b).** Communication (July 4, 2005) from Heather Robertson

**31. Traffic and Impact Study of Bloor Street West, between Bathurst Street and Avenue Road/Queen's Park Crescent (Trinity-Spadina, Ward 20)**

**Report 6, Other Items Clause 78(g)**

Action taken by the Committee

**The Toronto and East York Community Council received the report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District respecting a Traffic and Impact Study of Bloor Street West between Bathurst Street and Avenue Road/Queen's Park Crescent, and referred it to the Director, Community Planning, South District for his consideration, inclusion and any update as may be necessary in his visioning study.**

Report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that this report be received for information.

**32. Request for a Fence Exemption – 14B Bingham Avenue (Beaches-East York, Ward 32)**

**Report 6, Clause 25**

**The Toronto and East York Community Council recommends to City Council that the request for the exemption to Municipal Code, Chapter 447 – Fences, for the fence at 14B Bingham Avenue be granted**

Report (June 9, 2005) from the Acting South District Manager, Municipal Licensing and Standards Division

Recommendation:

It is recommended that the request for the exemption to be refused based on non-compliance with the requirements set out in Chapter 447 of The Toronto Municipal Code.

**32(a). Photographs submitted by Bill Anderson**

**33. Maintenance of a Wooden Fence – 124 Kilbarry Road and on the Dunloe Road Flank (St. Paul's, Ward 22)**

**Report 6, Clause 26**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.**

Report (June 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of a 1.9 m high wooden fence within the public right of way fronting 124 Kilbarry Road and on the Dunloe Road flank, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the fence at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - (c) remove the fence upon receiving 30 days written notice so to do; and
  - (d) accept such additional conditions as the City Solicitor or the General Manager of Transportation 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 General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the General Manager of Transportation Services.

**34. Maintenance of a Decorative Wrought Iron Fence Together with Gates and Stone Pillars – 358 Russell Hill Road (St. Paul’s, Ward 22)**

**Report 6, Clause 27**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.**

Report (June 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of a 1.82 m high decorative wrought iron fence together with gates and stone pillars within the public right of way fronting 358 Russell Hill Road, subject to the property owner entering into an

encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- (a) indemnify the City from and against all actions, suits, claims or demand and from all loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the decorative wrought iron fence, gates and stone pillars at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the fence beyond what is allowed under the terms of the Agreement;
  - (c) remove the fence, gates and pillars upon receiving 90 days notice to do so; and
  - (d) accept such additional conditions as the City Solicitor or the General Manager of Transportation 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 General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the General Manager of Transportation Services.

**35. Maintenance of a Wooden Fence – Withrow Avenue Flank of 466 Pape Avenue (Toronto-Danforth, Ward 30)**

**Report 6, Clause 28**

**The Toronto and East York Community Council submits this matter to City Council without recommendation.**

Report (June 17, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of a 2.26 m high wooden fence within the public right of way which is setback 0.30 m back of the rear edge of the City sidewalk on the Withrow Avenue flank of 466 Pape Avenue, subject to the



property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the wooden fence at their own expense in good repair and a condition satisfactory to the General Manager Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - (c) remove the fence upon receiving 90 days written notice so to do; and
  - (d) accept such additional conditions as the City Solicitor or the General Manager of Transportation 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 General Manager of Transportation Services are authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services.

**36. Boulevard Café – This Month Only Bar – 1540 Dupont Street (Davenport, Ward 18)**

**Deferred from May 31, 2005**

**Report 6, Clause 29**

**The Toronto and East York Community Council recommends that City Council deny the application for a boulevard café licence at 1540 Dupont Street.**

Report (May 16, 2005) from the Manager, Municipal Licensing and Standards, reporting on the refusal by the Commissioner based on the result of the public poll conducted on the Perth Avenue flankage of 1540 Dupont Street.

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at 1540 Dupont Street be denied; or
- (2) the application for a boulevard café licence be granted for the proposed location.

**36(a).** Communications submitted to the May 3, 2005 meeting from:

- (May 27, 2005) from Tony Mendes;
- Communication (May 30, 2005) from O. Jonah;
- Communication (May 30, 2005) from Suzanne Jonah;
- Communication (May 29, 2005) from Kevin Folland;
- Communication (May 30, 2005) from Elizabeth McEvoy;
- Petition signed by 108 individuals submitted by Mu Chen, applicant;
- Communication (May 31, 2005) from Jane Canapini;
- Communication (May 1, 200) from Jamie Crane;
- Communication (May 30, 2005) from Lynn Engeland;
- Communication (June 14, 2005) from Elaine Maloney;
- Communication (May 27, 2005) from the Decepida family

**36(b).** Petition signed by 91 individuals

**36(c).** Communication (undated) from Mark and Lee-Anne Macdonald

**37. Boulevard Café – Beaconsfield Lounge – 1154 Queen Street West (Davenport, Ward 18)**

**Report 6, Clause 30**

**The Toronto and East York Community Council recommends that City Council approve the application for a boulevard café licence at 1154 Queen Street West subject to the following conditions:**

- (1) a review of the proprietors' compliance with these conditions and all municipal and provincial regulations six months from the date of its issuance;**
- (2) the proprietors advertise and hold quarterly meetings with local residents to address emerging concerns with the operation of the boulevard café, submitting the minutes to Ward Councillor for review;**
- (3) the boulevard cafe being closed and cleared by 10:30 p.m. nightly;**

- (4) the boulevard café adhering to all conditions of Zoning By-law 313-36-F-2, with an exception provided for item (f), which requires that no part of a boulevard café may operate less than 25 metres from a residential zone;
- (5) the boulevard café only operating within the area from 2 metres north of the southern property line to the north edge of the northernmost public entrance, and providing, on the south edge, a 36-inch high fence, north-facing bench, greenery and trees to act as visual and sound barriers in a 2-metre setback area;
- (6) customers refraining from screaming, shouting, singing, using offensive language, or otherwise disturbing neighbours of the establishment;
- (7) customers refraining from bringing or drinking alcoholic beverages outside licenced areas;
- (8) no more than 35 persons being present in the boulevard café at any time;
- (9) no music or amplified sound from any part of the establishment causing audible noise in any part of any residential building after 11:00 p.m. The definition of audible noise shall be understood to include, but not be limited to, bass or other frequencies loud enough to allow an unaided listener to keep time with the rhythm of the music being played;
- (10) there being no loading, unloading, delivering, packing, unpacking, or otherwise handling any containers, products or materials between 11:00 p.m. and 7:00 a.m. (9:00 a.m. on Sundays and statutory holidays.)
- (11) clearly visible signs being posted, at least 11" x 17" in dimension, near each exit of the establishment, and any entrance to the patio, reminding customers that people live nearby, and asking them to be respectful of neighbours by keeping outdoor noise to a minimum, and further signage of the same nature shall be provided within the boulevard café;
- (12) the owner not operating, constructing, or applying for any outdoor service area at the establishment other than the boulevard café here described;
- (13) a member of staff of the establishment being assigned specifically to enforce the preceding conditions 3-12;
- (14) none of these conditions being removed or modified without public consultation with neighbours; and
- (15) the conducting of an informal poll of area residents in the area on Queen Street from Northcote to Lisgar Street, Beaconsfield Avenue from Queen Street to Argyle Street and residents of Abell Street by the Ward Councillor, including a

**consultation that will include a public meeting and distribution of an informational flyer and ballot based on these conditions.**

Report (June 22, 2005) from the Manager, Licensing, Municipal Licensing and Standards

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at 1154 Queen Street West be denied;  
or
- (2) the application for a boulevard café licence be granted for the proposed location.

**37(a).** Communication (July 4, 2005) from Phillip Barker

**37(b).** Petition signed by 229 individuals

**37(c).** Communication (July 4, 2005) from Alessandra Axelsson

**37(d).** Communication (July 4, 2005) from Peter Horvath

**37(e).** Petition signed by 4 individuals

**37(f).** Communication (July 5, 2005) from Clifton Maslen

**37(g).** Petition signed by 147 individuals

**37(h).** Communication (July 5, 2005) from Anna and Manny Predas

**37(i).** Communication (July 5, 2005) from Mary Pace

**38. Boulevard Café – The Richmond Rouge – 284 Richmond Street East (Toronto Centre-Rosedale, Ward 28)**

**Report 6, Other Items Clause 78(h)**

Other Items Clause

**The Toronto and East York Community Council deferred consideration of the report (June 20, 2005) from the Manager, Licensing, Municipal Licensing and Standards indefinitely.**

Report (June 20, 2005) from the Manager, Licensing, Municipal Licensing and Standards

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at the rear of 284 Richmond Street East be denied; or
- (2) the application for a boulevard café licence be granted for the proposed location.

**39. Boulevard Café – The Londoner’s Pub & Grill – 496-500 Bloor Street West (Trinity-Spadina, Ward 20)**

**Report 6, Clause 31**

**The Toronto and East York Community Council recommends that City Council approve the application for a transfer of a boulevard café licence at 496-500 Bloor Street West subject to the following conditions:**

- (a) amplified music to be confined within the restaurant;**
- (b) operating hours of the boulevard be restricted to 11.00 p.m.; and**
- (c) the licence be reviewed in April 2006.**

Report (June 20, 2005) from the Manager, Licensing, 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 496-500 Bloor 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.)**

**40. Preliminary Report – Official Plan and Rezoning Application - 1171 and 1171R Queen Street West (Davenport, Ward 18)**

**Report 6, Other Items Clause 78(i)**

Action taken by the Committee:

The Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (June 14, 2005) from the Director, Community Planning, South District subject amending Recommendation (1) to include the Councillor for Ward 14, and Recommendation (2) by expanding the notice distribution, so as to read:

**“It is recommended that:**

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor and the Councillor for Ward 14;**
- (2) notice for the community consultation meeting be given to landowners and residents within 220 metres of the site and the cost for the additional notice be provided by the Councillor for Ward 18; and**
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.”**

Report (June 14, 2005) 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
  - (4) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.
- 41. Preliminary Report - Application to amend the Official Plan and for Draft Plan of Condominium - 480 Oriole Parkway (St. Paul's, Ward 22)**

**Report 6, Other Items Clause 78(j)**Action taken by the Committee:

**The Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (June 14, 2005) from the Director, Community Planning, South District.**

Report (June 14, 2005) 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 tenants and owners of the subject building, and 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, and serve as notice of the public meeting required by Council approved meeting requirements for condominium conversion.

**42. Preliminary Report – Official Plan and Rezoning Application - 1-11 Sylvan Avenue and 48-66 Havelock Street (Davenport, Ward 18)**

**Report 6, Other Items Clause 78(k)**Action taken by the Committee:

**The Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (June 15, 2005) from the Director, Community Planning, South District.**

Report (June 15, 2005) 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) the applicant be requested to:
  - (i) work with City staff to address the issues identified in this report;
  - (ii) submit a Heritage Impact Statement; and
  - (iii) submit a Housing Issues Report.

**43. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 40 Wabash Avenue (Parkdale-High Park, Ward 14)**

**Report 6, Clause 32**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 1, 2005) from the Director, Community Planning, South District.**

Report (June 1, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to permit, for identification purposes, a non-illuminated temporary banner sign on the north elevation of the building at 40 Wabash Avenue, for a period of two years from the date of approval; and
- (2) the applicant be advised, upon approval of a variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**44. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 400 King Street West (Trinity-Spadina, Ward 20)**

**Report 6, Clause 33**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 14, 2005) from the Director, Community Planning, South District.**



Report (June 14, 2005) 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 on the front elevation of the building at 400 King Street West; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**45. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 95 St. Clair Avenue West (St. Paul's, Ward 22)**

**Report 6, Clause 34**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 10, 2005) from the Director, Community Planning, South District.**

Report (June 10, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) the requested variance be approved to permit, for identification purposes, an illuminated ground sign at the north-east corner of the property at 95 St. Clair Avenue West ; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**46. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – St. Clair Avenue West frontage of the building at 1 Deer Park Crescent (St. Paul's, Ward 22)**

**Report 6, Clause 35**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 8, 2005) from the Director, Community Planning, South District.**

Report (June 8, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to permit, for identification purposes, an illuminated fascia sign in the form of a corporate name and logo on the St. Clair Avenue West frontage of the building; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary permits from the Chief Building Official.

**47. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 22 St. Clair Avenue East (St. Paul's, Ward 22)**

**Report 6, Clause 36**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Community Planning, South District.**

Report (June 16, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to permit, for identification purposes, two illuminated fascia signs in the form of a corporate name and a logo on the east and west elevations of a single storey octagonal building structure located at the south-east portion of the property at 22 St. Clair Avenue East; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary permits from the Chief Building Official.

**48. Request for approval of a variance from Chapter 64-87, Signs, of the former City of East York Municipal Code – 951 Carlaw Avenue (Toronto-Danforth, Ward 29)**

**Report 6, Clause 37**

**It is recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 3, 2005) from the Director, Community Planning, South District subject to directing that the erection of signs be for a trial period of 6 months and that the Director, Community Planning, South District report to the Toronto and East York Community Council at the end of that period.**

Report (June 3, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) the request for a variance be approved to permit, for identification purposes, an electronic message display copy centre on the top of an existing non-illuminated pedestal sign located on north frontage of the property at 951 Carlaw Avenue with the following conditions:
  - (a) the sign be turn off between the hours of 10:00 p.m. to 7:00 a.m. by means of an automated timing device;
  - (b) the electronic message display unit be used to promote the college events only; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**49. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 805 Lake Shore Boulevard East (Toronto-Danforth, Ward 30)**

**Report 6, Other Items Clause 78(1)**

Action taken by the Committee

**The Toronto and East York Community Council referred the report (June 13, 2005) from the Director, Community Planning, South District back to the Director with a request that he submit a further report to the September 19, 2005 meeting of the Toronto and East York Community Council.**

Report (June 13, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) the requested variance be approved to permit, for instructions and direction purposes, eight non-illuminated and two illuminated ground signs at 805 Lake Shore Boulevard East; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**50. Approval under the Cemeteries Act (Revised) to permit the construction of a private-family mausoleum within Mount Pleasant Cemetery at 375 Mount Pleasant Road (St. Paul's, Ward 22)**

**Report 6, Clause 38**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2005) from the Director, Community Planning, South District.**

Report (June 21, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that:

- (1) City Council approve the mausoleum and pass the following resolution:
 

“That the construction of a private-family mausoleum at 375 Mt Pleasant Road be approved for the following reasons:

  - the Zoning By-law permits a mausoleum at this location;
  - no site plan approval is required under section 41 of the Planning Act;
  - the mausoleum is surrounded by a cemetery use and buffered from the adjacent residential community; and
  - no urban design issues are required to be addressed”;
- (2) City Council determine that no Public Hearing is required due to the small size and the location of the structure within the existing Mount Pleasant Cemetery; and
- (3) the City Solicitor be requested to prepare a Notice of Decision indicating Council's decision on this matter and submit it to the City Clerk for publication in a local paper.

**51. Installation of a Sidewalk – Jameson Avenue, between Springhurst Avenue and Lake Shore Boulevard West (Parkdale-High Park, Ward 14)**

**Report 6, Clause 39**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 13, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 13, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) approval be given to alter Jameson Avenue as follows:
  - (a) “the alteration of JAMESON AVENUE, between SPRINGHURST AVENUE and LAKE SHORE BOULEVARD WEST, by narrowing the travelled portion of the roadway from a width of 14.8 metres to 12.3 metres, to accommodate the construction of a sidewalk on the east side, generally as shown on the attached print of Drawing No. 421F-7903, dated June 2005”;
- (2) the northerly westbound lane on Lake Shore Boulevard West, from Jameson Avenue to a point 185 metres east thereof, be designated for right turns only; 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.

**52. Installation/Removal of On-Street Parking Spaces for Persons with Disabilities (Parkdale-High Park, Ward 14; Davenport, Ward 18; Trinity-Spadina, Ward 19; Toronto-Danforth, Ward 30 and Beaches-East York, Ward 31)**

**Report 6, Clause 40**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 20, 2005) from the Director, Transportation Services, Toronto and East York 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.

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

**Report 6, Clause 41**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District. subject to deleting from Appendix B under the category “No Parking at Certain Times”, Jameson Avenue on the east side between Springhurst Avenue and Queen Street West.**

Report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

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

**54. Prohibition of Heavy Vehicles – Wallace Avenue (Davenport, Ward 18)**

**Report 6, Clause 42**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 7, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 7, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) heavy vehicles be prohibited at all times on Wallace Avenue, between Lansdowne Avenue and the westerly terminus of Wallace Avenue; 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.

**55. Feasibility of Traffic Control Signal Installation – Dundas Street West, approximately 51 metres east of St. Clarens Avenue (Davenport, Ward 18)**

**Report 6, Other Items Clause 78(m)**

Action taken by the Committee

**The Toronto and East York Community Council received the report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that this report be received for information.

**56. Request to Exempt Bicycles from Turn Prohibitions – Dundas Street West and its Intersections with Shaw Street and Crawford Street (Trinity-Spadina, Ward 19)**

**Report 6, Clause 43**

**It is recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District subject to:**

**(1) amending Recommendation (1) to read:**

**“(1) that the existing ‘No Through Traffic at Anytime’ prohibition for southbound traffic on Shaw Street at Dundas Street be amended to operate Mondays to Fridays during the rush hour periods between 7.00 to 9.00 a.m. and 4.00 to 6.00 p.m. with bicycles exempted; and” ; and**

**(2) adding an additional Recommendation (3) and renumbering the existing Recommendation (3) accordingly, so that the Recommendations now read:**

**“(1) that the existing ‘No Through Traffic at Anytime’ prohibition for southbound traffic on Shaw Street at Dundas Street be amended to operate Mondays to Fridays during the rush hour periods between 7.00 to 9.00 a.m. and 4.00 to 6.00 p.m. with bicycles exempted;**

**(2) the existing “No Through Traffic at Anytime” and “No Left Turn at Anytime” prohibitions for northbound traffic on Crawford Street at Dundas Street West be amended to exempt bicycles;**

**(3) additional signage including pavement markings as to this regulation be installed on Shaw Street, north of Dundas Street; 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.”**

Action taken by the Committee

**The Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District to report to the September 19, 2005 meeting of the Toronto and East York Community Council on the possibility and desirability of installing a southbound “stop” sign on Shaw Street at Halton Street.**

Report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

**(1) the existing “No Through Traffic at Anytime” prohibition for southbound traffic on Shaw Street at Dundas Street West be amended to exempt bicycles;**



- (2) the existing “No Through Traffic at Anytime” and “No Left Turn at Anytime” prohibitions for northbound traffic on Crawford Street at Dundas Street West be amended to exempt bicycles; 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.

**57. Reversal of One-Way Traffic Operations – Croft Street, between College Street and Vankoughnet Street (Trinity-Spadina, Ward 20)**

**Report 6, Clause 44**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the one-way operation of Croft Street from south to north, between College Street and Vankoughnet Street, be amended to operate from north to south; 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.

**58. Proposed Intersection Re-Alignment – Winona Drive and Vaughan Road (St. Paul’s, Ward 21)**

**Report 6, Clause 45**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 8, 2005) from the Director, Transportation Services, Toronto and East York District subject to adding the following additional Recommendation (3) and renumbering the existing Recommendation (3) accordingly:**

- “(3) that the approved speed hump plan for Winona Drive, between Vaughan Road and Belvedere Avenue, which currently provides for three speed humps, be amended to include four speed humps; and”**

Report (June 8, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) a by-law be enacted for the alteration of the northeast corner of Winona Drive and its intersection with Vaughan Road, as described below:  
  
“alteration of the roadway by narrowing the intersection approach on the northeast corner of the intersection of WINONA DRIVE and VAUGHAN ROAD, generally as shown on the attached Drawing No. 421F-7901 dated June 2005”;
- (2) a “No Right Turn on Red” prohibition be introduced for westbound traffic at the intersection of Vaughan Road and Winona Drive; 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.

**59. Installation of Northbound “Stop” Sign control – Intersections of Moore Avenue and Clifton Road and Moore Avenue and Cornish Road (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 46**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) a “Stop” sign be installed for northbound traffic on Clifton Road at Moore Avenue;

- (2) a “Stop” sign be installed for northbound traffic on Cornish Road at Moore Avenue; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**60. Amendment to Parking Controls – Mutual Street, between Wood Street and Alexander Street (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 47**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the revised report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing “No Parking, Except By Permit, 6:00 p.m. to 8:00 a.m.” regulation on the east side of Mutual Street:
  - (a) between Wood Street and Alexander Street;
  - (b) between Wood Street and Carlton Street;
  - (c) between Alexander Street and Maitland Street,
 be rescinded;
- (2) a “No Stopping, Except By Permit, 6:00 p.m. to 8:00 a.m.” regulation be implemented on the east side of Mutual Street:
  - (a) between Carlton Street and a point 12 metres north of Wood Street;
  - (b) between a point 32.5 metres north of Wood Street and Maitland Street;
- (3) the existing “8:00 a.m. to 6:00 p.m., Monday to Saturday, \$1.50 per hour, Two-hour Maximum” Parking Machine regulation on the east side of Mutual Street, between Maitland Street and Carlton Street, be rescinded;

- (4) the existing “1:00 p.m. to 6:00 p.m., Sunday, \$1.50 per hour, Three-hour Maximum” Parking Machine regulation on the east side of Mutual Street, between Maitland Street and Carlton Street, be rescinded;
- (5) a “8:00 a.m. to 6:00 p.m., Monday to Saturday, \$1.50 per hour, Two-hour Maximum” Parking Machine regulation be implemented on the east side of Mutual Street:
  - (a) between Carlton Street and a point 12 metres north of Wood Street;
  - (b) between a point 32.5 metres north of Wood Street and Maitland Street;
- (6) a “1:00 p.m. to 6:00 p.m., Sunday, \$1.50 per hour, Three-hour Maximum” Parking Machine regulation be implemented on the east side of Mutual Street:
  - (a) between Carlton Street and a point 12 metres north of Wood Street;
  - (b) between a point 32.5 metres north of Wood Street and Maitland Street;
- (7) a “No Parking Anytime” regulation be implemented on the east side of Mutual Street between a point 12 metres north of Wood Street to a point 32.5 metres north of Wood Street; and
- (8) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Revised Page 1 of report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District.

**61. Amendment to Parking Controls – Bleecker Street, west side, north of Wellesley Street East (Toronto Centre-Rosedale, Ward 28)**

**Report 6, Other Items Clause 78(n)**

Action taken by the Committee

**The Toronto and East York Community Council:**

- (1) **deferred consideration of the revised report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District to the September 19, 2005 meeting of the Toronto and East York Community Council; and**

- (2) **requested the Director, Transportation Services, Toronto and East York District to report to that meeting on the installation of curb cuts in this parking area, following a community consultation on this matter.**

Report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the maximum “2-Hour Parking Anytime” regulation on the west side of Bleecker Street, from Wellesley Street East to Howard Street, be rescinded;
- (2) parking be restricted to a maximum period of 2 hours at all times, on the west side of Bleecker Street from a point 38.5 metres north of Wellesley Street East to Howard Street;
- (3) parking be restricted to a maximum period of 15 minutes, from 7:30 a.m. to 9:30 a.m. and from 4:00 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the west side of Bleecker Street, from 11.0 metres north of Wellesley Street East to a point 16.5 metres further north thereof;
- (4) an on-street loading zone for disabled persons be established on the west side of Bleecker Street, from 27.5 metres north of Wellesley Street East to a point 11.0 metres further north thereof;
- (5) parking be allowed for a maximum period of two hours at all times except from 7:30 a.m. to 9:30 a.m. and from 4:00 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays, on the west side of Bleecker Street, from 11.0 metres north of Wellesley Street East to a point 27.5 metres further north thereof; and
- (6) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Revised Page 2 of report (June 17, 2005) from the Director, Transportation Services, Toronto and East York District.

- 62. Rescission of Alternate Side Parking Regulations – Brookside Drive, between Gerrard Street East and the north end of Brookside Drive (Beaches-East York, Ward 32)**

**Report 6, Clause 48**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 15, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing “No Parking; from April 1 to Dec 1, 16th day to the last day of each month, and from December 1 to March 31, inclusive” parking regulation on the east side of Brookside Drive, between Gerrard Street East and the north end, be rescinded;
- (2) the existing “No Parking; from April 1 to Dec 1, first day to the 15th day of each month, inclusive” parking regulation on the west side of Brookside Drive, between Gerrard Street East and the north end, be rescinded;
- (3) the existing “Permit Parking, 12:01 a.m. to 7:00 a.m., all times except No Parking 16th day to the last day of each month, inclusive, from April 1 to November 30, inclusive; and No Parking Anytime from December 1 to March 31, inclusive” parking regulation on the east side of Brookside Drive, between Gerrard Street East and the north end, be rescinded;
- (4) the existing “Permit Parking, 12:01 a.m. to 7:00 a.m., all times except No Parking 1st day to the 15th day of each month, inclusive, from April 1 to November 30, inclusive” parking regulation on the west side of Brookside Drive, between Gerrard Street East and the north end, be rescinded;
- (5) a “No Parking Except by Permit, 12:01 a.m. to 7:00 a.m.” parking regulation be implemented on the west side of Brookside Drive, between Gerrard Street East and the north end of Brookside Drive;
- (6) a “No Parking Anytime” regulation be implemented on the east side of Brookside Drive, between Gerrard Street East and the north end of Brookside Drive; and
- (7) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

- 63. Proposed Construction Staging Area – 299 Queen Street West (CHUM City Building) John Street, between Richmond Street West and Queen Street West (Trinity-Spadina, Ward 20)**

### **Report 6, Clause 49**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 20, 2005) from the Director, Transportation Services, Toronto and East York District.

#### Recommendations:

It is recommended that:

- (1) in order to facilitate exterior renovation of a five-storey commercial building at the site municipally known as Premises No. 299 Queen Street West, the curb lane and sidewalk on the east side of John Street, between Richmond Street West and Queen Street West, as shown on the attached print of Drawing No. 421F-7920, dated June 2005, be closed to traffic in order to establish a construction staging area for a period of approximately six months;
- (2) stopping be prohibited at any time on the both sides John Street between Richmond Street West and Queen Street West;
- (3) the existing parking prohibition at any time on both sides of John Street between Richmond Street West and Queen Street West, be rescinded;
- (4) upon completion of this project, John Street revert to its pre-construction traffic and parking operation and regulation; 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.

### **64. Installation and Maintenance of a Glycol Heating System - Fronting 145 Warren Road and on the Heath Street West Flank (St. Paul's, Ward 22)**

### **Report 6, Clause 50**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.**

Report (June 17, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation and maintenance of a glycol heating system within the public right of way fronting 145 Warren Road and on the Heath Street West flank, 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 Agreements in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
  - (b) maintain the glycol heating system at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation 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 heating system upon receiving 90 days written notice to do so;
  - (f) pay for the costs of preparing the Agreement and the registration of the Agreement on title; and
  - (g) accept such additional conditions as the City Solicitor or the General Manager of Transportation 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 General Manager of Transportation Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare and execute the Encroachment Agreement.



**65. Maintenance of a Glycol Heating System - 147 Warren Road (St. Paul's, Ward 22)**

**Report 6, Clause 51**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 17, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.**

Report (June 17, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of a glycol heating system within portions of the public right of way fronting 147 Warren Road, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreements in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
  - (b) maintain the glycol heating system at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation 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 heating system upon receiving 90 days written notice to do so;
  - (f) pay for the costs of preparing the Agreement and the registration of the Agreement on title; and

- (g) accept such additional conditions as the City Solicitor or the General Manager of Transportation 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 General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

**66. Malibu Public Art Program - 600 Fleet Street (Trinity-Spadina, Ward 19)**

**Report 6, Clause 52**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Urban Design, City Planning Division.**

Report (June 20, 2005) from the Director, Urban Design, City Planning Division.

Recommendations:

It is recommended that the Toronto and East York Community Council approve the proposed Malibu Public Art Program for 600 Fleet Street.

**67. Sale of Surplus Portion of the Unnamed Highway Abutting the West Limit of 78 Manor Road East (St. Paul's, Ward 22)**

**Report 6, Clause 53**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Chief Corporate Officer.**

Report (May 17, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Simon Crawford and Glendaline Crawford (the "Purchaser") to purchase a portion of the unnamed public highway abutting the west limit of 78 Manor Road East, on Plan 1789 between Lots 156 and 158, and

shown as Part 1 on Sketch No. PS-2002-066, (the “Property”), in the amount of approximately \$18,000.00, based on a cost of \$148.76 per square metre for an area of approximately 121 m<sup>2</sup> (exact area to be determined once the City deposits a Reference Plan of Survey) be accepted, substantially on the terms and conditions outlined in the body of this report, and that either one of the Chief Corporate Officer or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date(s) and other relevant transaction dates 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, including the introduction in Council of any bills necessary to give effect thereto.

**68. Sale of Surplus Property – Vacant Parcel of Land at 69 Austin Avenue (Toronto-Danforth, Ward 30)**

**Report 6, Other Items Clause 78(o)**

Action taken by the Committee

**The Toronto and East York Community Council deferred the report (June 13, 2005) from the Chief Corporate Officer to the September 19, 2005 meeting of the Toronto and East York Community Council and requested the Chief Corporate Officer, in consultation with appropriate City staff, to report to that meeting on measures to ensure that this property, when sold, can be prevented from being flipped.**

Report (June 13, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Simon Silander to purchase the City-owned property known as 69 Austin Avenue, being Part of Lot 2, Plan 316E (the “Property”), in the amount of \$5,300.00 be accepted substantially on the terms and conditions outlined in the body of this report, and that either one of the Chief Corporate Officer or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other relevant transaction dates 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.

**69. Sale of Part of the Halton Street Road Allowance (Trinity-Spadina, Ward 19)**

**Report 6, Clause 54**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Chief Corporate Officer.**

Report (June 20, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Carmela Fantilli (the “Purchaser”) to purchase part of Cecil Street, also known as Halton Street, Plan 194, designated as Part 1 on Plan 66R-21495 (the “Highway”), in the amount of \$126,000.00, be accepted, substantially on the terms and conditions outlined in the body of this report, and that either one of the Chief Corporate Officer 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 the Highway;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing date(s) and other relevant transaction dates 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, including the introduction in Council of any bills necessary to give effect thereto.

**70. Sale of Surplus City-owned Closed Lane, known municipally as 49 Connaught Avenue (Beaches-East York, Ward 32)**

**Report 6, Clause 55**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Chief Corporate Officer and that the closing of the sale be conditional upon the entire building site being cleared and brought up to standards under City by-laws.**

Report (June 20, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Quetro Holdings Inc. to purchase approximately 50 square metres of the City-owned closed lane adjacent to 1435 Queen Street East described as part of the Closed Lane on Plan 426E Toronto, lying south of Lots 5 to 8 on Plan 426E, shown as Part 1 on Sketch No. PS-2002-061, subject to the retention of a sewer easement in favour of the City over the entire property, in the amount of \$19,000.00 plus GST, be accepted on the terms outlined in the body of this report;
- (2) the Offer to Purchase from 871862 Ontario Ltd. to purchase approximately 50 square metres of the City-owned closed lane adjacent to 39 Connaught Avenue described as part of the Closed Lane on Plan 426E Toronto, lying south of Lots 5 to 8 on Plan 426E, shown as Part 2 on Sketch No. PS-2002-061, subject to the retention of a sewer easement in favour of the City over the entire property, in the amount of \$19,000.00 plus GST, be accepted on the terms outlined in the body of this report;
- (3) either one of the Chief Corporate Officer or the Director of Real Estate Services be authorized to accept the Offers on behalf of the City;
- (4) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (5) the City Solicitor be authorized to complete the transactions on behalf of the City, including payment of any necessary expenses and amending the closing and other relevant transaction dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and

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

**71. Temporary Road Occupation to Accommodate Construction Staging Area on Mutual Street Flankage – 76 Shuter Street (Toronto Centre - Rosedale, Ward 27)**

**Report 6, Clause 56**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 15-storey condominium at a site on the north-west corner of Shuter Street and Mutual Street, the sidewalk on the west side of Mutual Street, between a point 9.0 metres north of Shuter Street and a point 29.0 metres further north, be closed to pedestrian traffic for a period of twenty months;
- (2) the existing maximum 60-minute parking regulation from 8:00 a.m. to 6:00 p.m. on the east side of Mutual Street, from Shuter Street to a point 44.0 metres north of Shuter Street, be rescinded permanently;
- (3) the existing maximum 2-hour parking machines regulation from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the east side of Mutual Street, from Shuter Street to a point 44.0 metres north of Shuter Street, be rescinded;
- (4) the existing maximum 3-hour parking machines regulation from 6:00 p.m. to 9:00 p.m., Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, on the east side of Mutual Street, from Shuter Street to a point 44.0 metres north of Shuter Street, be rescinded;
- (5) the existing No Parking Anytime regulation on the west side of Mutual Street, from Shuter Street to a point 44.0 metres north of Shuter Street, be rescinded;
- (6) Stopping be prohibited at all times on both sides of Mutual Street, from Shuter Street to a point 44.0 metres north of Shuter Street;

- (7) upon completion of this project, Mutual Street revert to its pre-construction traffic and parking operation; and
- (8) 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.

**72. Removal of Temporary Road Occupation to Accommodate Construction Staging Area - 54 Berkeley Street and 359 King Street East (Toronto Centre - Rosedale, Ward 28)**

**Report 6, Clause 57**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 16, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the west side of Berkeley Street, between a point 9.0 metres south of King Street East and a point 34.2 metres further south, that was implemented to establish a construction staging area on the west side of Berkeley Street, be rescinded and the pre-existing regulations be reinstated; 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.

**73. Installation and Maintenance of Event Trellises within the Public Right of Way on the High Park Avenue and Indian Grove Flanks of Dundas Street West (Parkdale-High Park, Wards 13 and 14)**

**Report 6, Clause 58**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Transportation Services, Etobicoke York District and the Director, Transportation Services, Toronto and East York District.**

Report (June 20, 2005) from the Director, Transportation Services, Etobicoke York District and the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) approve the construction and maintenance of event trellises within the public right of way, subject to the Junction Gardens Business Improvement Area (BIA) entering into an agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) the term of the Agreement would be limited to the life of the encroachments and terminate on their removal;
  - (b) remove the event trellises and art displays upon receiving 90 days written notice to do so;
  - (c) submit final drawings for all structural elements and foundations signed and sealed by a Professional engineer;
  - (d) maintain the event trellis and any art display in good and proper repair and a condition satisfactory to the General Manager, Transportation Services;
  - (e) indemnify the City and utility companies against any damage sustained to the event trellises and any art display in the event of a need to access the area in the vicinity of the trellis and art display; and
  - (f) accept such additional conditions as the City Solicitor or the General Manager, Transportation Services may deem necessary in the interests of the City;
- (2) the City Solicitor be requested to prepare and execute the Encroachment Agreement with the Junction Gardens BIA;
- (3) the City Solicitor, in consultation with the General Manager, Transportation Services, be authorized to amend the Encroachment Agreement from time to time to permit the installation of additional event trellises within the Junction Gardens BIA, subject to the same terms and conditions; 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 are required.



**74. Naming of Private Street Located Between 480 and 500 Queens Quay West (Trinity-Spadina, Ward 20)**

**Report 6, Clause 59**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2005) from the City Surveyor, Technical Services.**

Report (June 21, 2005) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that, subject to City Council granting an exception to its policy of avoiding the naming of streets after living persons:

- (1) the private street located between 480 and 500 Queens Quay West be named "Yo-Yo Ma Lane"; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**75. Naming of Public Lane – North of College Street, between Shaw Street and Roxton Road (Trinity-Spadina, Ward 19)**

**Deferred from May 31, 2005**

**Report 6, Other Items Clause 78(p)**

Action taken by the Committee

**The Toronto and East York Community Council deferred consideration of the report (May 13, 2005) from the City Surveyor to its next meeting on September 19, 2005.**

Report (May 13, 2005) from the City Surveyor.

Recommendations:

It is recommended that:

- (1) the public lane north of College Street extending between Shaw Street and Roxton Road, be named "Achtman Lane"; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**76. Naming of a New Park in the Niagara Neighbourhood (Trinity-Spadina, Ward 19)**

**Report 6, Clause 60**

**The Toronto and East York Community Council unanimously recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 6, 2005) from the General Manager, Parks, Forestry and Recreation.**

Report (June 6, 2005) from the General Manager, Parks, Forestry and Recreation.

Recommendations:

It is recommended that:

- (1) the new linear Park located in the Niagara Neighbourhood be named the “Bill Johnston Park”; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**77. Naming of the Johnny Lombardi Memorial to the “Piazza Johnny Lombardi” (Trinity-Spadina, Ward 19)**

**Report 6, Clause 61**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 6, 2005) from the General Manager, Parks, Forestry and Recreation.**

Report (June 6, 2005) from the General Manager, Parks, Forestry and Recreation.

Recommendations:

It is recommended that:

- (1) the new memorial located on the East and West side of Grace St, immediately South of College street be named the “Piazza Johnny Lombardi”; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**78. Use of Nathan Phillips Square: Proctor and Gamble’s “Leaps and Bounds for the United Way”, September 11, 2005) (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 62**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 3, 2005) the Chief Corporate Officer.**

Report (June 3, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers of the Procter and Gamble’s “Leaps and Bounds for the United Way” to solicit donations in support of the United Way of Greater Toronto, a non-profit organization; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

**79. Use of Nathan Phillips Square: “City Hall 40<sup>th</sup> Anniversary”, September 13, 15, 16 and 17, 2005 (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 63**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 3, 2005) the Chief Corporate Officer.**

Report (June 3, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) subject to review and approval of the Fire Chief, exemption be given to the Tourism Division of the Economic Development, Culture & Tourism Department to use atmospheric fire performances that will feature fire breathers, eaters and jugglers, and to set-off special effects pyrotechnics under Class 7.2.5 of the Federal Explosives Regulations on Nathan Phillips Square; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

**80. Use of Nathan Phillips Square: Juvenile Diabetes Research Foundation's "Ride for Diabetes Research", September 23, 2005 (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 64**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 3, 2005) the Chief Corporate Officer.**

Report (June 3, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers of the "Ride for Diabetes Research" to solicit donations in support of the Juvenile Diabetes Research Foundation, a non-profit organization; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

**81. Use of Nathan Phillips Square: Canadian Breast Cancer Foundation's "CIBC Run for the Cure", October 2, 2005 (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 65**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 3, 2005) the Chief Corporate Officer.**

Report (June 3, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers of the "CIBC Run for the Cure" to solicit donations in support of the Canadian Breast Cancer Foundation, a non-profit organization; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

**82. Use of Nathan Phillips Square: SalvAide's "Walking Together – Walkathon", October 15, 2005 (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 66**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 3, 2005) the Chief Corporate Officer.**

Report (June 3, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers of the "Walking Together - Walkathon" to solicit donations in support of SalvAide, a non-profit organization; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

**83. City of Toronto Zoning By-law 438-86 Section 6 (3) Part X1 2**

**Report 6, Other Items Clause 78(q)**

Action taken by the Committee

**The Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning Division to report to the September 19, 2005 meeting of the Toronto and East York Community Council on how the City of Toronto Zoning By-law 438-86 S(3) Part XI 2 might be amended to allow accessory structures between 261 and 429 Grace Street.**

Communication (June 16, 2005) from Councillor Pantalone recommending that the Chief Planner, in consultation with the City Solicitor, report to the next meeting of the Toronto East York Community Council on how City of Toronto By-law Zoning By-law 438-86 6 (3) Part X1 2 might be amended to allow accessory structures between 261 and 429 Grace Street.

**84. Requests for Endorsement of Events for Liquor Licensing Purposes**

**Report 6, Clause 67**

**The Toronto and East York Community Council recommends that City Council, for liquor licensing purposes:**

- (1) declare the following to be events of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to their taking place:**
  - (a) The Annual Save the Boathouse Event taking place on Saturday, July 23, 2005 and Sunday, July 24, 2005 north of the Boardwalk between Lee Avenue and Leuty Avenue;**
  - (b) Cirque de Soleil's show "Corteo" taking place between 12.00 noon and 10.00 p.m. from August 4, 2005 to September 11, 2005 in parking lot #2, east side, Ontario Place;**
  - (c) Cabbagetown Festival taking place on Saturday, September 10, 2005 and Sunday, September 11, 2005 or to the following restaurants being permitted to sell and serve alcohol on outdoor patios in front of their establishments for the duration of the event and for the times noted:**

**Cabbagetown Restaurant & Bar  
443 Parliament Street  
Saturday, September 10 – 11:00 am to 9:00 pm**

**Flamingo House Restaurant  
446 Parliament Street  
Saturday, September 10 – 11:00 am to 9:00 pm**

**House on Parliament  
456 Parliament Street  
Saturday, September 10 – 11:00 am to 9:00 pm**

**Grasshopper Bar  
460 Parliament Street  
Saturday, September 10 – 11:00 am to 9:00 pm**

**Johnny G's  
478 Parliament Street  
Saturday, September 10 – 11:00 am to 9:00 pm  
Sunday, September 11 – 11:00 am to 6:00 pm**

**Cabbagepatch Pub & Restaurant  
488-490 Parliament Street  
Saturday, September 10 – 11:00 am to 9:00 pm**

**Sunday, September 11 – 11:00 am to 6:00 pm**

**Pear Tree**

**507 Parliament Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

**Sunday, September 11 – 11:00 am to 6:00 pm**

**Big Mamma's Boy**

**554 Parliament Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

**Sunday, September 11 – 11:00 am to 6:00 pm**

**Timothy's Tikka House**

**556 Parliament Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

**Sunday, September 11 – 11:00 am to 6:00 pm**

**Attitude Bar and Fine Fare**

**580 Parliament Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

**Sunday, September 11 – 11:00 am to 6:00 pm**

**Cranberries Bar & Grill**

**601 Parliament Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

**Sunday, September 11 – 11:00 am to 6:00 pm**

**Town Grill**

**243 Carlton Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

**Fellini's Shoe**

**226 Carlton Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

**Brass Taps Piza Pub**

**221 Carlton Street**

**Saturday, September 10 – 11:00 am to 9:00 pm**

- (d) **Fiera 2005, taking place on August 26, 2005 from 7.00 p.m. to 12.00 midnight, and August 27, 2005 from 12.00 noon to 12.00 midnight on College Street between Shaw Street and Euclid Avenue;**
- (e) **Car Free Kensington Sunday Festivities taking place on July 17 and 31 and August 14 and 28, 2005 in Kensington Market, or to the following**

**restaurants being granted a patio extension during the duration of this event and for the times noted:**

**La Palette, 256 Augusta Avenue from noon to 10.00 p.m.**

**Graffitis, 170 Baldwin Street from noon to 6.00 p.m. ;**

- (2) **endorse the action of the Toronto and East York Community Council, since the event takes prior to City Council's meeting, in having advised the Alcohol and Gaming Commission that it has no objection to the Waterside Sports Inc, 255 Queens Quay West, being permitted to extend the dimensions of its patio in order to serve and sell alcohol from July 9 to July 15, 2005 being the period that the HMCS Toronto will be docking at the Waterside during its tour of duty in the Persian Gulf.**
- 84(a).** Communication (undated) from Nancy Culver, Community Centre 55, respecting the Annual Save the Boathouse Event, which coincides with the Beaches International Jazz Festival, to be held on Saturday, July 23 and Sunday, July 24, 2005 from 10:00 a.m. to 8:00 p.m., located north of the Boardwalk, between Lee and Leuty Avenues;
- 84(b).** Communication (June 17, 2005) from Deputy Mayor Pantalone respecting Cirque du Soleil's show "Corteo" to be held from August 4, 2005 to September 11, 2005, between 12:00 noon and 10:00 p.m. at Queen's Place, parking lot #2, east side, and requesting that it be recognized as an event of municipal and community significance;
- 84(c).** Communication (June 17, 2005) from Douglas Fisher, Old Cabbagetown BIA respecting the Cabbagetown Festival to be held on Saturday, September 10 and Sunday, September 11, 2005 and requesting that it be recognized as an event of municipal and community significance, and that the following establishments be permitted to serve alcohol on outdoor patios:

Saturday, September 10, 2005, from 11:00 a.m. to 9:00 p.m.

- Cabbagetown Restaurant and Bar, 443 Parliament Street;
- Flamingo House Restaurant, 446 Parliament Street;
- House on Parliament, 456 Parliament Street;
- Grasshopper Bar, 460 Parliament Street;
- Town Grill, 243 Carlton Street;
- Fellini's Shoe, 226 Carlton Street; and
- Brass Taps Pizza Pub, 221 Carlton Street; and

Saturday, September 10, 2005 from 11:00 a.m. to 9:00 p.m. and  
Sunday, September 11, 2005 from 11:00 a.m. to 6:00 p.m.

- Johnny G's, 478 Parliament Street;
- Cabbagepatch Pub and Restaurant, 488-490 Parliament Street;
- Pear Tree, 507 Parliament Street;
- Big Mamma's Boy, 554 Parliament Street;



- Timothy's Tikka House, 556 Parliament Street
  - Attitude Bar and Fine Fare, 580 Parliament Street; and
  - Cranberries Bar and Grill, 601 Parliament Street.
- 84(d).** Communication (June 24, 2005) from Stanley Citrin, Controller, Waterside Sports Club, Tennis Bistro Golf Fitness respecting the granting of a temporary extension of a patio licence for HMCS Toronto, returning from Tour of Duty in the Persian Gulf, which will be held from July 9 to July 14, 2005. The patio will be located on the south east side of their existing tented patio.
- 84(e).** Communication (June 28, 2005) from Deputy Mayor Joe Pantalone respecting Fiera 2005 to be declared an event of municipal significance.
- 84(f).** Communication (July 4, 2005) from Luis Eduardo Mejicano
- 84(g).** Communication (July 5, 2005) from Helen Kennedy
- 85. St. Clair Avenue between Yonge Street and Tweedsmuir Avenue – Road alterations and traffic regulations for the St. Clair Avenue West Transit Improvement Project (St. Paul's, Ward 22 and St. Paul's, Ward 21)**

#### **Report 6, Clause 68**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 22, 2005) from the Director, Transportation Services Toronto and East York District subject to:**

- (1) the lane widths on St. Clair Avenue West approaching Spadina Road being a maximum width of 3 metres, all inclusive;**
- (2) the Director, Transportation Services, Toronto and East York District incorporating 3 metre maximum lane widths in Phase I where possible to preserve sidewalk space; and**
- (3) in the detailed design, curb radii at all intersections be minimized to the extent possible.**

Report (June 22, 2005) from the Director, Transportation Services Toronto and East York District.

#### **Recommendations:**

It is recommended that:

- (1) A by-law be prepared for the alteration of St. Clair Avenue West, between the St. Clair Avenue West Subway station entrance west of Tweedsmuir Avenue and the streetcar loop at the St. Clair Subway station east of Yonge Street, to permit construction of the Preferred Design Concept identified through the St. Clair Avenue West Transit Improvements Class Environmental Assessment study process. The modifications, generally as shown on Drawing No's 421F-7910, 421F-7911, 421F-7912, 421F-7913, 421F-7914, and 421F-7915 dated June 2005, include:
  - (i) Construction of a raised, mountable trackbed in the centre of St. Clair Avenue West, between signalized intersections, for the exclusive use of public transit vehicles and emergency service vehicles, including Police, Fire, and Emergency Medical Services;
  - (ii) Removal of all existing streetcar platforms and replacement with new, wider farside platforms on the north side of St. Clair Avenue West at Tweedsmuir Avenue, west of Spadina Road, west of Russell Hill Road, at Timothy Eaton Church between Warren Road and Dunvegan Road, west of Avenue Road, west of Deer Park Crescent, and west of Yonge Street; and on the south side of St. Clair Avenue West at Tweedsmuir Avenue, east of Spadina Road, east of Russell Hill Road, at Timothy Eaton Church between Warren Road and Dunvegan Road, east of Avenue Road, and east of Deer Park Crescent; and
  - (iii) Widening the pavement, up to 3.50 metres, on the north and south sides of St. Clair Avenue West, at Spadina Avenue, at Russell Hill Road, at Timothy Eaton Church between Warren Road and Dunvegan Road, at Avenue Road, at Deer Park Crescent, and at Yonge Street, to allow for two through lanes and a left-turn/U-turn lane.
- (2) the existing parking regulations on St. Clair Avenue, between a point 30.5 metres east of Yonge Street and Tweedsmuir Avenue listed in the attached Appendix "A" be rescinded;
- (3) the proposed parking regulations on St. Clair Avenue, between a point 30.5 metres east of Yonge Street and Tweedsmuir Avenue listed in the attached Appendix "B" be enacted;
- (4) the existing turn prohibitions on St. Clair Avenue West, between Yonge Street and Tweedsmuir Avenue listed in the attached Appendix "C" be rescinded;
- (5) the proposed turn prohibitions and compulsory turns on St. Clair Avenue West, between Yonge Street and Tweedsmuir Avenue listed in the attached Appendix "D" be enacted;

- (6) the existing reserved lane designations on St. Clair Avenue West, between Yonge Street and Tweedsmuir Avenue listed in the attached Appendix “E” be rescinded;
- (7) the proposed reserved lane designations on St. Clair Avenue West, between Yonge Street and Tweedsmuir Avenue listed in the attached Appendix “F” be enacted;
- (8) the existing one-way traffic lanes on St. Clair Avenue West, between Yonge Street and Tweedsmuir Avenue listed in the attached Appendix “G” be rescinded;
- (9) the existing streetcar loading platforms on St. Clair Avenue West, between Yonge Street and Tweedsmuir Avenue listed in the attached Appendix “H” be rescinded;
- (10) the proposed streetcar loading platforms on St. Clair Avenue West, between Yonge Street and Tweedsmuir Avenue listed in the attached Appendix “I” be enacted;
- (11) the existing pedestrian crossover on St. Clair Avenue West, between the north side (westbound St. Clair Avenue West) and the centre pedestrian refuge island and streetcar platform immediately east of Tweedsmuir Avenue be removed;
- (12) the existing pedestrian crossover on St. Clair Avenue West, between the south side (eastbound St. Clair Avenue West) and the centre pedestrian refuge island and streetcar platform immediately east of Tweedsmuir Avenue be removed;
- (13) traffic control signals be installed on St. Clair Avenue West immediately east of Tweedsmuir Avenue; and
- (14) 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.

**86. Ontario Municipal Board Hearing – 16 and 18 Silver Birch Avenue (Beaches-East York, Ward 32)**

**Report 6, Clause 69**

**The Toronto and East York Community Centre recommends that the City Solicitor be directed to attend the Ontario Municipal Board Hearing in support of the residents of Silver Birch Avenue of the OMB appeal for 16 and 18 Silver Birch Avenue and to obtain such consultants as deemed necessary to support the resident’s position.**

Motion (July 5, 2005) from Councillor Bussin:

“WHEREAS the Committee of Adjustment, Toronto East York Panel, held a public hearing on April 27, 2005, to consider a request for the granting of a minor variance at 16/18 Silver Birch Avenue with respect to increased density; and

WHEREAS the Committee heard from a number of area residents opposed to the granting of this variance because the increased density and built form will result in a housing development that is out of character with the community; and

WHEREAS the Committee of Adjustment granted the requested variance; and

WHEREAS the neighbouring residents appealed this decision to the Ontario Municipal Board and the Ontario Municipal Board has scheduled a hearing date of August 9, 2005;

AND WHEREAS it is appropriate to consider this Notice of Motion at this Council meeting due to a legal deadline, namely because it is necessary to properly prepare for the OMB hearing on August 9, 2005;

NOW THEREFORE BE IT RESOLVED THAT the City Solicitor be directed to attend the Ontario Municipal Board hearing in support of the residents of Silver Birch Avenue OMB appeal and to retain such consultants as deemed necessary to support the resident’s position;

**87. Prohibition of Parking – Crawford Street, west side, opposite the lane between Premises Nos. 227 and 229 (Trinity-Spadina, Ward 19)**

**Report 6, Clause 70**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section report (June 29, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 29, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) parking be prohibited at anytime on the west side of Crawford Street from a point 148 metres north of Lobb Avenue to a point 35 metres further north thereof; 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.

**88. Dovercourt Road and Heydon Park Road - Implementation of a No Stopping Prohibition (Davenport, Ward 18)**

**Report 6, Clause 71**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 28, 2005) from the Director, Transportation Services, Toronto and East York District.**

Report (June 28, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) stopping be prohibited at anytime on the west side of Dovercourt Road from Heydon Park Road to a point nine metres further north thereof; 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.

**89. Supplementary Report – 730 Dovercourt Road, Rezoning Application (Davenport, Ward 18)**

**Report 6, Clause 72**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 29, 2005) from the Director, Community Planning, South District subject to adding the following Recommendation (3) and renumbering the existing Recommendation (3) accordingly:**

- “(3) that capital improvements to Dufferin Grove Park be included in the list of community benefits to be secured through Section 37 of the Planning Act; and”.**

Report (June 29, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that Council:

- (1) adopt the additional direction outlined in this report regarding acceptable shadow impacts from this development and appropriate tenant and community benefits, to supplement the principles outlined in the January 24, 2005 report from the Director of Community Planning, South District;
- (2) direct staff to continue to negotiate with the owner and community and tenant representatives, with the input of Deputy Mayor Pantalone; and
- (3) direct staff, to report to the July 19-21, 2005 Council meeting for further direction if necessary.

## **90. Canada Malting Silos Working Group**

### **Report 6, Other Items Clause 78(r)**

#### Action taken by the Committee

**The Toronto and East York Community Council supported the establishment of a Canada Malting Silos Working Group and requested the Director, Community Planning, South District, in consultation with the appropriate City staff, to report to the September 19, 2005 meeting of the Toronto and East York Community Council on the Terms of Reference, mandate and workplan for this Working Group.**

Communication (June 30, 2005) from Councillor Oliva Chow

#### Recommendation:

That the City of Toronto revive the Canada Malting Silos Working Group to facilitate the redevelopment for the reuse of the site. Furthermore, that City staff report back to the Community Council for its September 19, 2005 meeting regarding the terms of reference, mandate and workplan of the group.

## **91. Wellington Street Revitalization**

### **Report 6, Other Items Clause 78(s)**

#### Action taken by the Committee

**The Toronto and East York Community Council requested the Director, Community Planning, South District to report to the September 19, 2005 meeting of the Toronto and East York Community Council on the report prepared for the Wellington Place Neighbourhood Association attached to the communication (July 5, 2005) from Councillor Chow.**

Communication (July 5, 2005) from Councillor Chow.

Recommendation:

It is recommended that the Director, Community Planning South District report to the September 19, 2005 meeting of the Toronto and East York Community Council on the attached report prepared for the Wellington Place Neighbourhood Association.

- 92. Info Pillar Signage: Request for approval of Site Specific Exemption from Chapter 297, Signs, of the former City of Toronto Municipal Code and Metro By-laws 118 and 211-79, to permit 2 illuminated info pillar signs, for direction and information purposes 05-135133 ZSV (Wards 22 and 27)**

**Report 6, Clause 73**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (July 4, 2005) from the Director, Community Planning, South District.**

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

Recommendations:

It is recommended that:

- (1) City Council approve this application and exempt the proposed 2 illuminated ground signs from Chapter 297 of the former City of Toronto Municipal Code and Metro By-laws 118 and 211-79; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

- 93. College Street Revitalization Project - Status Report (Trinity-Spadina, Ward 20)**

**Report 6, Other Items Clause 78(t)**Action taken by the Committee

**The Toronto and East York Community Council received the report (July 4, 2005) from the Director, Transportation Services, Toronto and East York District and requested the Director to meet with businesses and residents in the area in November 2005 regarding the 2006 Pilot Project and report to the January, 2006 meeting of the Toronto and East York Community Council.**

Report (July 4, 2005) from the Director, Transportation Services Toronto and East York District reporting on a request from the Harbour Village Residents Association to implement a pedestrian clearway from the building face to the inside edge of the tree pits and approve a concept that would move all public street furnishings to the curb side while maximizing marketing space and assuring that enough space be maintained for regular public services.

Recommendation:

It is recommended that this report be received for information.

**94. Further Report - Subdivision Application 03 035169 STE 27 SB Wellesley Central Health Corporation - 146 - 160 Wellesley Street East (Toronto Centre-Rosedale, Ward 27)**

**Report 6, Clause 74**

**The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (July 4, 2005) from the Director, Community Planning, South District.**

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

Recommendations:

It is recommended that:

- (1) the conditions of Draft Plan of Subdivision Approval identified in Recommendation No. 6 of the Final Report, dated April 20, 2004, be amended to include conditions related to a risk assessment approach, and conditions on the requirements and timing of environmental matters for specific blocks on the former Wellesley Hospital site as set out in Attachment 2;
- (2) the Chief Planner and Executive Director, who has been delegated the authority to approve conditions of draft plan of subdivision approval, change the conditions of Draft Plan of Subdivision Approval (No. 55T-03-217) issued on October 27, 2004 pursuant to Section 51(44) of the *Planning Act* to give effect to Recommendation No. 1; and
- (3) notice of changed conditions of draft plan of subdivision approval be given according to Section 51(45) of the *Planning Act*.

**95. Replacement of Street Ad Locations (Trinity-Spadina – Ward 20)**



**Report 6, Clause 75**

**The Toronto and East York Community Council submits this matter to City Council without recommendation.**

Action taken by the Committee

**The Toronto and East York Community Council requested that the Director, Community Planning, South District to report directly to City Council, with appropriate recommendations to allow and permit the necessary approvals for replacing the old Street Ad, with the newly designed Street Ad, on the existing twenty-five (25) locations within Ward 20, Trinity-Spadina**

Motion (July 5, 2005) from Councillor Chow

WHEREAS there are twenty five (25) permitted Street Ad locations in Ward 20 Trinity-Spadina

WHEREAS, Pattison Outdoor would like to replace the current permitted twenty-five (25) Street Ad locations, with a similar Street ad on the same foot print, having the same height and width as the current Street Ad, and as currently permitted by the Former City of Toronto Municipal Code, and

WHEREAS, such replacement of the current existing and permitted Street Ad with a newly designed Street Ad is not permitted by the Municipal Code, by virtue that should a older worn down Street Ad be removed, the current Municipal Sign Code in the Former City of Toronto would not permit the replacement, but would treat the location as a new location and would be the subject of a sign variance, and

WHEREAS, such replacement of the newly designed Street Ad will be of a newer design and look, such Street Ad will blend it well with the City's new Transit Shelters, as well as the City's new Information Columns ,

NOW THEREFORE BE IT RESOLVED THAT this matter be submitted to Council without recommendation and the Director of Urban Development Services report directly to Council of July 19, 20 and 21 with appropriate recommendations to allow and permit the necessary approvals for the replacing of the old Street Ad, with the newly designed Street Ad on the existing twenty-five (25) locations within Ward 20, referred to as Trinity-Spadina.

**96. 245 Queen's Quay West – Application for New Liquor Licence**

**Report 6, Clause 76**

**The Toronto and East York Community Council recommends to City Council that:**

- (1) the City Clerk be authorized to advise the Alcohol and Gaming Commission of the City of Toronto's opposition to any new applications for a liquor sales licence, caterer's endorsement or special occasion permit for the premises located at 245 Queens Quay West, Toronto without the attachment of conditions to such liquor sales licence which may address or significantly reduce the concerns raised in Councillor Chow's motion and request that a copy of this resolution be submitted to the Alcohol and Gaming Commission;
- (2) the Alcohol and Gaming Commission be requested to provide the City with an opportunity to participate in any proceedings involving these premises to oppose the issuance of a new liquor sales licence unless there are conditions attached which may address the concerns raised in Councillor Chow's motion, and authorize the City Solicitor and appropriate staff to participate in any proceedings, including mediations conducted by the Alcohol and Gaming Commission which relates to 245 Queens Quay West; and
- (3) request the Executive Director, Municipal Licensing and Standards to address the concerns raised in Councillor Chow's motion regarding application number A594890 before the Toronto Licensing Tribunal.

Motion (July 5, 2005) from Councillor Chow requesting that the Executive Director of Municipal Licensing and Standards address the concerns raised regarding the application for a new liquor licence at 245 Queen's Quay West.

**97. Moratorium on Driveway Widening in Ward 30 (Toronto Danforth, Ward 30)**

**Report 6, Other Items Clause 78(u)**

Action taken by the Committee

**The Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District to the report to the Toronto and East York Community Council on a moratorium on driveway widenings in Ward 30, Toronto Danforth.**

Communication (July 5, 2005) from Councillor Fletcher, advising that new applications for front yard parking are banned in Ward 30, that she would like to facilitate parking in this area by initiating a moratorium on driveway widening in order to preserve valuable parking spaces, and requesting that Transportation Services be requested to report back on a moratorium on driveway widening in Ward 30.

**98. Section 37, OMB Hearing, 800 Lansdowne Avenue at Dupont Street – Subleasing of space to the South Asian Women's Centre (Davenport, Ward 18)**

**Report 6, Clause 77**

**The Toronto and East York Community Council recommends that City Council adopt the recommendations of Councillor Giambrone contained in his Motion (July 5, 2005).**

Motion (July 5, 2005) from Councillor Giambrone.

Recommendations:

It is recommended that:

- (1) authority be provided to the City to enter into a sublease to the South Asian Women's Centre (or another entity associated with or controlled by the South Asian Women's Centre to the satisfaction of the City Solicitor and the Director of Real Estate Services) of the premises, being 1,889 square feet in Building C of Phase II at 800 Lansdowne Avenue;
- (2) the sublease shall be in a form satisfactory to the City Solicitor and the Director of Real Estate Services for a period not to exceed 18 years (less one day) for nominal rent, with either party having a right to terminate the sublease upon 1 year prior notice;
- (3) the sublease will be net and carefree to the City and the subtenant shall pay all utilities, operating and maintenance expenses and all property taxes based on the assessment by MPAC or apportioned in a manner satisfactory to the Director of Real Services Services and the subtenant shall accept the premises on an as-is condition and not require the City to pay for or to complete any work to further prepare the premises for occupancy;
- (4) the appropriate City staff be directed to produce technical drawings of the desired build-out of the leased property in consultation with Ward Councillor and the South Asian Women's Centre in order to ensure that the City's standards and purposes are maintained in the construction; and
- (5) appropriate City staff be authorized and directed to take all actions necessary to give effect to these recommendations.