



**TORONTO AND EAST YORK COMMUNITY COUNCIL
AGENDA
MEETING 7**

Date of Meeting: September 19, 2005
Time: 9:30 a.m.
Location: Committee Room 1
City Hall
100 Queen Street West
Toronto, Ontario

Enquiry: Christine Archibald
Committee Administrator
416-392-7033
teycc@toronto.ca

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

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

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

10:00 a.m.: Items 1 – 4 and 6 – 12
(Item 5 – 3:00 p.m.)
11:00 a.m.: Items 13 - 25

2:00 p.m.: Items 26 - 32
3:00 p.m.: Items 33 – 34 and Item 5

1. 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)

(Deferred from July 5, 2005)

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* and determined that no further notice is required.

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.

1(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.

1(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.

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

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

2. Final Report – Application to Amend the Official Plan and Rezoning Applications – 65 – 85 and 150 East Liberty Street, 69, 80 and 90 Lynn Williams Street (Trinity-Spadina, Ward 19)

(Public Meeting under the *Planning Act*)

Report (August 19, 2005) from the Director, Community Planning, Toronto and East York 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.1;

- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No.2;
- (3) amend the Zoning By-law 438-86 for the City of Toronto, as amended by Zoning By-law No. 600-2005, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

3. Final Report – Application to Amend the Zoning By-law – 21 Widmer Street (Trinity-Spadina, Ward 20)

(Public Meeting under the *Planning Act*)

Report (August 24, 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. 7.;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure the following public benefits:
 - (i) the amount of \$245,000 payable to the City of Toronto, prior to the issuance of the first building permit, to be used for streetscape improvements to Widmer Street between King Street West and Adelaide Street West, beyond those that would typically be secured through Site Plan approval. Any excess funds following Widmer Street streetscape improvements are to be directed to improvements to Clarence Square Park;
 - (ii) the provision and maintenance of public art works pursuant to a public programme, to be located on publicly accessible portions of the lot, of a

value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;

- (iii) the incorporation, in the construction of the building, of exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division. This shall include, as part of the Section 37 Agreement, 1:50 scale drawings for a portion of the podium along Widmer Street with building materials labelled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian; and
 - (iv) the introduction of measures to improve sound quality within residential units, as recommended by an acoustic consultant to be engaged by the applicant. Sound mitigation measures may include changing the thickness of glass sizes in double glazed window assemblies, increasing the solidity of the exterior walls on the lower floors, and/or refining podium setbacks. The sound mitigation measures shall be subject to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the project architect.
- (4) require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
 - (5) require the owner, at their expense, to provide and maintain an irrigation system for any proposed trees within the public road allowance, 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;
 - (6) require the owner to convey to the City at a nominal cost, prior to the issuance of an above-grade building permit, a minimum 1.48 metre wide strip of land abutting the west limit of the north-south public lane, to a minimum depth of 0.5 metres from the finished grade, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way in favour of the Grantor until such time as the said lands have been dedicated for public highway purposes;
 - (7) require the owner to submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to depositing in the Land Registry Office, a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City for lane widening purposes, the remainder of the site, and any appurtenant rights-of-way.

4. Final Report – Application to Amend the Official Plan and Zoning By-law – 77 Charles Street West (Toronto Centre-Rosedale, Ward 27)

(Public Meeting under the *Planning Act*)

Report (August 31, 2005) from the Director, Community Planning, Toronto and East York 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. 8;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (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) 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. 10;
- (5) before introducing the necessary Bills to City Council for enactment, authorize the appropriate City officials and require the owner to execute one or more agreements pursuant to Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - (a) a contribution of \$225,000 for on-site public art (indexed annually) implemented under the City's public art provisions and practises;
 - (b) provide a contribution of \$100,000 for area streetscape improvements (indexed annually), prior to the issuance of an above grade building permit for any development;
 - (c) exterior building materials on the north elevation of the development's podium and landscaping materials satisfactory to the Chief Planner and Executive Director, City Planning Division;

- (d) provisions requiring the owner:
 - (i) to pay for any improvements/upgrades to the municipal infrastructure should it be determined that improvements/upgrades are required to support the development, according to the submitted site servicing assessment as reviewed and accepted by the Executive Director, Technical Services Division;
 - (ii) to incorporate any measures into the building design should it be determined that measures are required to mitigate the impact of wind conditions, according to the pedestrian level windy study as reviewed and accepted by the Chief Planner and Executive Director, City Planning Division;
 - (iii) to pay for the cost of relocating the curb and all its associated work on Charles Street West along the frontage of the site, and restoration of the public boulevards to the satisfaction of the Executive Director, Technical Services Division;
 - (iv) to submit, prior to site plan approval, to the Executive Director, Technical Services Division, a certified cheque in the amount of \$2,796.29, payable to the Treasurer, City of Toronto, for City staff to upgrade two of the existing luminaires from 70W MH Acorn to 150W MH Acorn and install a new 150W MH Acorn luminaire on an existing pole on the public right-of-way of Charles Street West;
 - (v) to comply with, and pay for, the City's standard environmental site assessment and peer review process administered by the Technical Services Division; and
 - (vi) to install, at their expense, an irrigation system with automatic timer for all new street trees in the Charles Street West right-of-way adjacent to the site, to the satisfaction of the Executive Director, Technical Services Division, and ensure that the irrigation system is designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer including requirements to maintain in good order and operation; and
- (6) authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

5. Final Report – Rezoning Application and Residential Demolition Application – Part of 620 Dundas Street East (480, 508 and 540 Dundas Street East, 248 Sackville

Street, 41 Oak Street and 347 Parliament Street) and 41 Oak Street (Regent Park Redevelopment – Phase 1) (Toronto Centre-Rosedale, Ward 28)

(Public Meeting under the *Planning Act*)

AND

Removal of Private Trees – Regent Park (Toronto Centre-Rosedale, Ward 28)

Report (September 2, 2005) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) adopt the Regent Park Community Facilities Strategy attached to this report as Attachment No. 2;
- (2) adopt the Regent Park – Phase 1 – Development Context Plan, dated August 2005, that has been distributed to members of Toronto and East York Community Council and is on file with the City Clerk and the Chief Planner and Executive Director, City Planning, as an update to the Regent Park Urban Design Guidelines;
- (3) amend the Zoning By-law to remove the Holding symbol (“H”) from the lands in Phase 1 of the Regent Park redevelopment;
- (4) prior to the registration of the draft Plan of Subdivision for Phase 1 and pursuant to condition 70 of the May 31, 2005 conditions of Draft Plan of Subdivision Approval, require the applicant to enter into an agreement satisfactory to the City Solicitor to secure the following matters:
 - (a) the Owner’s obligations respecting the design, construction and maintenance of the new roads and municipal services, and the portion of existing Sackville Street associated with Phase 1;
 - (b) modifications that may be required to the existing portion of Sackville Street, as determined by the Executive Director, Technical Services, should Sackville Street, between Gerrard and Dundas Streets, be opened and utilized by the general public;
 - (c) a study of estimated trip generation for bicycle and pedestrian travel in Phase 1 and implications for design and construction of roadways;

- (d) construction of a childcare centre, suitable to meet licensing requirements and City specifications, at the expense of the City on Block 14 of the Draft Plan of Subdivision, should Children's Services confirm the need and availability of capital and operating funds;
 - (e) assessment of feasibility and, if appropriate, consequent implementation of capital improvements to the basketball court located north of Oak Street and west of River Street, in accordance with the Community Facilities Strategy;
- (5) request the Chief Executive Officer of the Toronto Community Housing Corporation to replace the community gardens currently existing at 540 Oak Street on an interim basis elsewhere on lands in Regent Park;
- (6) approve the application to demolish the subject residential buildings with the following conditions, notwithstanding that there is no building permit for a replacement building(s) on the site:
- (a) that a construction fence be erected in accordance with the provisions to the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - (b) that all debris and rubble be removed from the site immediately after demolition;
 - (c) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code 632-5 and 629-10, Paragraph B;
 - (d) that any holes on the property be back-filled with clean fill;
 - (e) that the Owner submit a Designated Substance Report, a Dust Control Plan and any other required information for the review and approval of the Medical Officer of Health, prior to the issuance of the demolition permit;
 - (f) that the Owner not commence demolition related activities in Phase I of the redevelopment if it will impact privately owned trees protected under Municipal Code, Chapter 813, Trees, Article III, unless the trees have been authorized for removal by City Council; or tree protection measures have been put in place in accordance with the City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees";
 - (g) that the Owner protect the privately owned trees, located in Phase I, inventoried as tree numbers and letters, 3, 7, 27, 90, 92, 93, 94, 95, E, F, G, I and L, on the Proposed Buildings and Surveyed Trees Phase I plan, prepared by Markson Borooah Architects and Envision - The Hough

Group, revised March 2, 2005, in accordance with the City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees";

- (h) that the Owner contact Urban Forestry Services to inspect the tree protection hoarding once it has been installed;
 - (i) that the Owner has submitted the Tenant Relocation and Assistance Implementation Plan as required by the Section 37 Agreement, and has received approval for it from the General Manager Shelter, Support and Housing Administration, or his or her designate;
 - (j) that the Owner has submitted a Construction Mitigation and Tenant Communication Strategy as required by the Section 37 Agreement, and has received approval for it from the General Manager Shelter, Support and Housing Administration, or his or her designate;
- (7) advise the Owner that:
- (a) Site Plan Approval for Phase 1 should not be granted until such time as registration of the draft Plan of Subdivision of Regent Park for Phase 1 has been completed.
 - (b) registration of the Plan of Subdivision of Regent Park for Phase 1 cannot occur until such time as the Owner has satisfied the applicable conditions of draft Plan of Subdivision Approval issued on May 31, 2005;
 - (c) the Owner will be required to make applications to the Executive Director, Technical Services for revised municipal numbering prior to filing an application for a building permit associated with Phase 1;
 - (d) comments and conditions relating to access, site circulation and layout, configuration of the parking and loading facilities, solid waste management, municipal servicing and grading environmental site assessments, and other technical matters will be provided in conjunction with the review of the site plan application for Phase 1;
 - (e) the Owner will be required to make applications to the General Manager, Transportation Services for permits to carry out any proposed works within the Dundas Street, Gerrard Street, and/or Parliament Street rights-of-way, or occupancy within their respective rights-of-way to carry out any other works;
 - (f) the Owner should contact Urban Forestry Services to inspect tree inspection hoarding once it has been installed;

- (g) that trees that are currently privately owned and are conveyed to the City through subdivision registration will become protected by Article II of Chapter 813 of the City of Toronto Municipal Code and such trees must be protected at all times in accordance with the Urban Forestry Division's "Tree Protection Policy and Specifications for Construction near Trees" and shall not be injured or destroyed unless approval has been granted; and
- (h) that prior to introduction of Bills to Council, TCHC is required to execute and register against the title of the lands one or more agreements pursuant to Section 37 of the *Planning Act* to secure facilities, services, and matters in accordance with Report 1, Clause 4 of Toronto and East York Community Council, as adopted by City Council on February 1, 2 and 3, 2005.

Re 5: Regent Park Phase 1 Development Context Plan (August 2005)

5(a). Report (August 16, 2005) from the General Manager, Parks, Forestry and Recreation

Recommendations:

It is recommended that:

- (1) the request for a permit for tree removal at Regent Park be approved conditional on:
 - (a) the trees not being removed until a "Permit to Remove Privately Owned Trees" has been issued by the General Manager of Parks, Forestry and Recreation upon receipt of site plan approval and the building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with the project warrant removal of the trees; and
 - (b) the owner planting replacement trees to the satisfaction of the General Manager of Parks, Forestry and Recreation;
- (2) Council authorize and direct the General Manager of Parks, Forestry and Recreation to exempt Toronto Community Housing Corporation from the proportion of the private tree by-law application fees in Regent Park equal to the proportion of gross floor area in the new development dedicated to non-profit housing and to defer payment of the fees until such time as the proportion of the development to be comprised of non-profit housing is determined; and
- (3) the appropriate City Officials be authorized to take the necessary action to give effect thereto.

6. Final Report – Application to Amend the Rezoning By-law – 30 Morrow Avenue (Toronto-Danforth, Ward 14)

(Public Meeting under the *Planning Act*)

Report (August 30, 2005) from the Director, Community Planning, South District.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 438-86, as amended, of the former City of Toronto for the 30 Morrow Avenue site substantially in accordance with the draft Zoning By-law Amendment (ZBA) attached as Attachment No. 7;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) 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 existing Official Plan designation in the in-force Official Plan for the former City of Toronto substantially in accordance with Attachment 8.
- (4) require the owner to submit to the Executive Director of Technical Services for review and acceptance, a municipal lighting assessment for the existing lighting on Morrow Avenue and a site servicing assessment before introducing the necessary Bills to City Council for enactment;
- (5) require the owner to submit to the Executive Director of Technical Services for review and acceptance, final approved drawings of the development to enable the preparation of building envelope plans before introducing the necessary Bills to City Council for enactment;
- (6) require the owner to fulfill the conditions identified by the Executive Director of Technical Services as noted in Appendix 6 of this report before introducing the necessary Bills to City Council for enactment; and,
- (7) require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* and to satisfy the conditions of Site Plan Approval before introducing the necessary Bills to City Council for enactment.

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

(Deferred from July 5, 2005)

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.
- 7(a).** Extract from Other Items Clause 78(c) of Report 6 of the Toronto and East York Community Council, which City Council had before it on July 19, 20, 21 and 26, 2005
- 7(b).** Communication (July 1, 2005) from Richard Pereira
- 7(c).** Communication (July 5, 2005) from Steven Norrie

8. Supplementary Report – Rezoning Application – 430 King Street West (Trinity-Spadina, Ward 19)

Report (August 15, 2005) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) Council support an additional two floors in the proposal for a 30-storey mixed use building at 430 King Street West provided the additional two floors are achieved within the height limit of 105.36m to the top of the roof inclusive of the mechanical penthouse;
- (2) Council instruct the City Solicitor and other staff as required to attend the Ontario Municipal Board hearing in support of this revised proposal; and
- (3) Council approve an amendment to the Section 37 contribution of an additional \$20,000 to be used for park and public realm improvements for a total of \$420,000.

9. Further Report – Official Plan Amendment and Rezoning – 590 Jarvis Street (Toronto Centre-Rosedale, Ward 27)

Report (September 1, 2005) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that the Director, Community Planning, Toronto and East York District, complete his review of the application and bring forward a Final Report, with appended by-laws, which would allow for a building on the property not exceeding 129 metres to the main roof line.

9(a). Communication (July 12, 2005) from the City Clerk, Toronto and East York Community Council

Action taken by Community Council:

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; and
- (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.

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

(Deferred from July 5, 2005)

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.

10(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.

11. Inclusion of Two Properties on the City of Toronto Inventory of Heritage Properties – Garrison Common North Area Study – 130 East Liberty Street and 107 Atlantic Avenue (Trinity-Spadina, Ward 19)

(Deferred from May 31, 2005)

Report (August 31, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council include the property at 107 Atlantic Avenue (Bradshaw and Company Factory) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

Note: The only property to be considered for inclusion in the report is 130 East Liberty Street.

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.
- 11(b).** Communication (May 31, 2005) from the City Clerk, Toronto and East York Community Council deferring consideration of 130 East Liberty Street (Liberty Storage Warehouse) to the next scheduled meeting
- 11(c).** Clause 13 of Report 6 of the Toronto and East York Community Council, titled "Inclusion of Three Properties on the City of Toronto Inventory of Heritage Properties – Garrison Common North Area Study – 107 Atlantic Avenue; 7 Fraser Avenue and 89 Niagara Street (Parkdale-High Park, Ward 14 and Trinity-Spadina, Ward 19)", which was amended and adopted by City Council on July 19, 20, 21 and 26, 2005.

12. Inclusion on the City of Toronto Inventory of Heritage Properties – 154 Shuter Street (Rosar Coach Street) (Toronto Centre-Rosedale, Ward 27)

(Deferred from May 31, 2005)

Report (March 3, 2005) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 154 Shuter Street (Rosar Coach House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

12(a). Communication (September 2, 2005) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 3, 2005) from the Commissioner of Economic Development, Culture and Tourism.

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

(Deferred from July 5, 2005)

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.

13(a). Extract from Other Items Clause 78(e) of Report 6 of the Toronto and East York Community Council, which City Council had before it on July 19, 20, 21 and 26, 2005

13(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.

13(c). Communication (July 4, 2005) from Stephen Diamond, McCarthy Tetrault

13(d). Communication (July 4, 2005) from James W. Harbell, Stikeman Elliot

14. Revised Report – Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement – 81 St. Nicholas Street (Toronto Centre-Rosedale, Ward 27)

Report (August 29, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) the alterations to the heritage building at 81 St. Nicholas Street 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 west elevation 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 any building permit, including permits for demolition, excavation and shoring:
 - (i) providing final plans satisfactory to the Manager, Heritage Preservation Services;
 - (ii) 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;
 - (iii) providing financial security in an amount and form satisfactory to the Chief Planner and Executive Director, to implement the Conservation and the Interpretation and Commemoration Plans;
- (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 81 St. Nicholas 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.

15. Inclusion on the City of Toronto Inventory of Heritage Properties – 2154 Dundas Street West (Parkdale-High Park, Ward 14)

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 2154 Dundas Street West (B. F. Harvey Company Factory) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

15(a). Communication (September 2, 2005) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (May 13, 2005) from the Director, Policy and Research, City Planning Division.

16. St. Lawrence Heritage Conservation District Study Area – (Toronto Centre-Rosedale, Ward 28)

Report (August 9, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment No. 1 of this report as the St. Lawrence Heritage Conservation District Study Area – Phase 1;
- (2) City Council authorize the acceptance of donations to be used to conduct the St. Lawrence Heritage Conservation District Study – Phase 1 until August 30, 2006, and that all donations received be held in a separate account designated for that purpose;
- (3) City Council authorize the reimbursement of the community group, if any, selected to conduct the study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning;
- (4) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

16(a). Communication (September 2, 2005) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, subject to expanding the area of the Study, shown in Attachment 1 of the report, to include St. James Park.

17. Riverdale Heritage Conservation District Study – Phase 1 (Toronto-Danforth, Ward 30)

Report (August 8, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council identify the area shown in Attachment No. 1 of this report as the Riverdale Heritage Conservation District Study Area – Phase 1;
- (2) City Council authorize the acceptance of donations to be used to conduct the Riverdale Heritage Conservation District Study – Phase 1 until August 30, 2006, and that all donations received be held in a separate account designated for that purpose;
- (3) City Council authorize the reimbursement of the community group selected to conduct the study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning;
- (4) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 17(a).** Communication (September 2, 2005) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (August 8, 2005) from the Director, Policy and Research, City Planning Division

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

(Deferred from July 5, 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.

19. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 25 Bishop Tutu Boulevard (Trinity-Spadina, Ward 20)

Report (August 19, 2005) from the Director, Community Planning, Toronto and East York District

Recommendation:

It is recommended that the request for variances be refused to permit a third party fascia sign on the property known as 25 Bishop Tutu Boulevard.

20. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 18 Davenport Road (Toronto Centre-Rosedale, Ward 27)

Report (August 26, 2005) from the Director, Community Planning, Toronto and East York District

Recommendation:

It is recommended that the request for variances to permit an illuminated fascia sign, for third party advertising purposes, on the west elevation of the 16-storey building at 18 Davenport Road, be refused.

21. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1 Richmond Street West (Toronto Centre-Rosedale, Ward 28)

Report (August 18, 2005) from the Director, Community Planning, South District

Recommendation:

It is recommended that the request for variances be refused to permit a non-illuminated fascia sign, for third party advertising purposes, on the south elevation of the building at 1 Richmond Street West for the reasons outlined in this report.

22. Proposed Bicycle Lanes - Dundas Street West, from Sorauren Avenue to College Street, and on College Street, from Dundas Street West to Lansdowne Avenue (Parkdale-High Park, Ward 14; Davenport, Ward 18)

Report (September 1, 2005) from the Acting Director, Transportation Infrastructure Management.

Recommendations:

It is recommended that:

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

23. Request for an Exemption from Chapter 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking - 199 Pearson Avenue (Parkdale-High Park, Ward 14)

Report (August 29, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for front yard parking at 199 Pearson Avenue;
- OR
- (2) City Council approve the application for front yard parking at 199 Pearson Avenue, as shown on Appendix 'A', subject to:
 - (a) the area not exceeding 2.6m by 5.9 m in dimension;
 - (b) the parking area being paved with semi-permeable paving materials, i.e., 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 400, Traffic and Parking.

24. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking - 179 Indian Grove (Parkdale-High Park, Ward 14)

Report (August 29, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for front yard parking at 179 Indian Grove;

OR
- (2) City Council approve the application for front yard parking at 179 Indian Grove, as shown on Appendix 'A', subject to:
 - (a) the parking area not exceeding 2.6 m by 5.0 m in dimension;
 - (b) the parking area being paved with semi-permeable paving materials, 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 400, Traffic and Parking.

25. Request for an Exemption from Chapter 313 of the Former City of Toronto Municipal Code to Permit Residential Boulevard Parking on the Maple Grove Avenue Flank of 38 Brock Avenue (Parkdale-High Park, Ward 14)

Report (August 31, 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 residential boulevard parking on the Maple Grove Avenue flank of 38 Brock Avenue;

OR

- (2) City Council approve the application for residential boulevard parking on the Maple Grove Avenue flank of 38 Brock Avenue, as shown on Appendix 'A', subject to:
 - (a) the parking area not exceeding 2.6 m by 4.73 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 313, Street and Sidewalks.

26. Request from an Exemption from Chapter 313 of the former City of Toronto Municipal Code to Permit Residential Boulevard Parking on the Lisgar Street Flank of 16 Afton Avenue (Davenport, Ward 18)

Report (August 29, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for residential boulevard parking on the Lisgar Street flank of 16 Afton Avenue;

OR

- (2) City Council approve the application for residential boulevard parking on the Lisgar Street flank of 16 Afton Avenue, as shown on Appendix 'A', subject to:
 - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks.

27. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for a Second Vehicle at 83 Hillsdale Avenue West (St. Paul's, Ward 22)

Report (August 29, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for driveway widening for a second vehicle at 83 Hillside Avenue West;

OR

- (2) City Council approve the application for driveway widening for a second vehicle at 83 Hillside Avenue West, as shown on Appendix 'A', subject to:
 - (a) the parking area for the second space not exceeding 2.4 m by 5.0 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.

28. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal code to Permit Driveway Widening for a Second Vehicle at 710 Hillside Avenue East (St. Paul's, Ward 22)

Report (August 29, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for driveway widening for a second vehicle at 710 Hillside Avenue East;

OR

- (2) City Council approve the application for driveway widening for a second vehicle at 710 Hillside Avenue East, as shown on Appendix 'A', subject to:
 - (a) the parking area for each space not exceeding 2.0 m by 5.5 m in dimension;

- (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the 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.

29. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking for Two Vehicles at 88 Farnham Avenue (St. Paul's, Ward 22)

Report (August 29, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for front yard parking for two vehicles at 88 Farnham Avenue;
- OR
- (2) City Council approve the application for front yard parking for two vehicles at 88 Farnham Avenue, as shown on Appendix 'A', subject to:
 - (a) the parking areas not exceeding 2.6 m by 5.9 m in dimension;
 - (b) the applicant disconnect the downspout located at the front of the property in accordance with the requirements of the Downspout Disconnection Program; at the owner's expense; 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. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Angled Driveway Widening at 74 Waverley Road (Beaches-East York, Ward 32)

Report (August 29, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that:

- (1) City Council deny the application for angled driveway widening at 74 Waverley Road;

OR

- (2) City Council approve the application for angled driveway widening at 74 Waverley Road, as shown on Appendix 'A', subject to:
 - (a) the parking area not exceeding 2.0 m by 4.39 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licenses.

31. Residential Demolition Application, 200, 202, 204 and 206 Moore Avenue (Toronto Centre-Rosedale, Ward 27)

Report (August 16, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

City Council approve the application to demolish the residential apartment buildings at 200, 202, 204 and 206 Moore Avenue with the following conditions:

- (1) that the applicant submit a Dust Control Plan and any other required information for the review and approval of the Chief Building Official in consultation with the Medical Officer of Health, prior to the issuance of the demolition permit;
- (2) that the applicant obtain a permit from Urban Forestry Services to injure and destroy trees on private property that qualify for protection under City of Toronto Municipal Code, Chapter 813, Trees, Article III, prior to the issuance of the demolition permit;
- (3) that all debris and rubble be removed from the site immediately after demolition;

- (4) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Deputy Chief Building Official;
- (5) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code 632-5 and 629-10, Paragraph B;
- (6) that any holes on the property be back-filled with clean fill;
- (7) that the owner construct and substantially complete the new buildings authorized by Building Permit Application Nos. 05 163964 and 05 163969 BLD 00 NB not later than three years and 6 months from the day demolition of the existing buildings at 200, 202, 204 and 206 Moore Avenue is commenced;
- (8) that, on failure to complete the new buildings within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of \$20,000 for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued; and
- (9) that the owner of the land provide a cash payment to the City in the amount of \$310,709 in lieu of replacing the 12 rental units to be demolished prior to a demolition permit being issued.

32. Request for Fence Exemption – 235 Warren Road (St. Paul's, Ward 22)

Report (September 1, 2005) from the Acting Manager, Toronto and East York District, Municipal Licensing and Standards

Recommendation:

It is recommended that the existing brick fence at the subject property not be approved and the exemption not be granted as the fence does not meet the criteria of the Toronto Municipal Code.

33. Boulevard Café – Thai Hua – 240 Queen Street West (Trinity-Spadina, Ward 20)

Report (August 25, 2005) from the Manager, Municipal Licensing and Standards

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at 240 Queen Street West be denied as objection letters were received in response to the posted fourteen-day public notice; or
- (2) the application for a boulevard café licence be granted for the proposed location.

34. Removal of One Privately Owned Tree – 219 Hillsdale Avenue East (St. Paul’s, Ward 22)

Report (August 17, 2005) from the General Manager, Parks, Forestry and Recreation

Recommendations:

It is recommended that:

- (1) the request for a permit to remove one privately owned black walnut tree at 219 Hillsdale Avenue East be denied; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

35. Removal of One Privately Owned Tree – 43 Price Street (Toronto Centre-Rosedale, Ward 27)

Report (August 19, 2005) from the General Manager, Parks, Forestry and Recreation

Recommendations:

It is recommended that:

- (1) the request for a permit to remove one 63 cm diameter American elm tree that is located on the mutual property line between 33 and 43 Price Street be denied; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

36. Preliminary Report - Application to amend the Official Plan and Zoning By-law – 29-51 Florence Street (Davenport, Ward 18)

Report (August 18, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

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

37. Preliminary Report - Application to amend the Official Plan and Zoning By-law – 751-775 King Street West (Trinity-Spadina, Ward 19)

Report (August 31, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

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

38. Preliminary Report - Application to amend the Official Plan and Zoning By-law – 180-188 University Avenue and 192-194 Adelaide Street West (Trinity-Spadina, Ward 20)

Report (August 10, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

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

39. Preliminary Report - Application to amend the Official Plan and for Draft Plan of Condominium - 317-319 Lonsdale Road (St. Paul's, Ward 22)

Report (August 8, 2005) from the Director, Community Planning, Toronto and East York 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 owner of the subject building, 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.

40. Preliminary Report – Rezoning Application – 449 Logan Avenue (Toronto-Danforth, Ward 30)

Report (August 22, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

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

41. Preliminary Report – Official Plan Amendment and Rezoning Application - 793/797 O'Connor Drive and 2701-2703 St. Clair Avenue East (Beaches-East York, Ward 31)

Report (September 6, 2005) from the Director, Community Planning, Toronto and East York 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 individuals and groups who have expressed an interest in this application and to landowners and residents within 120 metres of the site;
- (3) further community consultation be co-ordinated through the Council approved O'Connor Drive "Avenue" Study; and,
- (4) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

42. Further Report - Application to amend the Official Plan and Zoning By-law – 48 Abell Street (Davenport, Ward 18)

Report (September 1, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

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

43. Information Report – 508 Eastern Avenue (Toronto-Danforth, Ward 30)

Report (August 26, 2005) from the Director, Community Planning, Toronto and East York District in responding to a direction from Council to provide further information on the following; the shadow impact of the proposal, the sale of the property and the history of the site as it relates to “The Toolbox”.

Recommendations:

It is recommended that City Council receive this report for information purposes.

44. Request for approval of a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1200 Dundas Street West (Trinity-Spadina, Ward 19)

Report (July 25, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for a variance to maintain, for identification purposes, an illuminated fascia sign on the front elevation of the building at 1200 Dundas Street West be

approved with a condition to limit the hours of illumination of the sign to business hours with an automated timing device; and

- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

45. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1100 King Street West (Trinity-Spadina, Ward 19)

Report (August 23, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for variances be **approved** to maintain, for identification purposes, six temporary non-illuminated ground signs on the south frontage of the property at 1100 King Street West for a period of one year from the date of approval; 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 variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 620 Fleet Street (Trinity-Spadina, Ward 19)

Report (August 19, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for variances be **approved** to permit 3 non-illuminated fascia signs on the condition that the signs be permitted for one year; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

47. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 2 Strachan Avenue (Trinity-Spadina, Ward 19)

Report (August 25, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for the variance be **approved** to permit an illuminated double face GO Transit ground sign for identification purposes at 2 Strachan Avenue; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

48. Request for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 266-270 King Street West (Trinity-Spadina, Ward 20)

Report (August 22, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

- (1) the request for variance be **approved** to permit for advertising purposes, 2 illuminated fascia signs for The King West Club located at 266-270 King Street West, subject to the condition that a third party illegal sign on the Duncan Street frontage be removed; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit from the Chief Building Official.

49. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 383 Spadina Road (St. Paul's, Ward 22)

Report (August 9, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the requested variance to maintain, for identification purposes, an illuminated awning sign on the front elevation and to permit an illuminated sign on the south elevation of the building at 383 Spadina Road be **approved** with a condition to limit the hours of illumination of the signs to business hours with an automated timing device; and

- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

50. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 111 Queen’s Park (Toronto Centre-Rosedale, Ward 27)

Report (August 17, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for variances be **approved** to permit, 4 pole banners on the west side of the property at 111 Queens Park; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permit from the Chief Building Official.

51. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 2 Carlton Street (Toronto Centre-Rosedale, Ward 27)

Report (August 26, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for variances to permit, for identification purposes, an illuminated fascia sign on the north elevation of the building at 2 Carlton Street be **approved** conditional upon one of the following:
 - (i) the proposed sign being located adjacent to and east of an existing “967-1111” sign located at the first floor level of the building; or
 - (ii) the owner removing the existing non-conforming “Shoppers Drug Mart” and “CAA” fascia signs located above at the third and fourth floor level on the north wall of the building prior to issuance of the sign permit; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

52. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 720 Bay Street (Toronto Centre-Rosedale, Ward 27)

Report (August 25, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for the minor variances be **approved** to permit, for identification purposes, one illuminated fascia sign on the front elevation and one on the rear elevation of the building at 720 Bay 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.

53. Request for approval of minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 227 Gerrard Street East (Toronto Centre-Rosedale, Ward 28)

Report (July 20, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the requested variance be **approved** to permit, for identification purposes, an illuminated ground sign at 227 Gerrard Street East with a condition to limit the hours of illumination of the sign to business hours by means of an automated timing device; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

54. Request for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 214 King Street East (Toronto Centre-Rosedale, Ward 28)

Report (July 27, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for a minor variance be **approved** to permit, for identification purposes, four projecting banner signs on the east elevation of the building at 214 King Street East; and
- (2) the applicant be advised that upon approval of this application, of the requirement to obtain the necessary permits from the Chief Building Official.

55. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 95 King Street East (Toronto Centre – Rosedale, Ward 28)

Report (August 26, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for variance be **approved** to permit a vinyl fascia sign on the east façade of the building at 95 King Street East, erected above the 2nd storey of the building; and
- (2) the applicant be advised, upon approval of variances(s), of the requirement to obtain the necessary sign permit(s) from the Chief Building Official.

56. Request for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1068-1070 Pape Avenue (Toronto-Danforth, Ward 29)

Report (July 13, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the requested variances be **approved** to maintain, for identification purposes, two existing illuminated fascia signs located on the front elevation of the building at 1068-1070 Pape Avenue with a condition to limit the hours of illumination of the signs to business hours by means of an automated timing device; and

- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

57. Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1195-1201 Queen Street East (Toronto-Danforth, Ward 30)

Report (August 10, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for a variance be **approved** to permit, for identification purposes, a non-illuminated awning sign at 1195-1201 Queen Street East; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permit from the Chief Building Official.

58. Wellington Street Revitalization – Wellington Place Neighbourhood Association (Trinity-Spadina, Ward 20)

Report (August 24, 2005) from the Director, Community Planning, Toronto and East York Division responding to Report 6, Clause 78(s) of the Toronto and East York Community Council meeting of July 5, 2005.

Recommendations:

It is recommended that this report be received for information.

- 58(a).** Extract from Other Items Clause 78(s) of Report 6 of the Toronto and East York Community Council, which City Council had before it on July 19, 20, 21 and 26, 2005

59. Request to place one planter box on the north side of Northumberland Street, east of Westmoreland Avenue, and introduce a partial one-way operation - Northumberland Street (Davenport, Ward 18)

Report (August 18, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) Northumberland Street from Westmoreland Avenue to a point 34.7 metres east thereof be designated “one-way” eastbound;
- (2) coincident with Recommendation No 1, that a bylaw be prepared to alter the north side of Northumberland Street from a point approximately 34.7 metres east of Westmoreland Avenue, as depicted below:

“The narrowing of NORTHUMBERLAND STREET on the north side from a point 24.7 metres east of Westmoreland Avenue to a point ten metres further east thereof, from a width of 6.4 metres to a width of 4.1 metres by the placement of a planter box/precast modular island, generally as shown in the attached print of Drawing No. 421F- 7922, dated June, 2005”;

- (3) the existing “one hour 8:00 a.m. to 6:00 p.m., daily” maximum parking limit on the south side of Northumberland Street between Dovercourt Road and Westmoreland Avenue be amended to operate from Dovercourt Road and a point 39.0 metres west thereof;
- (4) a “one hour 8:00 a.m. to 6:00 p.m., daily” maximum parking limit be enacted on the north side of Northumberland Street from Westmoreland Avenue and a point 33.5 metres east thereof;
- (5) the existing “No Parking 12:01 a.m. to 7:00 a.m., daily except by permit” bylaw on the south side of Northumberland Street between Dovercourt Road and Westmoreland Avenue be amended to operate from Dovercourt Road and a point 39.0 metres west thereof;
- (6) a “No Parking 12:01 a.m. to 7:00 a.m., daily except by permit” bylaw be enacted on the north side of Northumberland Street from Westmoreland Avenue to a point 33.5 metres further east thereof;
- (7) a “No Parking Anytime” bylaw be enacted on the south side of Northumberland Street from Westmoreland Avenue to a point 52.7 metres further east thereof;
- (8) the existing disabled person’s parking space located on the “south side of Northumberland Street from a point 28.5 metres east of Westmoreland Avenue and a point 5.5 metres further east thereof” be amended to operate on the “north side of Northumberland Street from a point 28.0 metres east of Westmoreland Avenue and a point 5.5 metres further east thereof”; and
- (9) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

60. Request to introduce a “Student pick-up and drop-off area”, east side of Sunnyside Avenue fronting Howard Park Public School (Parkdale-High Park, Ward 14)

Report (August 18, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing “No Parking from 8:30 a.m. to 5:00 p.m. Monday to Friday” regulation on the east side of Sunnyside Avenue between Marmaduke Street and Howard Park Avenue be amended to operate from a point 24.7 metres north of Marmaduke Street to a point 78.4 metres further north thereof from 9:30 a.m. to 11:30 a.m., 1:30 p.m. to 3:00 p.m., and 4:00 p.m. to 5:00 p.m., Monday to Friday;
- (2) the existing “School Bus Loading Zone” on the east side of Sunnyside Avenue from Marmaduke Street to a point 58 metres further north thereof, be amended to operate from a point 9 metres north of Marmaduke Street to a point 15.7 metres further north thereof;
- (3) parking be allowed for a maximum period of fifteen minutes on the east side of Sunnyside Avenue from a point 24.7 metres north of Marmaduke Street to a point 78.4 metres further north thereof from 8:30 a.m. to 9:30 a.m., 11:30a.m. to 1:30 p.m., and 3:00 p.m. to 4:00 p.m., Monday to Friday; 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.

61. Removal of the pick-up and drop-off zone for disabled persons - 77 Winchester Street (Toronto Centre-Rosedale, Ward 28)

Report (August 5, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the on-street loading zone for disabled persons on the south side of Winchester Street from a point 26.0 metres east of Metcalfe Street to a point 6.5 metres further east be rescinded; and

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

62. Relaxation of the No Stopping Anytime Regulation - Wood Street, south side, between Church Street and Yonge Street (Toronto Centre-Rosedale, Ward 27)

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

Recommendations:

It is recommended that:

- (1) the “No Stopping Anytime” regulation on the south side of Wood Street, from Yonge Street to Church Street, be rescinded;
- (2) a “No Standing Anytime” regulation be implemented on the south side of Wood Street, from Yonge Street to Church Street; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

63. Speed Hump Poll Results - Arlington Avenue, Winona Drive and Wychwood Avenue (St. Paul's, Ward 21 and Davenport, Ward 17)

Report (August 30, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) for Arlington Avenue:
 - (a) a draft by-law be prepared for the alteration of the roadway on Arlington Avenue between St. Clair Avenue West and Tyrrel Avenue, for traffic calming purposes as described below:

“The construction of five speed humps on Arlington Avenue between St. Clair Avenue West and Tyrrel Avenue, generally as shown on the attached print of Drawing No. 421F-7747, dated January 2005”;

- (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Arlington Avenue between St. Clair Avenue West and Tyrrel Avenue, be reduced to 30 km/h, coincident with the installation of speed humps; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

64. Speed Hump Poll Results - Hallam Street, between Dufferin Street and Dovercourt Road (Davenport, Ward 18)

Report (August 18, 2005) from the Director, Transportation Services Toronto and East York District reporting, as requested by Councillor Adam Giambrone, on the results of a poll of residents on Hallam Street, between Dufferin Street and Dovercourt Road, to determine community support for the implementation of speed humps.

Recommendations:

It is recommended that this report be received for information.

65. Speed Hump Poll Results - Kilbarry Road, between Spadina Road and Dunloe Road (St. Paul's, Ward 22)

Report (August 3, 2005) from the Director, Transportation Services Toronto and East York District reporting, as requested, by Councillor Michael Walker, on the results of a poll of residents on Kilbarry Road, between Spadina Road and Dunloe Road, to determine community support for the implementation of speed humps.

Recommendations:

It is recommended that this report be received for information.

66. Installation of an additional Speed Bump - North/south public lane, north of St. Clair Avenue West, between Raglan Avenue and Bathurst Street (St. Paul's, Ward 21)

Report (August 26, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) one additional speed bump and associated signage be installed in north-south public lane north of St. Clair Avenue West (at the rear of No. 35 Raglan Avenue), between Raglan Avenue and Bathurst Street of the type and design noted at locations shown on Drawing No. 421F-8023, dated August 2005;
- (2) that By-law No. 840-2003 be amended by deleting reference to Drawing No. 421F-7046, dated July 2003, and replacing it with Drawing No. 421F-8023, dated August 2005; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

67. Installation of Speed Humps - Booth Avenue, between Queen Street East and Eastern Avenue (Toronto-Danforth, Ward 30)

Report (August 26, 2005) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install speed humps on Booth Avenue, between Queen Street East and Eastern Avenue.

Recommendations:

It is recommended that this report be received for information.

68. Installation of Speed Humps - Bain Avenue, between Broadview Avenue and Ingham Avenue (Toronto-Danforth, Ward 30)

Report (August 26, 2005) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install speed humps on Bain Avenue, between Broadview Avenue and Ingham Avenue.

Recommendations:

It is recommended that this report be received for information.

69. Installation of Speed Humps - Pape Avenue, between Dundas Street East and Gerrard Street East (Toronto-Danforth, Ward 30)

Report (August 26, 2005) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install speed humps on Pape Avenue, between Dundas Street East and Gerrard Street East.

Recommendations:

It is recommended that this report be received for information.

70. Installation of Speed Humps - Lewis Street, between Queen Street East and Eastern Avenue (Toronto-Danforth, Ward 30)

Report (August 26, 2005) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install speed humps on Lewis Avenue, between Queen Street East and Eastern Avenue.

Recommendations:

It is recommended that this report be received for information.

71. Installation of Speed Humps - Doris Drive, between Denvale Road and St. Clair Avenue East; and Denvale Road, between Northdale Boulevard and St. Clair Avenue East (Beaches-East York, Ward 31)

Report (August 26, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Doris Drive, between Denvale Road and St. Clair Avenue East and Denvale Road, between Northdale Boulevard and St. Clair Avenue East, to determine resident support for the proposed speed hump plans, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Service, Emergency Medical Service and Toronto Police Service;
- (2) subject to favourable results of the poll;
 - (i) by-laws be prepared for the alteration of sections of the roadways on Doris Drive, between Denvale Road and St. Clair Avenue East and Denvale Road, between Northdale Boulevard and St. Clair Avenue East, for traffic

calming purposes generally as shown on the attached prints of Drawing Nos. 421F-8005, 421F-8006 and 421F-8007, dated August 2005, and circulated to residents through the polling process;

- (ii) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (iii) the speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Doris Drive, between Denvale Road and St. Clair Avenue East and Denvale Road, between Northdale Boulevard and St. Clair Avenue East, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

72. Installation of Speed Humps - Waverley Road, between Kingston Road and Norway Avenue (Beaches-East York, Ward 32)

Report (August 22, 2005) from the Director, Transportation Services, Toronto and East York District outlining the findings of an investigation to install speed humps on Waverley Road, between Kingston Road and Norway Avenue.

Recommendations:

It is recommended that this report be received for information.

73. Prohibition of Heavy Vehicles - Sterling Road (Davenport, Ward 18)

Report (August 25, 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 Sterling Road, between Perth Avenue and Bloor Street West; 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.

74. Surplus Land Declaration and Proposed Closing of the Southerly Extension of the Public Lane - rear of 240 and 252 McCaul Street and 65 Henry Street (Trinity-Spadina, Ward 20)

Report (August 2, 2005) from the Acting General Manager of Transportation Services and Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) subject to compliance with the requirements of the Municipal Act, 2001, and subject to City Council approving the sale of the Lane, the Lane be permanently closed as a public lane;
- (2) subject to City Council approving the sale of the Lane, notice be given to the public of a proposed by-law to permanently close the Lane, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the Toronto and East York Community Council hear any member of the public who wishes to speak to this matter;
- (3) the Lane be declared surplus to the City's requirements, and all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken;
- (4) the Chief Corporate Officer be authorized to invite an offer to purchase from the owner of 240 and 252 McCaul Street and 65 Henry Street; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any bills necessary to give effect thereto.

75. Proposed amendments to the westbound right-turn prohibition - Yonge Street and St. Clair Avenue (St. Paul's, Ward 22)

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

Recommendations:

It is recommended that:

- (1) the existing westbound right-turn prohibition, from St. Clair Avenue to Yonge Street, in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, and from 4:00

p.m. to 6:00 p.m., Monday to Saturday, be amended to be in effect from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday; and

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

76. Amendment to the Westbound Right Turn Prohibition - Bloor Street East and St. Paul's Square (Toronto Centre-Rosedale, Ward 27)

Report (August 25, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

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

76(a). Clause 78, Report 7 of the Toronto and East York Community Council headed "Amendment to Turn Prohibition - Bloor Street East and St. Paul's Square (Toronto Centre-Rosedale, Ward 28)", which City Council adopted without amendment on September 28, 29, 30 and October 1, 2004

77. Establishment of a construction staging area – Sussex Mews, at the rear of 732 to 742 Spadina Avenue (Trinity-Spadina, Ward 20)

Report (August 30, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a twenty-storey building at a site municipally known as Premises No. 732 to 742 Spadina Avenue, the public lane known at Sussex Mews at the rear of Premises No. 732 to 742 Spadina Avenue, as shown on the attached print of Drawing No. 421F-8003, dated August 2005, be closed to traffic in order to establish a construction staging area from September 2005 to September 2007;
- (2) that upon completion the subject project, Sussex Mews return to its pre-construction traffic operation; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

78. Construction Staging Area - 150 Roehampton Avenue (St. Paul's, Ward 22)

Report (August 18, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a sixteen-storey building at a site municipally known as Premises No. 150 Roehampton Avenue, the curb lane and sidewalk on the north side of Roehampton Avenue, from a point 58.0 metres west of Redpath Avenue to a point 32.0 metres further west, as shown on the attached print of Drawing No. 421F-7937, dated June 2005, be closed to traffic in order to establish a construction staging area to operate from September 1, 2005 to December 31, 2006;
- (2) standing be prohibited at any time on the north side of Roehampton Avenue, from a point 44.0 metres west of Redpath Avenue to a point 70.0 metres further west;
- (3) standing be prohibited at any time on the south side of Roehampton Avenue from a point 30.5 metres west of Redpath Avenue to a point 108.0 metres further west;
- (4) the existing parking prohibition at any time on the north side of Roehampton Avenue from Yonge Street to Bayview Avenue be amended to operate from Yonge Street to a point 114.0 metres west of Redpath Avenue and from a point 44.0 metres west of Redpath Avenue to Bayview Avenue;
- (5) the existing parking prohibition from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the south side of Roehampton Avenue from a point 126 metres east of Yonge Street to a point 30.5 metres west of Redpath Avenue be amended to operate from

a point 126 metres east of Yonge Street to a point 138.5 metres west of Redpath Avenue:

- (6) upon completion of this project, Roehampton Avenue revert to its pre-construction traffic and parking operation; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

79. Construction Staging Area - 825 Bay Street - Temporary Road Occupation to Accommodate (Toronto Centre-Rosedale, Ward 27)

Report (August 23, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 34-storey and a 41-storey condominium at a site on the east side of Bay Street, between Grenville Street and Grosvenor Street, the sidewalk on the north side of Grenville Street between a point 5.0 metres east of Bay Street and a point 48.0 metres further east be closed to pedestrian traffic for a period of thirty-six months commencing October 12, 2005 and ending October 31, 2008;
- (2) the sidewalk on the south side of Grosvenor Street between a point 5.0 metres east of Bay Street and a point 48.0 metres further east be closed to pedestrian traffic for a period of thirty-six months commencing October 12, 2005 and ending October 31, 2008;
- (3) the public laneway between Grosvenor Street and a public laneway 43.0 metres south of Grosvenor Street, be closed to vehicular traffic for a period of ten months commencing February 12, 2006 and ending January 12, 2007;
- (4) the public laneway between Grenville Street and a public laneway 44.5 metres north of Grenville Street, be closed to vehicular traffic for a period of ten months commencing January 12, 2007 and ending November 12, 2007;
- (5) stopping be prohibited at all times on the north side of Grenville Street, from Bay Street to a point 52.0 metres east of Bay Street;
- (6) the existing parking machines regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday, on the north side of

Grenville Street, between Yonge Street and Bay Street, be amended to be in operation between Yonge Street and a point 52.0 metres east of Bay Street;

- (7) stopping be prohibited at all times on both sides of Grosvenor Street, from Bay Street to a point 60.0 metres east of Bay Street;
- (8) the existing parking machines regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday, on the north side of Grosvenor Street, from a point 70.1 metres west of Yonge Street to Bay Street, be amended to be in operation from a point 70.1 metres west of Yonge Street to a point 60.0 metres east of Bay Street;
- (9) the existing No Parking Anytime regulation on the south side of Grosvenor Street, between Bay Street and Yonge Street, be amended to be in effect from a point 60.0 metres east of Bay Street to Yonge Street;
- (10) upon completion of this project, Grenville Street and Grosvenor Street revert to their pre-construction traffic and parking regulations; and
- (11) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

80. Rescind northbound left-turn and through movement prohibitions - Bloor Street East and Huntley Street (Toronto Centre-Rosedale, Ward 27)

Report (July 26, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the northbound left-turn prohibition from Huntley Street to Bloor Street East be rescinded;
- (2) the compulsory turns from Huntley Street to Bloor Street East be rescinded; 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.

81. Maintenance of Granite Paving within the City Sidewalk – Fronting 160 College Street (Trinity-Spadina, Ward 20)

Report (August 31, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of the granite paving encroaching within the public right of way fronting 160 College Street, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the lifetime of the Agreement 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 encroachment at his 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 granite paving beyond what is allowed under the terms of the Agreement;
 - (c) limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building, whichever is the lesser;
 - (d) 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 approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare and execute and arrange to register the Encroachment Agreement on title of the property.

82. Use of the Intercontinental Hotel's Service Easement Access – 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West and 1 Bedford Road (Trinity-Spadina, Ward 20)

Communication (August 2, 2005) from the Toronto and East York Community Council outlining the recommendations in Clause 8 of Report 6 of the Toronto and East York Community Council, headed "Settlement Report – Official Plan Amendment and Rezoning Application – 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West and 1 Bedford Road 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)".

83. Removal of Thursday Parking Prohibition - St. Clarens Avenue, between College Street and Bloor Street West (Davenport, Ward 18)

Report (September 2, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the alternative side, parking prohibition each Thursday, from April 1st to November 30th, 2005, on St. Clarens Avenue, between College Street and Bloor Street West be rescinded;
- (2) By-law No. 738-2005, which designated on-street disabled persons parking spaces to operate on an alternate side basis on each Thursday, from April 1st to November 30th, 2005, be rescinded; 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.

84. Prohibition of Parking - Donlands Avenue, west side, from Westwood Avenue to a point 24 metres north thereof (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) parking be prohibited at all times on the west side of Donlands Avenue, from Westwood Avenue to a point 24 metres north thereof; and

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

85. Proposed closing to vehicular and pedestrian traffic of a portion of the public lane known as Glenholme Place - 185 Gerrard Street East, flanking 117 Pembroke Street (Toronto Centre-Rosedale, Ward 27)

Report (July 18, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) subject to compliance with the requirements of the Municipal Act, 2001, the 0.3 metre wide strip of land within the public lane, shown as Part 1 on the attached Sketch No. PS-2005-060 (the "Lane"), be stopped-up and closed to vehicular and pedestrian traffic and a wood fence be erected to enforce the due observance thereof;
- (2) "No Exit" and "No Parking" signage be installed within the lane system at the appropriate locations to reflect the closing of the Lane;
- (3) the City Surveyor prepare the necessary Reference Plan of Survey, delineating thereon, the Lane;
- (4) notice be given to the public of the proposed by-law to stop-up and close the Lane, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and the Toronto and East York Community Council hear any member of the public who wishes to speak to this matter; and
- (5) the appropriate City Officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that might be required.

86. Installation of "Stop" Sign Control - Galbraith Avenue and Barron Road (Beaches-East York, Ward 31)

Report (August 22, 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 Barron Road at Galbraith Avenue; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of all necessary bills.

87. Reduction of the Speed Limit to 40 Kilometres Per Hour - Amsterdam Avenue, between O'Connor Drive and Victoria Park Avenue (Beaches-East York, Ward 31)

Report (August 11, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the maximum speed limit on Amsterdam Avenue, between O'Connor Drive and Victoria Park Avenue, be reduced from 50 kilometres per hour to 40 kilometres per hour; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto including the introduction in Council of any Bills that may be required

88. Extension of Overnight On-Street Permit Parking Hours - Grenadier Road, between Roncesvalles Avenue and Sunnyside Avenue (Parkdale-High Park, Ward 14)

Report (August 30, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Grenadier Road, between Roncesvalles Avenue and Sunnyside Avenue, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;
- (2) part "P" of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended

to incorporate Grenadier Road, between Roncesvalles Avenue and Sunnyside Avenue; and

- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

89. Introduction of Overnight On-Street Permit Parking - Rankin Crescent, between Paton Road and Wallace Avenue (Davenport, Ward 18)

Report (August 31, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) permit parking be introduced on Rankin Crescent, between Paton Road and Wallace Avenue, on alternate sides of the street as noted in Recommendation No. 4, below, on an area basis, within permit area 1A, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week;
- (2) part A of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Rankin Crescent, between Paton Road and Wallace Avenue;
- (3) the existing parking at anytime prohibition on the east side of Rankin Crescent, between Paton Road and Wallace Avenue be rescinded;
- (4) alternate side parking be implemented on Rankin Crescent, between Paton Road and Wallace Avenue as follows:
 - (i) parking be prohibited at anytime on the east side from April 1st to November 30th, from the first day of each month to the 15th day of each month, and from December 1st of one year to March 31st of the next following year, inclusive; and
 - (ii) parking be prohibited at anytime on the west side from April 1st to November 30th, from the 16th day of each month to the last day of each month, inclusive; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

90. Extension of Overnight On-Street Permit Parking Hours - Lakeview Avenue, between Harrison Street and Churchill Avenue (Trinity-Spadina, Ward 19)

Report (August 30, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Lakeview Avenue, between Harrison Street and Churchill Avenue, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;
- (2) part “P” of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Lakeview Avenue, between Harrison Street and Churchill Avenue; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

91. Extension to the Short-term Parking Hours of Operation at R. H. McGregor School - Sammon Avenue, north side, from Coxwell Avenue to Durant Avenue (Toronto-Danforth, Ward 29)

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

Recommendations:

It is recommended that:

- (1) the “15-minute maximum parking, 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:30 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday, except public holidays” regulation on the north side of Sammon Avenue from Coxwell Avenue to Durant Avenue be adjusted to apply from 8:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:30 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday, except public holidays;
- (2) the “No Parking, 9:00 a.m. to 11:30 a.m., 1:30 p.m. to 3:00 p.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays” regulation on the north side of Sammon Avenue from Coxwell Avenue to Durant Avenue be adjusted to apply from 9:00 a.m. to 11:00 a.m., 1:30 p.m. to 3:00 p.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays; 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.

92. Extension of Overnight On-Street Permit Parking Hours - Hamilton Street, between Dundas Street East and Gerrard Street East (Toronto-Danforth, Ward 30)

Report (August 30, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Hamilton Street, between Dundas Street East and Gerrard Street East, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;
- (2) part "P" of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Hamilton Street, between Dundas Street East and Gerrard Street East; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

93. Extension of Overnight On-Street Permit Parking Hours - Blackburn Street, between Gerrard Street East and Mountstephen Street (Toronto-Danforth, Ward 30)

Report (August 30, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Blackburn Street, between Gerrard Street East and Mountstephen Street, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;
- (2) part "P" of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended

to incorporate Blackburn Street, between Gerrard Street East and Mountstephen Street; and

- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

94. Extension of Overnight On-Street Permit Parking Hours - Mountstephen Street, between the Western end of Mountstephen Street and Broadview Avenue (Toronto-Danforth, Ward 30)

Report (August 30, 2005) from the Manager, Right of Way Management, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Mountstephen Street, between the western end of Mountstephen Street and Broadview Avenue, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;
- (2) part "P" of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Mountstephen Street, between the western end of Mountstephen Street and Broadview Avenue; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

95. Extension of Overnight On-Street Permit Parking Hours - Munro Street, between Dundas Street East and Gerrard Street East (Toronto-Danforth, Ward 30)

Report (August 30, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Munro Street, between Dundas Street East and Gerrard Street East, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week;

- (2) part "P" of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Munro Street, between Dundas Street East and Gerrard Street East; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

96. Introduction of Overnight On-Street Permit Parking - Skopje Gate, between Blair Street and O'Connor Drive and the Introduction of a New Permit Parking Area (Beaches-East York, Ward 31)

Report (August 31, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the City Clerk be directed to conduct a formal poll of the residents of Skopje Gate, between Blair Street and O'Connor Drive, to determine support for the implementation of overnight on-street permit parking;
- (2) the City Clerk report the results of the poll to the Toronto and East York Community Council; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

97. Introduction of Overnight On-Street Permit Parking - Eastern Branch of Blair Street, between Tucker Street and the East West Branch of Blair Street, and on the Western Branch of Blair Street, between Tucker Street and Northline Road and the Introduction of a New Permit Parking Area (Beaches-East York, Ward 31)

Report (August 31, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the City Clerk be directed to conduct a formal poll of the residents of the eastern branch of Blair Street, between Tucker Street and the east west branch of Blair Street and on the western branch of Blair Street, between Tucker Street and

Northline Road, to determine support for the implementation of overnight on-street permit parking;

- (2) the City Clerk report the results of the poll to the Toronto and East York Community Council; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

98. Provision of “Commercial Loading Zones” and on-street pay-and-display parking spaces - St. Patrick Street, from Dundas Street West to Queen Street West (Trinity-Spadina, Ward 20)

Report (August 31, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulations be rescinded on the east side of St. Patrick Street, from Dundas Street West to Queen Street West and on the west side of St. Patrick Street, from Queen Street West to a point 79.0 metres south of Dundas Street West;
- (2) a “No Standing Anytime” prohibition be implemented on the east side of St. Patrick Street, from a point 68.0 metres south of Dundas Street West to a point 30.5 metres north of Queen Street West;
- (3) “No Parking Anytime” prohibitions be implemented on the east side of St. Patrick Street, from Dundas Street West to a point 68.0 metres south and from Queen Street West to a point 30.5 metres north;
- (4) a “No Parking Anytime” prohibition be implemented on the west side of St. Patrick Street, from Queen Street West to a point 30.5 metres north;
- (5) the installation of “Commercial Loading Zones” be approved on the west side of St. Patrick Street, to operate at all times, as follows:
 - (a) from a point 109.0 metres south of Dundas Street West to a point approximately 12.0 metres further south;
 - (b) from a point 165.0 metres south of Dundas Street West to a point 36.0 metres further south;

- (c) from a point 216.0 metres south of Dundas Street West to a point 14.0 metres further south;
 - (d) from a point 262.0 metres south of Dundas Street West to a point 22.0 metres further south;
- (6) the Toronto Parking Authority be requested to install pay-and-display machines on the west side of St. Patrick Street:
- (a) from a point 79.0 metres south of Dundas Street West to a point 30.0 metres further south;
 - (b) from a point 121.0 metres south of Dundas Street West to a point 44.0 metres further south;
 - (c) from a point 201.0 metres south of Dundas Street West to a point 15.0 metres further south;
 - (d) from a point 230.0 metres south of Dundas Street West to a point 32.0 metres further south;
 - (e) from a point 284.0 metres south of Dundas Street West to a point 30.5 metres north of Queen Street West;
- to operate for a maximum period of two hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday, for a maximum period of three hours, from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and on Sundays, from 1:00 p.m. to 9:00 p.m., at a rate of \$2.00 per hour; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

99. Amendment to the current Parking Regulations – 20 Collier Street (Yonge Street and Church Street) (Toronto Centre-Rosedale, Ward 27)

Report (August 26, 2005) from the Director, Transportation Services South District.

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the north side of Collier Street between a point 67 metres east of Yonge Street and Church Street be rescinded;

- (2) a “No Standing Anytime” regulation be implemented on the north side of Collier Street between a point 67 metres east of Yonge Street and Church Street; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

100. Implementation of a one-hour maximum parking limit from 10:00 a.m. to 6:00 p.m., Monday to Friday - Ashby Place, east side, from King Street East to the north end of Ashby Place (Toronto Centre-Rosedale, Ward 28)

Report (August 24, 2005) from the Director, Transportation Services South District.

Recommendations:

- (1) parking be prohibited at all times on the east side of Ashby Place from King Street East to a point 17.0 metres north;
- (2) parking be allowed for a maximum period of one hour from 10:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Ashby Place from 17.0 metres north of King Street East to 38.5 metres further north; 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.

101. Amendment to Parking Controls – Coxwell Avenue, between Lake Shore Boulevard East and Eastern Avenue (Beaches-East York, Ward 32)

Report (July 26, 2005) from the Director, Transportation Services South District.

Recommendations:

It is recommended that:

- (1) The existing “No Parking Anytime, Except Saturdays, Sundays and Public Holidays” regulation on both sides of Coxwell Avenue, between Lake Shore Boulevard East and Eastern Avenue, be rescinded;
- (2) a “No Parking, 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday, Except Public Holidays” regulation be implemented on both sides of Coxwell Avenue, between Lake Shore Boulevard East and Eastern 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.

102. Request for Authorization to Execute Agreement under section 45(9) of the *Planning Act* – 8-10 Scollard Avenue (Toronto Centre - Rosedale, Ward 27)

Report (August 22, 2005) from the City Solicitor.

Recommendations:

It is recommended that City Council authorize execution by the Chief Planner, or a designate, of an agreement prepared by the City Solicitor in consultation with City staff pursuant to section 45(9) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to secure the provision of matters as directed by the Committee of Adjustment.

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

Deferred from July 5, 2005

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.

104. Removal of a Taxicab Stand - Mount Pleasant Road, west side, from a point 30.5 metres south of Eglinton Avenue East to a point 12 metres further south (St. Paul's, Ward 22)

Report (September 1, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing Taxicab Stand located on the west side of Mount Pleasant Road, south of Eglinton Avenue East, be rescinded; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required

105. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Parkdale-High Park, Ward 14; Davenport, Ward 18; Trinity-Spadina, Ward 19; Trinity-Spadina, Ward 20; Toronto-Danforth, Ward 29; Toronto-Danforth, Ward 30; Beaches-East York, Ward 32)

Report (September 1, 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

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

Deferred from July 5, 2005

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.

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

Report (August 23, 2005) from the from the Chief Corporate Officer providing information on the above parcel of City-owned property, regarding measures to ensure that this property, when sold, can be prevented from being flipped.

Recommendations:

It is recommended that this report be received for information.

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

Deferred from July 5, 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.

108. Naming of Proposed Public Street - Railway Lands West – Railway Lands West (Trinity Spadina, Ward 20)

Report (September 1, 2005) from the City Surveyor, Technical Services providing information on the process for renaming the neighbourhood street presently known as "Fort Street".

Recommendations:

That this report be received for information.

109. Appointment of Members of Council to the Spadina/Mackenzie House/Colborne Lodge and Todmorden Mills Community Museum Management Boards, and the Toronto and East York Community Preservation Panel

Report (August 18, 2005) from the City Clerk.

Recommendations:

It is recommended that:

- (1) Toronto and East York Community Council consider Members' preferences listed in the attached Schedule 1 and recommend to Council the appointment of:
 - (a) one or two Members to the Todmorden Mills Community Museum Management Board;

- (b) one Member to the Spadina/Mackenzie House/Colborne Lodge Community Museum Management Board; and
- (c) one or two Members to the Toronto and East York Community Preservation Panel

for a term of office ending November 30, 2006 and until successors are appointed; and

- (2) the appropriate City officials be allowed and directed to taken any necessary action to make these appointments effective.

(Note: Schedule 1 (see Recommendation (1)) will be distributed to Members of the Toronto and East York Community Council only.)

110. Appointments - Applegrove Community Complex

Communication (June 10, 2005) from Susan Fletcher regarding nominations to the Applegrove Community Complex.

111. Appointments - Eastview Neighbourhood Community Centre

Communication (undated) from Susan Neal, Executive Director, Eastview Neighbourhood Community Centre respecting Nominations for Appointment to Committee of Management 2005/2006.

112. Requests for Endorsement of Events for Liquor Licensing Purposes (St. Paul's, Ward 21)

- 112(a).** Communication (August 23, 2005) from Hak Hwan Koh, President of the Korean Senior Citizens Society of Toronto respecting the Annual Korean Harvest Festival – Han Kah We which will be held on Saturday, September 24, 2005 at Christie Pitts Park between 11:00 a.m. and 12:00 p.m.

113. Use of Nathan Phillips Square - “New Year’s Eve”, December 31, 2005 (Toronto Centre-Rosedale, Ward 27)

Report (August 15, 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 Economic Development, Culture & Tourism Division and City TV 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.

114. Use of Nathan Phillips Square - “Cavalcade of Lights” on November 24, 25, and 26, and December 3, 10, and 17, 2005 (Toronto Centre-Rosedale, Ward 27)

Report (August 15, 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 Economic Development, Culture & Tourism Division 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.

115. Front Yard Parking Applications south of St. Clair Avenue West in Ward 21 (St. Paul’s West, Ward 21)

Communication (July 25, 2005) from Councillor Joe Mihevc respecting front yard parking applications south of St. Clair Avenue West in Ward 21.

116. Moving a Fence – 323 Wychwood (St. Paul’s West, Ward 21)

Communication (August 18, 2005) from Councillor Joe Mihevc respecting moving a fence by 323 Wychwood Avenue.

117. Section 37 Agreement – Minto Midtown Development – 2195 Yonge Street “Rent Supplement Program for Seniors” submitted May 4, 2005 (St. Paul’s, Ward 22)

Communication (August 31, 2005) from Councillor Michael Walker respecting a Section 37 Agreement – Minto Midtown Development – 2195 Yonge Street “Rent Supplement Program for Seniors” submitted May 4, 2005.

118. Report on grace period for alternate side parking on Fairview Avenue in Ward 30 (Toronto-Danforth, Ward 30)

Communication (September 6, 2005) from Councillor Paula Fletcher respecting a report on grace period for alternate side parking on Fairview Avenue in Ward 30.



**TORONTO AND EAST YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 7**

Date of Meeting: September 19, 2005
Time: 9:30 a.m.
Location: Committee Room
City Hall
100 Queen Street West
Toronto, Ontario

Enquiry: Christine Archibald
Committee Administrator
416-392-7033
teycc@toronto.ca

-
- 4. Final Report – Application to Amend the Official Plan and Zoning By-law – 77 Charles Street West (Toronto Centre-Rosedale, Ward 27)**
(Public Meeting under the Planning Act)
- 4(a).** Communication (September 12, 2005) for Gae Chung, President, The Greater Yorkville Residents Association.
- 24. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking - 179 Indian Grove (Parkdale-High Park, Ward 14)**
- 24(a).** Communication (September 14, 2005) from Martha Heder, applicant requesting deferral.
- 24(b).** Communication (September 14, 2005) from Brian J. Armstrong.
- 25. Request for an Exemption from Chapter 313 of the Former City of Toronto Municipal Code to Permit Residential Boulevard Parking on the Maple Grove Avenue Flank of 38 Brock Avenue (Parkdale-High Park, Ward 14)**
- 25(a).** Communication (September 13, 2005) from Leonard Gurunlian and Kessa Laxton.
- 33. Boulevard Caf  – Thai Hua – 240 Queen Street West (Trinity-Spadina, Ward 20)**
Revised report (August 25, 2005) from the Manager, Municipal Licensing and Standards.

Recommendations:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at 240 Queen Street West be denied as objection letters were received in response to the posted fourteen-day public notice; or
- (2) the application for a boulevard café licence be granted for the proposed location.

34. Removal of One Privately Owned Tree – 219 Hillside Avenue East (St. Paul's, Ward 22)

34(a). Communication (September 13, 2005) from Lazlo and Edit Papp.

66. Installation of an additional Speed Bump - North/south public lane, north of St. Clair Avenue West, between Raglan Avenue and Bathurst Street (St. Paul's, Ward 21)

Revised report (August 26, 2005) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) one additional speed bump and associated signage be installed in north-south public lane north of St. Clair Avenue West (at the rear of No. 35 Raglan Avenue), between Raglan Avenue and Bathurst Street of the type and design noted at locations shown on Drawing No. 421F-8023, dated August 2005;
- (2) that the former City of Toronto Municipal Code, Chapter 400, Subsections 400-28B and 400-70B (Speed Control Zones) be amended by deleting reference to Drawing No. 421F-7046, dated July 2003, and replacing it with Drawing No. 421F-8023, dated August 2005; 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.

112. Requests for Endorsement of Events for Liquor Licensing Purposes (St. Paul's, Ward 21; Toronto-Danforth, Ward 29)

112(b). Communication (September 13, 2005) from Shelagh McCarthy, requesting a letter of non-objection regarding the 60th Anniversary "Year of the Veteran" which will be held on Saturday September 24, 2005 at the Todmorden Branch No. 10 Royal Canadian Legion, 1083 Pape Avenue between the hours of 1:00 p.m. and 7:00 p.m.

NEW ITEMS

119. Adjustment to the Parking Regulations in the "Student Pick-up and Drop-off Area" at Presteign Heights Public School - St. Clair Avenue East and Marilyn Crescent (Beaches - East York, Ward 31)

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

Recommendations:

It is recommended that:

- (1) the "No Parking, from 9:00 a.m. to 11:30 a.m., 1:00 p.m. to 3:00 p.m. and 4:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday and at all times Saturday, Sunday and Public Holidays" regulation on the north side of St. Clair Avenue East, from a point 65 metres west of Marilyn Crescent to a point 44 metres further west thereof, be adjusted to apply from 9:00 a.m. to 11:00 a.m., 1:00 p.m. to 3:00 p.m. and 4:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday and at all times Saturday, Sunday and Public Holidays;
- (2) the "No Parking, from 9:00 a.m. to 11:30 a.m. and 1:00 p.m. to 3:00 p.m., Monday to Friday" regulation on the west side of Marilyn Crescent, from a point 54 metres north of St. Clair Avenue East to a point 94 metres further north thereof be adjusted to apply from 9:00 a.m. to 11:00 a.m., and 1:00 p.m. to 3:00 p.m., Monday to Friday;
- (3) the "10-minute Maximum Parking, from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday" regulation on the north side of St. Clair Avenue East, from a point 65 metres west of Marilyn Crescent to a point 44 metres further west thereof, be adjusted to apply from 8:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday;
- (4) the "10-minute Maximum Parking, from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday" regulation on the west side of Marilyn Crescent, from a point 54 metres north of St. Clair Avenue East to

a point 94 metres further north thereof be adjusted to apply from 8:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday; and

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

120. Attendance of the City Solicitor at the Ontario Municipal Board to appeal the Committee of Adjustment decision respecting 34 Long Crescent (Beaches-East York, Ward 32)

Motion (undated) from Councillor Bussin:

“WHEREAS the Toronto and East York Panel of the Committee of Adjustment, at its meeting of July 21 and 22, 2005, heard applications by the owner of 34 Long Crescent for consent to sever a residentially designated site into two lots, in order to demolish the existing detached house and construct two two-storey dwellings, and related variances to the Zoning By-law;

WHEREAS the Committee of Adjustment heard from a number of area residents opposed to the granting of the consent to sever and the variances;

WHEREAS the Committee of Adjustment granted the requested severance and granted variances 4 and 5 as requested for the proposed 34A Long Crescent and variances 3 and 4 as requested for the proposed 34B Long Crescent – permitting below grade garages and minimum lot frontages (see attached decision);

WHEREAS the Committee of Adjustment denied variances 1, 2, and 3 as requested for the proposed 34A Long Crescent and variances 1, 2, and 5 as requested for the proposed 34B Long Crescent on the basis that they were not minor in nature, were not within the general intent and purpose of the Zoning By-Law and Official Plan, and were not desirable for the appropriate development of the land (building dimensions and density);

WHEREAS the decision of the Committee of Adjustment has been appealed to the Ontario Municipal Board by the owner in respect of denied variances and the neighbourhood residents in respect to the consent to sever and granted variances; and

WHEREAS no date has been set for the hearing of the appeal;

THEREFORE BE IT RESOLVED THAT the City Solicitor be directed to retain outside planning support and to attend the Ontario Municipal Board hearing to oppose the granting of the severance and variances respecting 34 Long Crescent.”

121. Attendance of the City Solicitor at the Ontario Municipal Board to uphold the Committee of Adjustment decision respecting 19 and 21 Scarborough Beach Boulevard (Beaches-East York, Ward 32)

Motion (undated) from Councillor Bussin:

“WHEREAS the Toronto and East York Panel of the Committee of Adjustment at its meeting of July 20, 2005, refused applications by the owner of 19 and 21 Scarborough Beach Boulevard for consent to sever one residential lot, containing a four-unit residential building, into two lots each containing a duplex consisting of a portion of the existing building, and related variances relating to density (1.11 times proposed, 0.6 times permitted), lot dimensions, and parking;

WHEREAS the Committee of Adjustment heard from a number of area residents opposed to the granting of the consent to sever and the variances who expressed their concerns with the proposal, including concerns related to parking on the site and vehicular access for the two proposed lots;

WHEREAS the Committee of Adjustment refused to grant the requested consent to sever on the basis that the proposed land division was premature, the proposal did not conform to the policies of the official plan, the applicant failed to demonstrate that the land was suitable for the proposed subdivision, that the dimensions and shapes of the proposed lots were suitable; that there were adequate roads, vehicular access, parking and loading facilities, or adequate utilities and municipal services available;

WHEREAS the Committee of Adjustment refused to grant the requested variances on the basis that they were not minor in nature, were not within the general intent and purpose of the Zoning By-law, and were not desirable for the appropriate development of the land;

WHEREAS the decision of the Committee of Adjustment has been appealed to the Ontario Municipal Board by the owner of 19 and 21 Scarborough Beach Boulevard; and

WHEREAS no date has been set for the hearing of the appeal;

THEREFORE BE IT RESOLVED THAT the City Solicitor be directed to retain outside planning support and to attend the Ontario Municipal Board hearing to support the Committee of Adjustment’s decision respecting 19 and 21 Scarborough Beach Boulevard.”