



**TORONTO AND EAST YORK COMMUNITY COUNCIL
AGENDA
MEETING 9**

Date of Meeting: November 15, 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 - 7
11:00 a.m.: Items 8 - 17

2:00 p.m.: Items 18 - 32

- 1. Naming of Public Lane – Gerrard Street East to Dundas Street East, between Sherbourne Street and Seaton Street as “Oskenonton Lane” (Ward 28 – Toronto Centre-Rosedale)**

(Public Meeting under the *Municipal Act*)

Draft By-law from the City Solicitor.

- 1(a).** Clause 48 of Toronto and East York Community Council Report 4, titled “Naming of Public Lane – Gerrard Street East to Dundas Street East, between Sherbourne Street and Seaton Street (Ward 28 – Toronto Centre-Rosedale), which City Council on May 17, 18 and 19, 2005, adopted without amendment

2. Permanent Closing of Six Public Highways Located in Regent Park South – Portion of Bartholomew Street and all of St. David Walk, Sackville Green, Belshaw Place, Whiteside Place and Nicholas Avenue (Ward 28 – Toronto Centre-Rosedale)

(Public Meeting under the *Municipal Act*)

Draft By-law from the City Solicitor.

- 2(a).** Clause 6 of Administration Committee Report 2, titled “Surplus Land Declaration and Proposed Closing of Six Public Highways Located in Regent Park South (Ward 28 – Toronto Centre-Rosedale)”, which City Council on February 1, 2 and 3, 2005, amended and adopted

3. Final Report - Official Plan Amendment and Rezoning Application - 590 Jarvis Street (Ward 27 – Toronto Centre-Rosedale)

(Public Meeting under the *Planning Act*)

Report (October 25, 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. 7;
- (2) amend Zoning By-law 436-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to execute one or more agreements under Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements to be registered against the title of the lands for the development to secure the following facilities, services, and matters:
 - (a) contributions in the amount of \$625,000, as directed by the Chief Planner and Executive Director, City Planning Division, for the following local community improvement initiatives:

- (i) \$125,000 towards the Jarvis Street Improvement Project;
 - (ii) \$500,000 towards design and implementation of improvements at the intersection of Jarvis Street and Mount Pleasant Road, of which any unused monies are to be included in the Jarvis Street Improvement Project;
 - (b) to provide and maintain works of public art within the lot, or provide cash in lieu thereof, of a value not less than \$370,000, indexed annually, implemented under the City's Public Art Program;
 - (c) to submit, prior to site plan approval, to the Executive Director, Technical Services Division, a certified cheque in the amount of \$4,527.21, payable to the Treasurer, City of Toronto, for City staff to upgrade five 70W metal halide Acorn luminaries on Charles Street East to 100W luminaires;
 - (d) to provide building materials and landscaping on the lot as shown on the plans submitted by Architects Alliance (elevations) and JR & A (landscape plans) and date-stamped October 21, 2005 as on file with the Chief Planner and Executive Director, City Planning Division;
 - (e) to pay for all costs associated with any modifications required to the traffic control signals at the Jarvis Street/Charles Street East/Mt. Pleasant Road intersection that are necessary to accommodate the traffic generated by this development, as well as any modifications that are required at nearby traffic control signals, as determined by the General Manager, Transportation Services Division;
 - (f) to undertake improvement of the street right-of-way abutting the lot, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry and Recreation Division, and the Executive Director, Technical Services Division;
 - (g) to provide an irrigation system for all street trees in the public right-of-way abutting the lot which irrigation system has an automatic timer, is designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and is constructed with a backflow preventer, all to the satisfaction of the Executive Director, Technical Services Division, including requirements to maintain the entire system in continuing good order and operation; and
- (5) authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

4. Final Report – Official Plan Amendment and Rezoning Application – 500 Sherbourne Street (former Princess Margaret Hospital) (Ward 27 – Toronto Centre-Rosedale)

(Public Meeting under the *Planning Act*)

Report (October 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. 9;
- (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. 10;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to submit to the Executive Director of Technical Services for review and acceptance, the approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelope plans;
- (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 \$650,000 towards a fund for the construction of the community pool at the Wellesley Community Centre, prior to the issuance of an above grade building permit for any development, and indexed annually, commencing with the by-laws coming into force;
 - (b) a public art contribution in accordance with the City of Toronto's Public Art Program for a value not less than one percent of the gross construction cost of all buildings and structures on the lands;

- (c) exterior building materials on the elevations of the tower and stacked townhouses of the development and landscaping materials satisfactory to the Chief Planner and Executive Director, City Planning;
- (d) a pedestrian level windy study, and incorporation of measures into the building design to mitigate the impact of wind conditions satisfactory to the Chief Planner and Executive Director, City Planning, prior to Site Plan Approval;
- (e) an easement in favour of the City for pedestrian connections to Sherbourne Street;
- (f) dedication of public parkland satisfactory to the General Manager, Parks, Forestry and Recreation;
- (g) posting of Letter of Credits, prior to the issuance of an above grade building permit, for:
 - (i) the cash-in-lieu value of the strata conveyance;
 - (ii) the cash-in-lieu value of the statutory parkland dedication shortfall; and
 - (iii) security for the installation of base park improvements equal to 120 percent of the value of the base park improvements;
- (h) an irrigation system for all new trees in the public rights-of-ways and parkland, satisfactory to the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation;
- (i) conveyance to the City, at nominal cost, lands for the northerly extension of Homewood Avenue, and the widenings of Wellesley Lane and Wellesley Place;
- (j) an easement of support rights in the lands located below the lands conveyed for the extension of Homewood Avenue and the widening of Wellesley Lane satisfactory to the Executive Director, Technical Services;
- (k) costs associated with the construction of the Homewood Avenue extension and improvements and widenings of Wellesley Place and Wellesley Lane and intersections improvements required in conjunction therewith;
- (l) costs of new municipal infrastructure and improvements and upgrades to existing municipal infrastructure to support the development as required by and satisfactory to the Executive Director, Technical Services;

- (m) an indemnity agreement regarding the construction of the garage beneath the public highways satisfactory to the Executive Director, Technical Services in consultation with the City Solicitor;
 - (n) compliance with, and pay for, the City's standard environmental site assessment and peer review process administered by the Technical Services Division; and
 - (o) any other condition to ensure the orderly development of the lands as required by the Chief Planner and Executive Director, City Planning;
- (6) prior to Site Plan Approval, require the owner to incorporate measures into the building design to mitigate the impact of wind conditions and further refine the townhouse block massing, elevations and relationship to the public realm satisfactory to the Chief Planner and Executive Director, City Planning;
- (7) grant authority for the introduction of a bill in Council to authorize an amendment to exempt the owner's lands from the Toronto Municipal Code, Chapter 165, Article 1, Conveyance of Lands for Parks Purposes enacted pursuant to Section 42 of the *Planning Act* to exempt therefrom such development as is permitted and only to the extent permitted by the proposed draft Zoning By-law Amendment and subject to the provisions of the Section 37 Agreement; and
- (8) 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 - Official Plan Amendment and Rezoning Application - 40 Bay Street (Ward 28 – Toronto Centre-Rosedale)

(Public Meeting under the *Planning Act*)

Report (October 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. 7;
- (2) amend The Railway Lands East Area A Zoning By-law No. 168-93, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;

- (3) direct the City solicitor to request the Ontario Municipal Board to modify the new Official Plan substantially in accordance with the proposed modification attached as Attachment No. 9;
- (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 including, if practical, changes to reflect the fact that an urban stadium and multi-purpose facility has already been constructed on Block 3;
- (5) require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*, prior to the issuance of a Building Permit;
- (6) require the owner to enter into a Wayfinding Agreement or similar agreement with the City to secure that the ground floor and second level of the atrium will be accessible to the public during TTC Subway operating hours, prior to site plan approval;
- (7) require the owner to submit to the Executive Director of Technical Services approved plans of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed addition for the purpose of preparing building envelope plans for site specific exemption by-laws, at least three weeks prior to the introduction of Bills in Council; and
- (8) require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development.

6. Final Report – Official Plan Amendment and Rezoning Application - 1042-1048 Broadview Avenue (Ward 29 – Toronto-Danforth)

(Public Meeting under the *Planning Act*)

Report (November 2, 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 Borough of East York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;

- (2) amend the Zoning By-law 6752, as amended, for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required before introducing the necessary Bills to City Council for enactment;
- (4) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment No. 9;
- (5) require the owner to submit to the Executive Director of Technical Services for review and acceptance, a site servicing assessment before introducing the necessary Bills to City Council for enactment;
- (6) 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;
- (7) before introducing the Official Plan and Zoning Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement satisfactory in form to the City Solicitor and have same registered on title; and
- (8) 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 Executive Director of Technical Services, including requirements to maintain in good order and operation.

7. Final Report – Official Plan Amendment and Rezoning Application - 508 Eastern Avenue (Ward 30 – Toronto-Danforth)

(Public Meeting under the *Planning Act*)

AND

Revised Reasons for Listing on Inventory of Heritage Properties – Alterations to a Heritage Building and Request for Authority to Enter into a Heritage Easement Agreement – 508 Eastern Avenue (Ward 30 – Toronto-Danforth)

Final Report (October 25, 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. 7;
 - (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment No. 9;
 - (3) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
 - (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
 - (5) submit to the Commissioner of Works and Emergency Services for review and acceptance prior to approval of the Official Plan amendment and rezoning application:
 - (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed houses to enable the preparation of building envelope plans;
 - (ii) a municipal lighting assessment for the site and for the existing lighting on Eastern Avenue and Morse Street; and
 - (iii) a site servicing assessment, including stormwater management, to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development to demonstrate how this site can be serviced; and, whether the existing municipal infrastructure is adequate to service the development.
- 7(a).** Report (September 20, 2005) from the Director, Policy and Research, City Planning Division, respecting Revised Reasons for Listing on the Inventory of Heritage Properties

Recommendations:

It is recommended that:

- (1) City Council approve the revised Reasons for Listing in this report for the listed property at 508 Eastern Avenue; and

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

7(b). Report (May 16, 2005) from the Director, Policy and Research, City Planning Division, respecting Alterations to a Heritage Building and Request to Enter into a Heritage Easement Agreement

(Deferred from July 12, 2005)

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.

7(c). 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.

8. Supplementary Report - 2195 Yonge Street (St. Paul's, Ward 22)

(Deferred from October 18, 2005)

Report (September 29, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) staff report directly to the October 26-28, 2005, meeting of City Council with a recommendation to either accept a proposal by the applicant to implement the Section 37 contribution requirement through rent supplements for seniors or to refuse the proposal and receive \$1 million for affordable housing for seniors in North Toronto;
- (2) City staff continue to negotiate with the applicant to seek improvements to their May 5, 2005, proposal and report on the outcome of these negotiations directly to the October 26 meeting of City Council; and
- (3) the request by the applicant for an extension of the deadline by which City Council is required to make a decision on the proposal be refused.

8(a). Clause 21 of Toronto and East York Community Council Report 8, titled “Supplementary Report – South District Application – 2195 Yonge Street (Ward 22 – St. Paul’s)”, which

City Council adopted without amendment on October 26, 27, 28 and 31, 2005, and in so doing, granted an extension to the Section 37 Agreement to extend the time for which the City may consider a response to the proposed rent supplement program to a date satisfactory to the City and the Owner after January 31, 2006.

9. 500 Lake Shore Boulevard West (Loblaw Groceteria Building) (Ward 20 – Trinity-Spadina)

- (a) Request for Direction Report – Rezoning and Site Plan Applications (Deferred from September 19, 2005)**
- (b) Alteration to a Building Designated under Part IV of the *Ontario Heritage Act* and Authority to enter into a Heritage Easement Agreement**
- (c) Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 500 Lake Shore Boulevard**

9(a). Report (October 28, 2005) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) support the Zoning Amendment and Site Plan Applications submitted for 500 Lake Shore Boulevard West on the terms, 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 revised conditions of consent related to Application No. B0062/04T as set out in Attachment 7 to this report and authorize execution of such agreements as are contemplated to implement said conditions;
- (5) consider this report concurrently with the Sign Variance report for 500 Lake Shore Boulevard West dated October 25, 2005 and the report from the Director, Policy and Research, City Planning to the Preservation Board dated October 6, 2005 also submitted to the Toronto and East York Community Council;

- (6) authorize staff to finalize the appropriate site plan approval pre-approval conditions resulting from staff's ongoing technical review of the revised plans and drawings submitted for Site Plan Approval and to report directly to Council with respect to the pre-approval conditions;
- (7) authorize and direct the City Solicitor to request that the Ontario Municipal Board hold issuance of any order on Site Plan Approval until all pre-approval conditions have been met to the satisfaction of the Chief Planner and Executive Director, Planning;
- (8) authorize and direct the City Solicitor to request that the Board withhold issuance of any order on the Zoning Amendment or the Consent applications until such time as a Heritage Easement Agreement has been entered into to the satisfaction of the Manager, Heritage Preservation Services and the application and appeal for demolition under the *Ontario Heritage Act* has been withdrawn;
- (9) authorize and direct the City Solicitor and City Officials to take necessary action to implement any decision of the Ontario Municipal Board; and
- (10) authorize staff to report directly to Council as may be necessary.

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

(Deferred from September 19, 2005)

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.

9(b). Report (October 6, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) the alterations to the heritage building at 500 Lake Shore Boulevard West (Loblaw Groceteria Building), substantially in accordance with the plans by Turner Fleischer Architect Inc. and Fournier, Gersovitz & Moss Architects, dated August, 2005, on file with the Manager of Heritage Preservation Services, be approved subject to the owner:
 - (a) prior to the OMB issuing its final order for the rezoning:
 - (i) entering into a Heritage Easement Agreement with the City for the retained facade of the Loblaw Groceteria Building and two existing roof signs;
 - (b) prior to the issuance of site plan approval:
 - (i) providing a Conservation Plan, satisfactory to the Manager of Heritage Preservation Services for the restoration of the Loblaw Groceteria Building façades;
 - (ii) providing a landscape plan satisfactory to the Manager of Heritage Preservation Services;
 - (iii) providing a record of the as-found condition of the building;

- (iv) entering into a Heritage Easement Agreement with the City for the retained facade of the Loblaw Groceteria Building and two existing roof signs;
 - (c) prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring of any building or structure on the subject property:
 - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - (d) prior to the release of the letter of credit, submitting and implementing an interpretation plan for the property, subject to the review and approval of the Manager of Heritage Preservation Services.
 - (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 500 Lake Shore Boulevard West (Loblaw Groceteria Building), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
 - (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 9(c). Report (October 25, 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 two billboard third party advertising roof top signs;
- (2) the applicant be permitted to only re-erect the same signs (or ones that are smaller in scale) as the ones that are being removed;
- (3) the replacement signs contain no extra technological features such as, but not limited to, LCD screens;
- (4) staff be directed to work with the applicant on the exact location of the signs to minimize the impact on adjacent uses;

- (5) the approval is conditional on the south and west facades being restored as shown on the elevations date stamped October 13, 2005, on file with the City Planning Division; and
 - (6) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.
- 9(d).** The following communications were submitted to the Toronto and East York Community for September 19, 2005:
- Communication (July 4, 2005) from Richard Pereira; and
 - Communication (July 5, 2005) from Steven Norris

10. Status Report - Terms of Reference - Bloor Annex Corridor Visioning Study (Wards 19 and 20 - Trinity-Spadina)

Report (October 28, 2005) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that:

- (1) Council adopt the proposed Terms of Reference for a Visioning Study for the Bloor Annex Corridor, as attached to this report; and
- (2) Council authorize City staff to undertake a Request for Proposals to engage a consultant team for the Visioning Study, based on the Terms of Reference.

11. Refusal Report – Official Plan Amendment and Rezoning Application – 121 Avenue Road (Ward 27 – Toronto Centre-Rosedale)

Report (October 24, 2005) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) refuse the proposed Official Plan and Zoning By-law Amendment Application 04 192570 STE 27 OZ respecting 121 Avenue Road proposing a 7-storey (26.6 metre) mixed use building (plans date stamped by Urban Development Services November 16, 2004);

- (2) authorize the City Solicitor together with other appropriate staff to take the necessary steps, including attending at the Ontario Municipal Board in opposition to the appeals;
- (3) authorize and direct City Officials to take the necessary actions to give effect thereto; and
- (4) approve a development guideline for a 6-storey 21.2 metre mixed-use building substantially as set out in Appendix A, as a basis for a settlement at the Ontario Municipal Board.

12. Refusal and Directions Report - Official Plan Amendment and Rezoning Application - 56-66 Temperance Street and 73 Richmond Street West (Ward 28 - Toronto Centre-Rosedale)

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

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the Official Plan of the former City of Toronto and Zoning By-law 438-86, as amended, of the former City of Toronto, in its current form; and
- (2) authorize the Chief Planner and Executive Director, City Planning Division, and any other appropriate staff to oppose any appeal of Council's refusal of the application to the Ontario Municipal Board.

13. Request for Direction Report - Application to amend the Official Plan and Rezoning By-law 438-86 - 799, 803, 803 R, 807, 809 Broadview Avenue and 21 R Pretoria Avenue (Ward 29 - Toronto-Danforth)

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

Recommendations:

It is recommended that:

- (1) the application for 799, 803, 803 R, 807, 809 Broadview Avenue and 21R Pretoria be refused in its present form; and

- (2) the City Solicitor and appropriate City staff be authorized to attend the Ontario Municipal Board hearing to oppose the subject application in its current form.

14. Status Report – Official Plan Amendment and Rezoning Application – Bridgepoint Health - 430 Broadview, 14 St. Matthews Road and 548, 550-558 Gerrard Street East (Ward 30 – Toronto-Danforth)

AND

Intention to Designate under Part IV of the *Ontario Heritage Act* and Approval of Alterations to Designated and Heritage Buildings - 430 Broadview Avenue and 548, 550 and 558 Gerrard Street East – Bridgepoint Health – (Don Jail, Governor’s House, Gate Keeper’s House and St. Matthews Lawn Bowling Club) (Ward 30 – Toronto-Danforth)

Report (November 2, 2005) from the Deputy City Manager respecting the Bridgepoint Health Redevelopment Proposal

Recommendations:

It is recommended that:

- (1) the overall development proposal for Bridgepoint Health requires Council consideration of the following three reports:
 - the status report on the development proposal submitted to the November 15th meeting of the Toronto and East York Community Council from the Director of Community Planning – Toronto and East York District;
 - the report from the Director of Policy & Research, City Planning, dated October 24, 2005, on the designation of the St. Matthews Lawn Bowling Club and treatment of heritage properties as part of the redevelopment proposal also submitted to the November 15, 2005 meeting of the Toronto and East York Community Council; and
 - the report from the Chief Corporate Officer on the declaration of surplus property submitted to the November 7th Administration Committee meeting.

to ensure that the major elements of the proposed development are approved for further negotiations and subsequent report back on financial implications;

- (2) City staff report back to Policy and Finance Committee on the financial implications to the City of the Bridgepoint development proposal, including

rehabilitating and maintaining two heritage buildings that may be transferred to City ownership as well as costs related to a proposed new City park and the impact of the eventual land exchange, sale and amendment to the existing long term lease involving City land; and

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

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

Recommendations:

It is recommended that:

- (1) City Council support in principle the concept of a comprehensive approach to development of the subject lands;
- (2) staff bring forward the Final Planning Report on the comprehensive development proposal of Bridgepoint Health to the next Toronto and East York Community Council meeting on January 17, 2006 and schedule the Public Meeting under the *Planning Act*;
- (3) City Council consider this report at the time of considering related reports respecting the Bridgepoint Health proposal submitted from Heritage Preservation Services dated October 24, 2005, the report to Administration Committee from the Chief Corporate Officer from its meeting on November 7, 2005 and the report to Toronto And East York Community Council from the Deputy City Manager; and
- (4) the appropriate Staff be requested to report further on future opportunities that will result from the development of these lands and how the City could consider contributing in the future.

14(b). Report (October 20, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 548 Gerrard Street East (St. Matthew's Lawn Bowling Club) under Part IV of the *Ontario Heritage Act*;

- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the City Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) provided that the applicable amendments to the Official Plan and the Zoning By-law and related land transactions are approved, Council authorize the relocation of the St. Matthew's Lawn Bowling Club building at the owner's expense and to a location, all of which is satisfactory to the General Manager, Parks Forestry and Recreation in consultation with the Manager, Heritage Preservation Services as contemplated as part of the Bridgepoint Health development proposal;
- (5) provided that the applicable amendments to the Official Plan and the Zoning By-law and related land transactions are approved, the alterations to the heritage property (St. Matthew's Lawn Bowling Club) and the alterations to property designated under Part IV of the *Ontario Heritage Act* (Don Jail, Governor's House, Gate Keeper's House) be approved substantially in accordance with the plans and drawings prepared by Urban Strategies Inc. for the redevelopment of the Bridgepoint Health – Don Jail Site dated October 2005, subject to the owner:
 - (a) prior to final Site Plan Approval for the new hospital:
 - (i) presenting detailed plans on the alterations to the Don Jail to the Toronto Preservation Board;
 - (ii) providing a detailed landscape plan to the satisfaction of the Manager, Heritage Preservation Services;
 - (iii) conducting a Stage 2 Archaeological Assessment in three locations: within 100 metres of the known structures (buildings) identified through historical research; in the parking lot north of the jail and in the zones identified as having Aboriginal pre-European contact potential;
 - (iv) entering into agreement(s) to provide for, at the owner's expense and to the satisfaction of the Manager, Heritage Preservation Services:
 - (1) the correction of significant deficiencies in the Governor's House and the Gate Keeper's House prior to the transfer to City ownership;
 - (2) the relocation of the Lawn Bowling Club House;

- (3) the preservation and relocation of the existing entrances structures for the existing Riverdale Hospital building and the interior mosaic mural;
 - (4) implement the recommendations of the Stage 2 Archaeological Assessment;
 - (b) prior to the issuance of the any building permit, including permits for demolition, excavation and shoring for the new hospital and/or the Don Jail:
 - (i) providing a Conservation Plan prepared by a qualified heritage architect detailing interventions, mitigation measures and conservation work to the Don Jail to the satisfaction of the Manager, Heritage Preservation Services;
 - (ii) providing an Interpretation Plan that addresses the Don Jail, the evolution of the site and the history of the Riverdale Hospital/Bridgepoint; and
 - (iii) providing financial security in an amount and form satisfactory to the Chief Planner for protection of the Don Jail and implementation of the Conservation and Interpretation Plans and to secure the relocation of the existing entrance structures and the mosaic mural of the Riverdale Hospital building;
 - (iv) satisfying the recommendations arising from the Stage 2 Archaeological Assessment to the satisfaction of the Manager, Heritage Preservation Services; and
 - (v) enter into such agreements as may be necessary to amend existing Heritage Easement Agreement(s) on the property;
 - (c) providing final plans for alterations to the Don Jail and for the facades of the new buildings in the Historic Don Jail Treatment Zone as defined in the Bridgepoint Health Don Jail Site Master Plan Urban Design Guidelines to the satisfaction of the Manager, Heritage Preservation;
- (6) prior to the issuance of a demolition permit for the Riverdale Hospital Building, the owner will provide documentation of that building to the satisfaction of the Manager, Heritage Preservation Services;
- (7) upon completion of the project, the applicant will supply the necessary replacement photographs for the City's Heritage Easement Agreement to the satisfaction of the Manager, Heritage Preservation Services;

- (8) City Council consider this report when it considers related reports respecting the Bridgepoint Health as submitted to the Toronto and East York Community Council from the Director Community Planning, East District for consideration at its meeting November 15, 2005 and as submitted to the Administration Committee from the Chief Corporate Officer for consideration at its meeting November 7, 2005;
- (9) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

15. Request for Direction Report - Rezoning Application - 90 Stadium Road (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board (OMB) and support the position outlined in this report;
- (2) Council direct staff to continue negotiations with the applicant to revise their proposal to include the following modifications:
 - (i) limit the height of the tower element of the proposal to a maximum of 62 metres including mechanical penthouse;
 - (ii) increase the setbacks on the ninth floor of the buildings located along Stadium Road and the south boundary of the site to 3 metres;
 - (iii) increase the setback from the southwest corner of the site at the water's edge to a minimum of 7 metres measured at a 45 degree angle and convey this land to the City to allow for the expansion of the Martin Goodman Trail, consistent with the principle outlined in the Central Waterfront Secondary Plan to reserve the water's edge for public use;
 - (iv) secure a public connection through the north end of the site between the Martin Goodman Trail and Stadium Road;
- (3) Council direct staff, should the applicant agree to these modifications, to report back to Council on the terms of settlement;

- (4) Council direct staff to incorporate any technical recommendations that have resulted from the circulation of this application to other City Divisions; and
- (5) Council 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 repair.

16. Refusal Report - Official Plan Amendment and Rezoning Application - 76 and 100 Davenport Road (Ward 27, Toronto Centre-Rosedale)

Report (October 28, 2005) from Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor and appropriate staff to oppose Alternative A and B of Application No. 04 187471 STE 27 OZ;
- (2) authorize City Planning staff to attempt to secure a Section 37 Agreement for local City benefits in the event that the Ontario Municipal Board approves some form of this application;
- (3) authorize the City Solicitor to secure conditions of approval requested by City departments and agencies in relation to Site Plan Approval;
- (4) make a determination on the sale of the L-shaped laneway to the property owner; and
- (5) adopt the Development Guidelines as outlined in Attachment 11.

17. Directions Report – Official Plan Amendment and Rezoning Application – 100, 112, 120 and 128 Howland Avenue (Ward 20 – Trinity-Spadina)

AND

Alterations to a Heritage Property, Designation under Part IV of the *Ontario Heritage Act* and Authority to Enter into a Heritage Easement Agreement - 100, 112 and 120 Howland Avenue (Royal St. George's College) (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Hearing scheduled for January 30, 2005, in support of the proposal for 100-128 Howland Avenue as outlined in this report;
- (2) authorize the City Solicitor and City Planning staff to amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor and City Planning staff to amend the Zoning By-law 438-86, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (5) request the OMB to withhold its Order approving an Official Plan Amendment and Zoning By-law until it receives confirmation from the City the owner has entered into one or more agreements under Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director and the City Solicitor, such agreement (s) to be registered against the title to the lands and executed by the parties to secure the following facilities, service and matters:
 - (i) the Owner shall submit and implement an appropriate Construction Management Guidelines, to the satisfaction of the General Manager, Transportation Services, and Chief Planner and Executive Director, City Planning;
 - (ii) the Owner shall submit and implement an appropriate Transportation Demand Management Plan to the satisfaction of the Executive Director of Technical Services, Works and Emergency Services;
 - (iii) the Owner shall build using materials indicated on the west elevations of the Albany Avenue façade in the plans on file with Urban Development Services date stamped as received on September 8, 2005;
 - (iv) the Owner shall undertake streetscape improvements and landscape improvements as shown on Landscape Plans date stamped as received September 8, 2005;

- (v) the Owner shall undertake the excavation and construction of the underground parking garage in keeping with the findings and recommendations of the Geotechnical Report, date stamped as received September 15, 2005 to the satisfaction of the Chief Building Official;
 - (vi) the Owner shall enter into and register on title a Heritage Easement Agreement with the City to provide for the permanent protection of the existing heritage buildings; and
 - (vii) the Owner shall agree to a student enrollment cap of a maximum of 426 +/- 5% students;
- (6) request the OMB to withhold its order approving an Official Plan Amendment and Zoning By-law until it has received confirmation by the City that the owner has entered into a Site Plan Agreement under Section 41 of the *Planning Act*;
- (A) require the owner, prior to Site Plan approval, to:
- (i) submit a detailed Landscape Plan satisfactory to the Manager, Heritage Preservation Services;
 - (ii) provide a Conservation Plan for the heritage building detailing interventions and conservation work, to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit which impacts the exterior of a building listed in the City's Inventory of Heritage Properties;
 - (iii) provide financial security in an amount and form satisfactory to the Chief Planner and Executive Director to provide for the securing and stabilization of the heritage buildings and to implement the Conservation Plan;
 - (iv) provide a comprehensive program for new signage, including, but not limited to: way finding, heritage interpretive plaques, site maps, safety and security, parking and other prohibitions, loading building names, and building entrances to the satisfaction of the Manager, Heritage Preservation Services; and
 - (v) enter into one or more agreements, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters mentioned above and such agreements are appropriately registered against title of the lands.
- (7) request the OMB withhold its Order approving an Official Plan Amendment and Zoning By-law until it has received confirmation by the City that the owner has

entered into a Heritage Easement Agreement and grant authority for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* between the City and the owner for the permanent protection of the three heritage buildings: 100, 112 and 120 Howland Avenue; and

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

17(a). Report (May 26, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 120 Howland Avenue (St. Alban's Chapel) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) the alterations to the heritage property at 100, 112, and 120 Howland Avenue known as Royal St. George's College and containing St. Albans the Martyr Church, See House and St. Alban's Chapel substantially as shown in the plans and drawings prepared by Andrew, Bogdan, Kemp, Architects, date stamped March 16, 2005 by Urban Development Services be approved subject to:
 - (i) prior to Site Plan Approval, the Owner will:
 - (a) enter into and register on title a Heritage Easement Agreement with the City to provide permanent protection for the three heritage buildings (100, 112 and 120 Howland Avenue);
 - (b) submit a final detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services;
 - (c) provide architectural details and exterior building materials for the additions to the satisfaction of the Manager, Heritage Preservation Services;
 - (ii) prior to the issuance of any building permit, including permits for demolition, excavation and shoring, the Owner will provide:

- (a) a Conservation Plan for the heritage buildings, detailing interventions and conservation work, to the satisfaction of the Manager, Heritage Preservation Services. It should also address the long-term conservation and maintenance requirements of the three heritage buildings;
 - (b) financial security in an amount and form satisfactory to the Chief Planner and Executive Director to provide for the securing and stabilization of the heritage buildings and to implement the Conservation Plan;
 - (c) a comprehensive program for new signage to the satisfaction of the Manager, Heritage Preservation Services. It should include but not be limited to the following: wayfinding, heritage interpretive plaques, site maps, safety and security, parking and other prohibitions, loading, building names, and building entrances;
- (5) 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, 112 and 120 Howland Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor 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
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

17(b). Communication (June 10, 2005) from the City Clerk, Toronto Preservation Board

Recommendations:

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

- (1) adopt the staff recommendations in the Recommendations Section of the report (May 26, 2005) from the Director, Policy and Research, City Planning Division; and
- (2) list the property at 128 Howland Avenue on the City of Toronto Inventory of Heritage Properties.

Action taken by the Board:

The Toronto Preservation Board received the communication (a) for information.

18. Intention to Designate under Part IV of the *Ontario Heritage Act*, Approval of Alterations to a Heritage Building, and Request for Authority to Enter into a Heritage Easement Agreement - 51 Bathurst Street (International Harvester Building) (Ward 20 – Trinity-Spadina)

Report (September 30, 2005) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 51 Bathurst Street (International Harvester Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) the alterations to the heritage building at 51 Bathurst Street, substantially in accordance with the plans by ArchitectsAlliance, dated September 27, 2005, on file with the Manager of Heritage Preservation Services, be approved subject to the owner:
 - (a) prior to final site plan approval and prior to the issuance of any building permits, including a permit for the demolition, excavation, or shoring on the subject property:
 - (i) entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of the International Harvester Building;
 - (ii) providing a Conservation Plan for the reconstruction and restoration of the International Harvester Building satisfactory to the Manager of Heritage Preservation Services;
 - (iii) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

- (iv) providing a record of the as-found condition of the International Harvester Building;
- (b) prior to final site plan approval:
 - (i) providing a landscape plan for the subject property;
 - (ii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
- (5) 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 51 Bathurst Street, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (6) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

18(a). Communication (September 30, 2005) from the City Clerk, Toronto Preservation Board

Action taken by the Board:

The Toronto Preservation Board deferred consideration of the report (August 30, 2005) from the Director, Policy and Research, City Planning Division, until the November 3, 2005 meeting of the Board, subject to the undertaking in the communication (September 28, 2005) from Sherman, Brown, Dryer, Karol, not to apply for a demolition permit.

19. Inclusion on the City of Toronto Inventory of Heritage Properties – 137 and 141 McCaul Street (St. Patrick's Roman Catholic Church and Redemptorist Fathers' Residence) (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) Council include the properties at 137 and 141 McCaul Street (St. Patrick's Roman Catholic Church and Redemptorist Fathers' Residence) on the City of Toronto Inventory of Heritage Properties; and

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

20. Inclusion of 36 Properties on the City of Toronto Inventory of Heritage Properties – Harbord Village Area Study (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) City Council include the following 36 properties identified in the Harbord Village Area Study on the City of Toronto Inventory of Heritage Properties:
 - (i) 693 Bathurst Street (Central Technical School)
 - (ii) 228 Brunswick Avenue (James McMurray Building)
 - (iii) 302 College Street (John N. Grant Building)
 - (iv) 304 College Street (Albert Purvis Building)
 - (v) 306 College Street (William Mullins House)
 - (vi) 308 College Street (William Hutson Building)
 - (vii) 310 College Street (William Hutson Building)
 - (viii) 312 College Street (William Hutson Building)
 - (ix) 314 College Street (William Hutson Building)
 - (x) 316 College Street (William Hutson Building)
 - (xi) 318 College Street (Thomas Douglas Building)
 - (xii) 320 College Street (Thomas Douglas Building)
 - (xiii) 322 College Street (Thomas Douglas Building)
 - (xiv) 324 College Street (Thomas Douglas Building)
 - (xv) 326 College Street (Thomas Douglas Building)
 - (xvi) 410 College Street (College Street Baptist Church, 1872)
 - (xvii) 412 College Street (R. E. Crane Building)
 - (xviii) 149 Harbord Street (Edward Sewell House)
 - (xix) 151 Harbord Street (Edward Sewell House)
 - (xx) 153 Harbord Street (Edward Sewell House)
 - (xxi) 155 Harbord Street (Edward Sewell House)
 - (xxii) 157 Harbord Street (Edward Sewell House)
 - (xxiii) 159 Harbord Street (Edward Sewell House)
 - (xxiv) 161 Harbord Street (Edward Sewell Store)
 - (xxv) 100 Lippincott Street (Belle Villa Apartments)
 - (xxvi) 38 Russell Street (House)
 - (xxvii) 40 Russell Street (House)
 - (xxviii) 42 Russell Street (House)
 - (xxix) 44 Russell Street (House)
 - (xxx) 46 Russell Street (House)

(xxxi) 48 Russell Street (House)
(xxxii) 50 Russell Street (House)
(xxxiii) 630 Spadina Avenue (Knox Presbyterian Church)
(xxxiv) 644 Spadina Avenue (Harry Armstrong House)
(xxxv) 646 Spadina Avenue (Dr. Gilbert Gordon House)
(xxxvi) 84 Sussex Avenue (William Stevens House); and

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

21. Casa Loma Heritage Conservation District Preliminary Study Area (Wards 21 and 22 - St. Paul's)

Report (October 11, 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 Casa Loma Heritage Conservation District Preliminary Study Area;
- (2) City Council authorize the acceptance of donations to be used to conduct the Casa Loma Heritage Conservation District Preliminary Study and that all donations received be held in a separate account designated for that purpose;
- (3) the Treasurer be authorized to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more;
- (4) a consultant be retained through the Request for Proposals process to conduct the Preliminary Study once sufficient funds have been collected or identified to pay for his or her services;
- (5) upon completion of the Preliminary Study staff report to Toronto and East York Community Council and the Toronto Preservation Board with a recommendation regarding further study leading to a District Plan and potential designation as a Heritage Conservation District; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

22. Inclusion on the City of Toronto Inventory of Heritage Properties - 68 Fraser Avenue (S. F. Bowser and Company Factory) (Ward 14 - Parkdale-High Park)

(Deferred from October 18, 2005)

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 68 Fraser Avenue (S. F. Bowser 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.

22(a). Communication (September 30, 2005) from the Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board:

- (1) deferred consideration of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, until the November 3, 2005 meeting of the Board; and
- (2) received the communication (September 27, 2005) from Julie Thompson.

23. Inclusion on the City of Toronto Inventory of Heritage Properties - 66 Fraser Avenue (Arlington Company of Canada Factory) (Ward 14 - Parkdale-High Park)

(Deferred from October 18, 2005)

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 66 Fraser Avenue (Arlington Company of Canada 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.

23(a). Communication (September 30, 2005) from the Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board:

- (1) deferred consideration of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, until the November 3, 2005 meeting of the Board; and
- (2) received the communication (September 20, 2005) addressed to Heritage Preservation Services, from Mary J. E. Martin, Solicitor.

24. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 1 St. Clair Avenue West (Ward 22, St. Paul's)

Report (October 24, 2005) from the Director, Community Planning, Toronto and East York District

Recommendation:

It is recommended that the request for variances to permit an illuminated, third-party advertising mural sign at 1 St. Clair Avenue West be refused.

25. 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 (Ward 22 - St. Paul's)

(Deferred from September 19, 2005 and October 18, 2005)

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.

26. Cash Payment-in-lieu of Providing Parking – 427 Queen Street West (Ward 20 - Trinity-Spadina)

(Deferred from October 18, 2005)

Report (October 4, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that the application by Sweeny Sterling Finlayson & Co. Architects Inc., on behalf of Great World Properties Limited, for a cash payment-in-lieu of providing one parking space, in the amount of \$5,600.00, be approved.

27. Cash Payment-in-lieu of Providing Parking - 2996A and 2996 Danforth Avenue (Ward 31 - Beaches-East York)

(Deferred from October 18, 2005)

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

Recommendations:

It is recommended that the application by Harpreet Bhons, on behalf of Sarker International Properties Inc., for a cash payment-in-lieu of providing four parking spaces, in the amount of \$10,000.00, be approved.

28. Maintenance of a Stone Wall and Columns Surmounted with a Low Decorative Wrought Iron Fence - 125 South Drive (Ward 27 – Toronto Centre-Rosedale)

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

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of the stone wall and columns together with the lighting and the low decorative wrought iron fence within the public right of way fronting 125 South Drive, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the stone wall and columns together with the lighting and the decorative wrought iron fence at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) arrange for an inspection by the Electrical Safety Authority upon completion of the installation of the lights and provide a copy of the approval to the General Manager of Transportation Services;
 - (d) remove the stone wall, columns, lights and decorative wrought iron fence upon receiving 90 days written notice so to do; and
 - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services.

29. Maintenance of a Wrought Iron Fence and Gate - 98 Pembroke Street (Ward 27 – Toronto Centre-Rosedale)

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

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of a 1.2 m high wrought iron fence together with 1.7 m high support posts and a gate within the public right of way fronting 98 Pembroke 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;
 - (b) maintain the wrought iron fence and gate at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the wrought iron fence and gate upon receiving 90 days written notice so to do; and
 - (d) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services.

30. Installation of Holiday Décor - Yonge Street, between Grosvenor/Alexander Streets to Richmond Street (Wards 27 and 28 – Toronto Centre-Rosedale)

Report (October 31, 2005) from the Manager, Right of Way Management, Transportation Services

Recommendation:

It is recommended that approval be given to allow the Downtown Yonge Business Improvement Area to install holiday décor, between Grosvenor/Alexander Streets to Richmond Street, and to remain until February 10, 2006.

31. Ok Ok Diner Inc. operating as Okay Okay - Boulevard Café – 1128 Queen Street East (Ward 30 - Toronto-Danforth)

Report (October 17, 2005) from the Manager, Licensing, Municipal Licensing and Standards

Recommendation:

The Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at 1128 Queen Street East be denied.

32. Removal of One Privately Owned Tree - 646 Broadview Avenue (Ward 30 - Toronto-Danforth)

(Deferred from October 18, 2005)

Report (September 27, 2005) from the General Manager, Parks, Forestry and Recreation.

Recommendation:

It is recommended that:

- (1) the request for a permit to remove the privately owned white elm tree at 646 Broadview Avenue be denied; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

32(a). Extract from Other Items Clause 56 in Toronto and East York Community Council Report 8, which was received for information by City Council on October 26, 27, 28 and 31, 2005

32(b). Memorandum (October 13, 2005) from Denise Gendron, Manager, Heritage Preservation Services

32(c). Communication (October 31, 2005) from Mary Halder

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

33. Preliminary Report - Official Plan Amendment and Rezoning Application and Site Plan Application - 255 Christie Street (Ward 20 - Trinity-Spadina)

Report (October 20, 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*.

34. Preliminary Report - Official Plan Amendment and Rezoning Application – 204 Bloor Street West (Ward 20 - Trinity-Spadina)

Report (October 21, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendation:

It is recommended that notice for the Public Meeting under the *Planning Act* with respect to this application be given according to the regulations under the *Planning Act*.

35. Preliminary Report - Rezoning Application - 1700 Bathurst Street, 15 Avenal Drive and 24 Warwick Avenue (Ward 21 - St. Paul's)

Report (October 21, 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*.

36. Preliminary Report - Official Plan Amendment and Rezoning Application – 79 Dunfield Avenue (Ward 22 - St. Paul's)

Report (October 24, 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 - Official Plan Amendment and Rezoning Application – 18 Brownlow Avenue (Ward 22 - St. Paul's)

Report (October 24, 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*.

38. Preliminary Report - Official Plan Amendment and Rezoning Application – 36, 38 and 48 Yorkville Avenue, 1263 Bay Street and 55 Scollard Street (Ward 27 – Toronto Centre-Rosedale)

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

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a further community consultation meeting together with the Ward Councillor; and
- (2) notice for the community consultation meeting be given to landowners and residents who were notified of the community consultation meeting that was held on October 11, 2005 as well as any additional parties that have requested to be notified.

39. Preliminary Report - Official Plan Amendment and Rezoning Application – 120 Donlands Avenue (Ward 29 - Toronto-Danforth)

Report (October 28, 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*.

40. Preliminary Report – Rezoning Application – 201 Carlaw Avenue (Ward 30 - Toronto-Danforth)

Report (October 25, 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. Status Report - Official Plan Amendment and Rezoning Application – 15 York Street (Block 5 Railway Lands East) (Ward 28 - Toronto Centre-Rosedale)

Report (October 25, 2005) from the Director, Community Planning, Toronto and East York District providing status on the above-noted application and responding to the motions submitted at the May 3, 2005 Toronto and East York Community Council meeting with respect to the Preliminary Report on this application dated April 21, 2005.

Recommendations:

It is recommended that this report be received for information.

42. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 154 University Avenue (Ward 20 - Trinity-Spadina)

(Deferred from October 18, 2005)

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

Recommendations:

It is recommended that:

- (1) City Council approve the request for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs on the south and southeast frontages of the property at 154 University Avenue; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary permits from the Chief Building Official.

43. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 240 Queen Street West (Ward 20 - Trinity-Spadina)

(Deferred from October 18, 2005)

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

Recommendations:

It is recommended that:

- (1) City Council approve the request for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, one non-illuminated fascia signs on the east frontage of the property at 240 Queen Street West; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary permits from the Chief Building Official.

44. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 393 Queen Street West (Ward 20 - Trinity-Spadina)

Report (October 24, 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, an illuminated fascia sign on an existing bulkhead located on the front elevation of the building at 393 Queen Street West; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

45. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 349 Queen Street West (Ward 20 - Trinity-Spadina)

Report (October 24, 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, for identification purposes, two illuminated projecting signs on the front elevation of the building at 349 Queen Street West; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

46. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 350 Queens Quay West (Ward 20 - Trinity-Spadina)

Report (October 25, 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, for identification purposes, an illuminated fascia sign on the front elevation of the building at 350 Queens Quay West; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

47. Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 383 Spadina Road (Ward 22 - St. Paul's)

(Deferred from October 18, 2005)

Communication (October 5, 2005) from the City Clerk, Toronto and East York community Council, advising that City Council on September 28, 29 and 30, 2005, referred back to the Toronto and East York Community Council for further consideration

Clause 35 of Toronto and East York Community Council Report 7, titled “Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 383 Spadina Road (St. Paul’s, Ward 22)”.

48. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 160 Wellesley Street East (Ward 27 – Toronto Centre-Rosedale)

Report (October 25, 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, for identification purposes, a non-illuminated temporary fascia sign on the south elevation of the building at 160 Wellesley Street East for period of two years 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.

49. Public Art Plan - 35 Balmuto Street (Ward 27 – Toronto Centre-Rosedale)

Report (October 27, 2005) from the Director, Urban Design, City Planning Division.

Recommendations:

It is recommended that City Council approve the proposed 35 Balmuto Street Public Art Plan.

50. Further Extension of Part Lot Control Exemption for a Portion of the Woodbine Park Development (Ward 32 – Beaches-East York)

Report (October 24, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that By-law 764-1999, as amended by By-law 15-2004, be further amended and extended for the blocks known as 169, 170, 171, 172, 173, 174, 181 and 182 on Plan No. 66M-2332 until December 31, 2008.

51. Prohibition of Heavy Trucks from 7:00 p.m. to 7:00 a.m. - Dawes Road, between Danforth Avenue and Victoria Park Avenue (Ward 31 – Beaches-East York)

Report (October 27, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) heavy trucks be prohibited from 7:00 p.m. to 7:00 a.m., on Dawes Road, between Danforth Avenue and Victoria Park Avenue; 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

52. Reduction of the Speed Limit to 40 Km/h - Park Vista (Ward 31 – Beaches-East York)

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

Recommendations:

It is recommended that:

- (1) the speed limit on Park Vista be reduced from 50 km/h to 40 km/h; 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

53. Delineation of a “School Bus Loading Zone” near the Children's Learning Centre at Allen Gardens - Carlton Street, south side, east of Jarvis Street (Ward 27 - Toronto Centre-Rosedale)

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

Recommendations:

It is recommended that:

- (1) the “One Hour Maximum Parking, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m. Saturday” regulation on both sides of Carlton Street, from Jarvis Street to Sherbourne Street, be rescinded;
- (2) the “Two Hour Maximum Parking, from 9:00 a.m. to 4:00 p.m. Monday to Friday and 8:00 a.m. to 6:00 p.m. Saturday” regulation where parking is controlled by parking meters at a fee of \$1.50 for one hour, on both sides of Carlton Street, from Jarvis Street to Sherbourne Street; be rescinded;
- (3) the “Two Hour Maximum Parking, from 9:00 a.m. to 4:00 p.m. Monday to Friday and 8:00 a.m. to 6:00 p.m. Saturday” regulation where parking is controlled by a parking machine on both sides of Carlton Street, between Jarvis Street and Sherbourne Street, be rescinded;
- (4) a “School Bus Loading Zone”, be delineated on the south side of Carlton Street, from a point 158.0 metres east of Jarvis Street to a point 20 metres further east thereof;
- (5) Stopping be prohibited from 8:00 a.m. to 6:00 p.m., Monday to Friday on the south side of Carlton Street, between a point 158.0 metres east of Jarvis Street and a point 20 metres further east thereof;
- (6) Parking be restricted to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, regulated by parking machines operating at a rate of \$1.50 per hour, on the north side of Carlton Street, between Jarvis Street and Sherbourne Street;
- (7) Parking be restricted to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, regulated by parking machines operating at a rate of \$1.50 per hour, on the south side of Carlton Street:
 - (a) between Jarvis Street and a point 158.0 metres east thereof;
 - (b) between a point 178 metres east of Jarvis Street and Sherbourne Street;
 - and
- (8) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

54. Establishment of a Construction Staging Area - Spadina Road, west side, north of Lowther Avenue flanking No. 35 Walmer Road (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) the request for the establishment of a construction staging area flanking Premises No. 35 Walmer Road within the west curb lane of Spadina Road, from Lowther Avenue to a point approximately 72.0 metres north, generally as shown on the attached print of Drawing No. 421F-8090, dated October 2005, for a period from October 2005 to February 2007, be approved;
- (2) in conjunction with Recommendation (1) above:
 - (a) stopping be prohibited at any time on the west side of Spadina Road from Lowther Avenue to a point 97 metres north;
 - (b) the existing parking meter/machine regulations in effect on the west side of Spadina Road be rescinded between the limits noted in (2)(a) above, and that the applicant be responsible to pay to the Toronto Parking Authority a fee to cover lost parking revenues for the duration of this project;
 - (c) the existing time limit parking currently in effect on the west side of Spadina Road for a maximum of two hours from 9:30 a.m. to 6:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday be rescinded between the limits noted in (2)(a) above; and
 - (d) the stopping prohibition on the west side of Spadina Road in effect from 7:30 a.m. to 9:30 a.m., Monday to Friday, be rescinded between the limits noted in Recommendation (2)(a) above;
- (3) the parking regulations presently in effect on the subject section of Spadina Road be reinstated upon the completion of this project; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

55. Proposed Construction Staging Area - 96 St. Patrick Street (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) the request for the establishment of a construction staging area at Premises No. 96 St. Patrick Street within the west curb lane of St. Patrick Street from a point 124.0 metres south of Dundas Street West to a point 55.0 metres further south as shown on the attached print of Drawing No. 421F-8097, dated October 2005, for a period from October 2005 to June 2007, be approved;
- (2) in conjunction with Recommendation (1) above, stopping be prohibited at all times on the west side of St. Patrick Street from a point 124.0 metres south of Dundas Street West to a point 55.0 metres further south;
- (3) in conjunction with Recommendation (1) above, stopping be prohibited at all times on the east side of St. Patrick Street from a point 110.0 metres south of Dundas Street West to a point 75.0 metres further south;
- (4) in conjunction with Recommendation (1) above, the parking prohibition currently in effect at all times on the west side of St. Patrick Street be rescinded between the limits noted in Recommendation (2) above;
- (5) in conjunction with Recommendation (1) above, the parking prohibition currently in effect at all times on the east side of St. Patrick Street be rescinded between the limits noted in Recommendation (3) above;
- (6) the parking regulations presently in effect on the subject section of St. Patrick Street be reinstated upon the completion of this project; 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.

56. Temporary Road Occupation to Accommodate a Construction Staging Area – 255 Wellington Street West (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 21-storey Hotel on Wellington Street West, the request for the establishment of a construction staging area at Premises No. 255 Wellington Street West within the two south curb lanes of Wellington Street West from Windsor Street to a point 29.0 metres west as shown on the attached print of Drawing No. 421F-8096, dated October 2005, for a period from October 2005 to February 2007, be approved;
- (2) in conjunction with Recommendation (1) above, standing be prohibited at all times on the north side of Wellington Street West from John Street to Blue Jays Way;
- (3) in conjunction with Recommendation (1) above, standing be prohibited at all times on the south side of Wellington Street West from Blue Jays Way to a point 38 metres east;
- (4) in conjunction with Recommendation (1) above, stopping be prohibited at all times on the south side of Wellington Street West from John Street to a point 60.0 metres west of Windsor Street;
- (5) in conjunction with Recommendation (1) above, stopping be prohibited at all times on both sides of Windsor Street from Wellington Street West to a point 45 metres south;
- (6) in conjunction with Recommendation (1) above, the parking prohibition currently in effect at all times on the both sides of Wellington Street West be rescinded between the limits noted in Recommendations (2, 3 and 4) above;
- (7) in conjunction with Recommendation (1) above, the parking prohibition currently in effect at all times on the both sides of Windsor Street be rescinded between the limits noted in Recommendation (5) above;
- (8) in conjunction with Recommendation (1) above, the stopping prohibition currently in effect at all times on the south side of Wellington Street West from Windsor Street to a point 50.0 metres west be rescinded;
- (9) the parking regulations presently in effect on the subject section of Wellington Street West be reinstated upon the completion of this project; and
- (10) 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.

57. Provision of a "Day-care Pick-up and Drop-off Area" with a fifteen minute maximum parking limit - Glen Morris Street, north side, from Huron Street to Spadina Avenue (Ward 20 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) the "No Parking Anytime" prohibition, on the north side of Glen Morris Street, from Huron Street to Spadina Avenue, be amended to operate from Huron Street to a point 15.0 metres west and from a point 38.0 metres west of Huron Street to Spadina Avenue;
- (2) parking be allowed for a maximum period of fifteen minutes from 8:00 a.m. to 10:00 a.m. and from 3:30 p.m. to 6:00 p.m., Monday to Friday, on the north side of Glen Morris Street, from a point 15.0 metres west of Huron Street to a point 23.0 metres further west;
- (3) parking be prohibited from 10:00 a.m. to 3:30 p.m. and from 6:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday and at anytime on Saturday and Sunday, on the north side of Glen Morris Street, from a point 15.0 metres west of Huron Street to a point 23.0 metres further west; 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.

58. Proposed Installation of Speed Bumps in Public Lane System Bounded by Lappin Avenue, Emerson Avenue, Wallace Avenue and St. Clarens Avenue (Ward 18 – Davenport)

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

Recommendations:

It is recommended that:

- (1) the installation of speed bumps in the public lane system bounded by Lappin Avenue, Emerson Avenue, Wallace Avenue and St. Clarens Avenue, of the type

and design noted and at the locations shown on Drawing Nos. 421F-8088 and 421F-8089 dated October 2005, be approved; and

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

59. Proposed Installation of Speed Bumps - Public Lane first north of Queen Street East, between Hastings Avenue and Alton Avenue (Ward 30 – Toronto-Danforth)

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

Recommendations:

It is recommended that:

- (1) the installation of speed bumps in the public lane first north of Queen Street East, between Hastings Avenue and Alton Avenue, of the type and design noted and at the locations shown on Drawing No. 421F-7980 dated August 2005, be approved; and
- (2) the appropriate City officials be authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

60. Introduction of Permit Parking on the north side of Macaulay Avenue, between Perth Avenue and the dead end of Macaulay Avenue (Ward 18 - Davenport)

Report (October 28, 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 the north side of Macaulay Avenue, between Perth Avenue and the dead end of Macaulay Avenue 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 introduced

to incorporate the north side of Macaulay Avenue, between Perth Avenue and the dead end of Macaulay 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.

61. Installation/Removal of On-Street Parking Spaces for Persons with Disabilities (Ward 18 – Davenport; Ward 19 - Trinity-Spadina)

Report (October 28, 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 authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

62. Amendments to Parking Regulations - Whitaker Avenue (Ward 19 - Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) parking be permitted for a maximum period of one hour from 10:00 a.m. of one day to 12:01 a.m. of the next following day on the south side of Whitaker Avenue, between Tecumseth Street and the westerly terminus of Whitaker Avenue; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

63. Proposed Amendments to the Parking Regulations on the south side of Hawarden Crescent and the Introduction of a Reduced Speed Limit on Hawarden Crescent, Spadina Road to Dunloe Road (Ward 22 – St. Paul’s)

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

Recommendations:

It is recommended that:

- (1) the existing “No Stopping” prohibition in effect from 3:00 p.m. to 4:00 p.m., Monday to Friday on the south side of Hawarden Crescent, from Spadina Road to Dunloe Road be adjusted to be in effect from 8:00 a.m. to 9:15 a.m., from 11:30 a.m. to 1:15 p.m., and from 3:00 p.m. to 4:00 p.m., Monday to Friday, from September 1 to June 30 of the next following year;
- (2) the existing one-hour maximum parking regulation in effect from 8:00 a.m. to 3:00 p.m., Monday to Friday on the south side of Hawarden Crescent, from Spadina Road to Dunloe Road, be adjusted to be in effect for a maximum period of one-hour from 9:15 a.m. to 11:30 a.m., from 1:15 p.m. to 3:00 p.m., and from 4:00 p.m. to 6:00 p.m., Monday to Friday, from September 1 to June 30 of the next following year;
- (3) the speed limit on Hawarden Crescent, from Spadina Road to Russell Hill Road, be reduced from 50 km/h to 40 km/h; and
- (4) appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

64. Prohibition of Parking at All Times – Glazebrook Avenue, south side, from Glenavy Avenue to Bayview Avenue (Ward 22 – St. Paul’s)

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

Recommendations:

It is recommended that:

- (1) the “No Parking 10:00 a.m. to 2:00 p.m., Monday to Friday” regulation on the south side of Glazebrook Avenue from a point 45.75 metres east of Glenavy Avenue to Bayview Avenue be rescinded;

- (2) the “No Parking Anytime” regulation on the south side of Glazebrook Avenue from the easterly limit of Glenavy Avenue to a point 45.75 metres east thereof be amended to read from the easterly limit of Glenavy Avenue to Bayview 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 may be required.

65. Extension of “No Parking Anytime” Regulation - Maitland Street (Ward 27 - Toronto Centre-Rosedale)

Report (October 27, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the south side of Maitland Street from Yonge Street to a point 91.4 metres east of Yonge Street, be rescinded;
- (2) parking be prohibited at all times on the south side of Maitland Street from Yonge Street to a point 96.9 metres east of Yonge Street; 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

66. Rescindment of the Alternate Side Parking Regulations and Provision of Parking At All Times on the East Side of the Street - Caithness Avenue, south of Glebeholme Boulevard (Ward 29 - Toronto-Danforth)

Report (October 24, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the amendments to the parking regulations as outlined in Appendix 1, “Amendments to Parking Regulations on Caithness Avenue”, attached to this report, be approved; 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.

67. Amendments to the Alternate Side Parking Regulations - Fulton Avenue, from Broadview Avenue to Carlaw Avenue (Ward 29 – Toronto-Danforth)

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

Recommendations:

It is recommended that:

- (1) in order to institute two-sided parking on Fulton Avenue, from Broadview Avenue to Carlaw Avenue during evenings, overnight and on weekends:
 - (a) the parking regulations listed in Appendix 1, attached to this report, be rescinded; and
 - (b) the parking regulations listed in Appendix 2, attached to this report, be implemented; 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.

68. Naming of Proposed Private Lane – Kingston Road and Dundas Street East (Ward 32 - Beaches-East York)

Report (October 27, 2005) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that:

- (1) the proposed private lane located on the west side of Kingston Road, just north of Dundas Street East, be named "Peggy Lush Lane";
- (2) BluMont Capital pay the costs, estimated to be in the amount of \$300.00, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

69. Installation of a Wrought Iron Fence Fronting 421 Russell Hill Road and Maintenance of a Glycol Heating System on the Kilbarry Road Flank (Ward 22 – St. Paul's)

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

Recommendations:

It is recommended that:

- (1) City Council approve the installation of a 1.2 m high wrought iron fence within the public right of way fronting 421 Russell Hill Road, to be set back 1.68 m from the curb and to maintain a glycol heating system within portions of the public right on the Kilbarry Road flank of the property, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the 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 wrought iron fence and glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) obtain approval for associated work on private property from Urban Development Services;
 - (d) provide “as built” drawings upon completion of all installations within 60 days of doing so;
 - (e) remove the wrought iron fence and glycol heating system upon receiving 90 days written notice to do so;
 - (f) pay for the costs of preparing the Agreement and the registration of the Agreement on title; and

- (g) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the Corporation;
- (2) in the event of sale or transfer of the property abutting the encroachments, Legal Services and/or the General Manager of Transportation Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

70. Installation of a Glycol Heating System – 8 Cluny Drive (Ward 27 – Toronto Centre-Rosedale)

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

Recommendations:

It is recommended that:

- (1) City Council approve the installation of a glycol heating system within portions of the public right of way fronting 8 Cluny Drive, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - (b) maintain the glycol heating system at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) obtain approval for associated work on private property from Urban Development Services;
 - (d) provide “as built” drawings upon completion of all installations;
 - (e) remove the heating system upon receiving 90 days written notice to do so;

- (f) pay for the costs of preparing the Agreement and the registration of the Agreement on title; and
 - (g) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the Corporation;
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

71. Installation of an Illuminated Tiger Decoration – Traffic Island at the Northwest Corner of the Intersection of Bloor Street West and Christie Street (Ward 19 – Trinity-Spadina)

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

Recommendations:

It is recommended that:

- (1) City Council approve the installation of an illuminated tiger decoration on the traffic island at the northwest corner of the intersection of Bloor Street West and Christie Street, subject to the Korea Town BIA entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the 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 illuminated tiger decoration at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;

- (c) pay for the costs of preparing the Agreement and the registration of the Agreement on title; and
 - (d) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the Corporation; and
- (2) Legal Services be requested to prepare and execute the Encroachment Agreement.

72. Concord Adex - Railway Lands West (Blocks 24, 25, 26 and 29) (Ward 20 –Trinity-Spadina)

Report (October 29, 2005) from the City Solicitor.

Recommendations:

The City Solicitor be authorized to report, if necessary, directly to the City Council meeting to be held on December 5, 6 and 7, 2005, regarding the revisions requested by Concord Adex to its subdivision agreement.

73. Use of Nathan Phillips Square: “Wintercity”, January 26 to February 9, 2006 (Ward 27 - Toronto Centre-Rosedale)

Report (October 11, 2005) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden, contingent upon the following conditions:
 - a) approval of the Alcohol & Gaming Commission of Ontario (A.G.C.O);
 - b) approval of the Medical Officer of Health;
 - c) compliance with the City of Toronto’s Municipal Alcohol Policy;
 - d) receipt of the necessary permits associated with the production of the event i.e., building permit;
- (2) subject to review and approval of the Fire Chief, exemption be given to the Tourism Division of the Economic Development, Culture & Tourism Department to use atmospheric fire performances that will feature fire breathers, eaters and jugglers and to use special effects pyrotechnics under Class 7.2.5 of the Federal Explosives Regulations on Nathan Phillips Square; and

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

74. Intercity Bus Terminal

Communication (September 29, 2005) from Vincent Rodo, General Secretary, Toronto Coach Terminal Inc., requesting the consideration of the report entitled “Intercity Bus Terminal Coordinating Committee – Status Report”.

Recommendations:

- (1) that the City of Toronto be requested to adopt traffic measures, such as closing Elizabeth Street, to facilitate better traffic flow; and
- (2) that staff explore the feasibility of purchasing the property on the north side of Edward Street, across from the terminal, to allow for better drop off zones.

75. Requests for Endorsement of Events for Liquor Licensing Purposes (Ward 28 – Toronto Centre-Rosedale)

Communication (October 17, 2005) from Neill Dixon, President, Canadian Music Week International, respecting Canadian Music Week, located at the Fairmont Royal York Hotel, which will be held March 1 to 4, 2006, requesting designation of municipal significance.

(Attached marketing material is on file with the City Clerk’s Office)



**TORONTO AND EAST YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 9**

Date of Meeting: November 15, 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

9(e). Communication (November 4, 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 (October 6, 2005) from the Director, Policy and Research, City Planning Division.

9(f). Request for Further Direction report (November 8, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) delete recommendation No. 7 of the November 1, 2004 Planning Report (requirement for Heritage Easement Agreement - Block 8) as adopted by Council at its meeting February 1, 2, and 3, 2005 pursuant to Recommendation No. 9 of the February 2, 2005 Confidential Planning Report Clause 8a, Report 9 of the Toronto and East York Community Council for the reasons outlined in this report; and
- (2) authorize the City Solicitor and necessary City staff to make submissions to the Ontario Municipal Board as may be required in support of the same.

11(a). Communication (November 8, 2005) from John Adams.

11(b). Communication (November 9, 2005) A. Milliken Heisey, solicitor for Hazelton Place.

14(c). Communication (November 4, 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 (October 20, 2005) from the Director, Policy and Research, City Planning Division.

15(a). Communication (November 8, 2005) from Marlene Ritchie.

15(b). Communication (October 25, 2005) from The Bathurst Quay Neighbourhood Association, Lakeshore Protection Group.

16(a). Communication (November 8, 2005) from Gee Chung, President, The Greater Yorkville Residents Association.

16(b). Communication (November 9, 2005) from Gloria Fallick.

18(b). Communication (November 4, 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 (September 30, 2005) from the Director, Policy and Research, City Planning Division.

19(b). Communication (November 4, 2005) from the Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board:

- (1) referred the report back to the Director, Policy and Research, City Planning Division, with the request that a new report be submitted to the January 12, 2006 meeting of the Board; and
- (2) received the communication (October 28, 2005) from V. Rev. Michael Brehl, C.S.s.R., Provincial Superior.

20(b). Communication (November 4, 2005) from the Toronto Preservation Board.

Recommendations:

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

- (1) City Council include the following 30 properties identified in the Harbord Village Area Study on the City of Toronto Inventory of Heritage Properties:
 - (i) 693 Bathurst Street (Central Technical School);
 - (ii) 228 Brunswick Street (James McMurray Building);
 - (iii) 302 College Street (John N. Grant Building);
 - (iv) 304 College Street (Albert Purvis Building);
 - (v) 306 College Street (William Mullins House);
 - (vi) 308 College Street (William Hutson Building);
 - (vii) 310 College Street (William Hutson Building);
 - (viii) 312 College Street (William Hutson Building);
 - (ix) 314 College Street (William Hutson Building);
 - (x) 316 College Street (William Hutson Building);
 - (xi) 318 College Street (Thomas Douglas Building);
 - (xii) 320 College Street (Thomas Douglas Building);
 - (xiv) 324 College Street (Thomas Douglas Building);
 - (xvii) 412 College Street (R. E. Crane Building);
 - (xviii) 149 Harbord Street (Edward Sewell House);
 - (xix) 151 Harbord Street (Edward Sewell House);
 - (xx) 153 Harbord Street (Edward Sewell House);
 - (xxi) 155 Harbord Street (Edward Sewell House);
 - (xxii) 157 Harbord Street (Edward Sewell House);
 - (xxiii) 159 Harbord Street (Edward Sewell House);
 - (xxiv) 161 Harbord Street (Edward Sewell Store);
 - (xxv) 100 Lippincott Street (Belle Villa Apartments);
 - (xxvi) 38 Russell Street (House);
 - (xxvii) 40 Russell Street (House);
 - (xxviii) 42 Russell Street (House);
 - (xxix) 44 Russell Street (House);
 - (xxx) 46 Russell Street (House);
 - (xxxi) 48 Russell Street (House);
 - (xxxii) 50 Russell Street (House); and
 - (xxxvi) 84 Sussex Avenue (William Stevens House); and
- (2) the following six properties be referred back to the Director, Policy and Research, City Planning Division, to allow Heritage Preservation Services staff an opportunity to consult with the owners and to report back to the January 12, 2006 meeting of the Toronto Preservation Board:

- (xiii) 322 College Street (Thomas Douglas Building);
- (xv) 326 College Street (Thomas Douglas Building);
- (xvi) 410 College Street (College Street Baptist Church, 1872);
- (xxxiii) 630 Spadina Avenue (Knox Presbyterian Church);
- (xxxiv) 644 Spadina Avenue (Harry Armstrong House); and
- (xxxv) 646 Spadina Avenue (Dr. Gilbert Gordon House).

21(a). Communication (November 4, 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 (October 11, 2005) from the Director, Policy and Research, City Planning Division.

22(c). Communication (November 4, 2005) from the Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board deferred consideration of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, until the December 1, 2005 meeting of the Board.

23(c). Communication (November 4, 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 (August 9, 2005) from the Director, Policy and Research, City Planning Division, subject to amending the Heritage Attributes in Attachment 2 to read:

Heritage Attributes:

The heritage attributes of the building and additions are found on the front exterior wall and flat roof. The existing flat configuration of the roof is not part of the Heritage Attributes. The front façade of the building is clad with red brick and trimmed with brick and precast stone. The original single-storey factory has a U-shaped plan where the courtyard formed by the “U” is entered from Fraser Avenue. The courtyard is not part of the Heritage Attributes of the building. On either side of the courtyard opening, stout brick columns organize the east façades into two bays. The bays adjoining the courtyard have flat-headed doors and windows beneath an oversized segmental-arched transom with brick voussoirs and multiple keystones. The shape and detailing is repeated on the single window openings in the outer bays.

- 27(a).** Excerpt of the consolidated Clause 56 in the Toronto and East York Community Council Report 8, which was received by City Council on October 26, 27 28 and 31, 2005.

30. Installation of Holiday Décor - Yonge Street, between Grosvenor/Alexander Streets to Richmond Street (Wards 27 and 28 – Toronto Centre-Rosedale)

Revised report (November 8, 2005) from the Manager, Right-of-Way Management, Transportation Services, Toronto and East York District, the revisions being the addition of a paragraph on page 2 and Appendices B and C.

Recommendation:

It is recommended that approval be given to allow the Downtown Yonge Business Improvement Area to install holiday décor, between Grosvenor/Alexander Streets to Richmond Street, and to remain until February 10, 2006.

NEW ITEMS

76. Douglas Crescent – Installation of “No Parking Anytime” regulations at various locations (Ward 29 – Toronto-Danforth)

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

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the east side of Douglas Crescent, from Nesbitt Drive to a point 53.5 metres south thereof be rescinded;
- (2) a “No Parking Anytime” regulation be implemented on the east side of Douglas Crescent, from Nesbitt Drive to a point 47 metres south thereof;
- (3) a “No Parking Anytime” regulation be implemented on the east side of Douglas Crescent, from a point 15.5 metres south of the projected south curb of Governors Road to a point 4.5 metres further south thereof;
- (4) a “No Parking Anytime” regulation be implemented on the west side of Douglas Crescent from Governors Road to a point 24.5 south thereof; and
- (5) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

77. Request for a Pedestrian Crossing Facility – Woodbine Avenue, between Hartford Avenue and Norway Avenue (Ward 32 – Beaches-East York)

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

Recommendation:

It is recommended that this report be received for information.

78. Hopedale Avenue – Prohibition of parking (Ward 29 – Toronto-Danforth)

Report (November 4, 2005) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on the west and north sides of Hopedale Avenue, from a point 221 metres north of O’Connor Drive to a point 157 metres west of Minton Place be rescinded;
- (2) the “No Parking, May, July, September and November” regulation on the west side of Hopedale Avenue, from O’Connor Drive to a point 221 metres north thereof be rescinded;
- (3) a “No Parking Anytime” regulation be established on the west and north sides of Hopedale Avenue, from a point 203 metres north of O’Connor Drive to a point 157 metres west of Minton Place;
- (4) a “No Parking, May, July, September and November” regulation be implemented on the west side of Hopedale Avenue, from O’Connor Drive to a point 203 metres north thereof; and
- (5) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

79. Rogers Public Art Project –1 Mount Pleasant Road and 575 Jarvis Street and 577 Jarvis Street (Ward 27 – Toronto Centre-Rosedale)

Report (November 8, 2005) from the Director, Urban Design, City Planning Division.

Recommendation:

It is recommended that City Council approve the proposed Rogers Public Art Project.

80. Further Report No. 2 Subdivision Approval Application 03 035169 STE 27 SB Wellesley Central Health Corporation 146 - 160 Wellesley Street East (Ward 27 - Toronto Centre-Rosedale)

Further Report 2 (November 8, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the conditions of Draft Plan of Subdivision Approval identified in Recommendation 1 of the Further Report, dated July 4, 2005, be amended to: replace conditions related to a risk assessment approach with conditions related to a generic approach for Blocks 2, 5 and the Homewood Avenue extension; remove conditions related to the City's peer review process for Blocks 1 and 3; and, to revise a condition of Draft Plan of Subdivision Approval to require the owner to file a RSC on a voluntary basis in accordance with the Environmental Protection Act;
- (2) the Chief Planner and Executive Director, who has been delegated the authority to approve conditions of draft plan of subdivision approval, change the conditions of Draft Plan of Subdivision Approval (No. 55T-03-217, Revised), issued on August 3, 2005, pursuant to Section 51(44) of the Planning Act, to give effect to Recommendation 1; and
- (3) notice of changed conditions of draft plan of subdivision approval be given according to Section 51(45) of the Planning Act.

81. Request for Zoning Review for West Queen West Triangle Area (Ward 18 – Davenport)

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

Recommendations:

It is recommended that the Chief Planner and Executive Director, City Planning Division, be requested:

- (1) to undertake a zoning review of lands generally located west of Dovercourt Road, south of Queen Street West and north of the Canadian National railway corridor as identified on Attachment 1, including;
 - (a) a review of heritage resources;
 - (b) with the Executive Director of Technical Services, a review of municipal infrastructure;
 - (c) a review of community services and facilities;
 - (d) with the Executive Director of Economic Development, Culture and Tourism, a review of the impact of proposed development on the area's local arts community and other employment in the area; and
 - (e) with the Executive Director of Economic Development, Culture and Tourism, a review of parks and recreation facilities;
- (2) to initiate a community consultation process as part of this review; and
- (3) to report in the 2nd quarter of 2006 on a comprehensive rezoning for the area generally located south of Queen Street West, west of Dovercourt Road and north of the rail corridor.

82. Authority to Amend the Section 37 Agreement, Blocks 3A, 3B and 5, Fort York Neighbourhood (Ward 19 - Trinity-Spadina)

Report (November 8, 2005) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) authorize further amendments to the 1996 Master Section 37 Agreement for Blocks 3A, 3B and 5 in the Fort York Neighbourhood in accordance with this report, including:
 - (a) adding specific provisions about the timing for conveyance of lands to the City for June Callwood Park;
 - (b) deleting contractual obligations respecting the design and construction of June Callwood Park by the City;

- (c) updating the section 37 agreement to reflect current policies and practices of the City such as land transfer, servicing, infrastructure and environmental requirements;
 - (d) incorporating appropriate provisions to reflect the owners commitment to construct and convey certain roads and services earlier than currently required; and
- (2) authorize execution of an amended and restated 1996 Master Section 37 Agreement for Blocks 3A, 3B and 5 as described in this report.

83. Chapter 297, Signs By-law, of the former City of Toronto Municipal Code and the Removal of Illegal Signs in the Toronto and East York Community Council Area

Report (November 8, 2005) from the Executive Director, Municipal Licensing and Standards, reporting on the recommendation by City Council from its meeting held on September 28, 29, and 30, 2005, authorizing the Executive Director, Municipal Licensing and Standards, to report to the Toronto and East York Community Council on November 15, 2005 regarding the number of illegal signs that have been removed, and provide recommendations on measures and sanctions to deter illegal signs.

Recommendations:

It is recommended that this report be received for information.

84. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code, 2 Strachan Avenue, at the south east corner of the Food Building in the CNE grounds.

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

Recommendations:

It is recommended that:

- (1) the request for a variance be refused to permit, for the purpose of identification and advertising, a ground sign at the south east corner of the Food Building.

85. Traffic Concerns in the Railway Lands East Area (Ward 20 – Trinity-Spadina)

Communication (November 15, 2005) from Councillor Chow, Ward 20 – Trinity-Spadina, advising of the significant increase in traffic congestion on Navy Wharf Court and Bremner Boulevard, due to high density development and special events at the Rogers Centre.

Recommendations:

- (1) that the City of Toronto support the installation of a traffic light on Bremner Boulevard and Navy Wharf Court on the condition that Concord Adex provide half the cost of the installation of the light, up to \$75,000 and that the city staff's traffic count meets the warrant, and that City staff to report back in January 2006 on the count;
- (2) that the City transportation staff report on how to reduce traffic using Navy Wharf to short cut to the QEW, and specifically the merit of a proposal to prohibit right turns from the south bound of Navy Wharf onto Bremner Boulevard, and
- (3) that the City of Toronto paint traffic lines on the intersection of Blue Jays Way and Navy Wharf Court to enable safe pedestrian crossings at this intersection.

86. Installation of a Historical Plaque and a No. '99' Sculpture Within the Public Right of Way Fronting 99 Blue Jays Way - "Wayne Gretsky's" (Ward 20 – Trinity-Spadina)

Report (November 8, 2005) from the Manager, Right-of-Way Management, Transportation Services, Toronto and East York District.

It is recommended that:

- (1) City Council approve the installation of a historical plaque "in principle" embedded on porcelain podium and the installation of a No. '99' sculpture within the public right of way fronting 99 Blue Jays Way, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreements in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;

- (b) maintain the historical plaque and the No. '99' sculpture at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the historical plaque and No. '99' sculpture upon receiving 90 days written notice to do so;
 - (d) pay for the costs of preparing the Agreement and the registration of the Agreement on title; and
 - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the Corporation;
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
 - (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

87. Request for Fence Exemption – 159 Gillard Avenue (Ward 30 – Toronto-Danforth)

Report (November 4, 2005) from the Acting Toronto and East York District Manager, Municipal Licensing and Standards Division.

Recommendation:

It is recommended that an exemption be granted to allow the private fence to be extended by 0.13 metres (5 inches) above the maximum height of 2.0 metres.

88. Cecil Community Centre Board of Management

Communication (November 2, 2005) from Julia Goldstein, Executive Director, Cecil Community Centre, requesting that Karen Reyes, Gus Osorio, Christine Laws and Smitha Pradhan, be appointed to replace Sandy Ravary, Alexander Chong, Hailu Mulatu and Cynthia Sherwood, as Board Members.