

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Toronto and East York Community Council

Meeting 5

Tuesday, May 31, 2005

The Toronto and East York Community Council met on Tuesday, May 31, 2005, in Committee Room 1, 2nd Floor, City Hall, Toronto, commencing at 9:30 a.m.

No interests were declared pursuant to the Municipal Conflict of Interest Act.

On motion by Councillor Chow, the Toronto and East York Community Council confirmed the Minutes of the Meetings held on September 14, 2004 and October 12, 2004.

5.1 Naming the Proposed Private Lane – 466 and 466 Rear Brunswick Avenue “Sibelius Lane” (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a draft by-law from the City Solicitor, respecting Naming the Proposed Private Lane – 466 and 466 Rear Brunswick Avenue “Sibelius Lane” (Trinity-Spadina, Ward 20).

The Toronto and East York Community Council held a public meeting on May 31, 2005, and notice, in accordance with the *Municipal Act, 2001*, of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City’s web site from May 20, 2005 to June 1, 2005, and no one addressed the Community Council.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council enact a by-law in the form of the following draft by-law, and that the necessary Bill be introduced in Council to give effect thereto.

(Report 5, Clause 1)

5.2 Naming the Proposed Private Lane – 51 River Street “Raffeix Lane” (Toronto Centre-Rosedale, Ward 28)

The Toronto and East York Community Council had before it a draft by-law from the City Solicitor, respecting Naming the Proposed Private Lane – 51 River Street “Raffeix Lane” (Toronto Centre-Rosedale, Ward 28).

The Toronto and East York Community Council held a public meeting on May 31, 2005, and notice, in accordance with the *Municipal Act, 2001*, of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City’s web site from May 20, 2005 to June 1, 2005, and no one addressed the Community Council.

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council enact a by-law in the form of the following draft by-law, and that the necessary Bill be introduced in Council to give effect thereto.

(Report 5, Clause 2)

5.3 Naming the Proposed Private Lane east of Jones Avenue extending Southerly from Sproat Avenue, “Peyton Lane” (Toronto-Danforth, Ward 30)

The Toronto and East York Community Council had before it a draft by-law from the City Solicitor, respecting Naming the Proposed Private Lane east of Jones Avenue extending Southerly from Sproat Avenue, “Peyton Lane” (Toronto-Danforth, Ward 30).

The Toronto and East York Community Council held a public meeting on May 31, 2005, and notice, in accordance with the *Municipal Act, 2001*, of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City’s web site from May 20, 2005 to June 1, 2005, and no one addressed the Community Council.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that City Council enact a by-law in the form of the following draft by-law, and that the necessary Bill be introduced in Council to give effect thereto.

(Report 5, Clause 3)

5.4 Renaming of Public Highway Hillholme Road, located between Avenue Road and Russell Hill Road, “Hillholm Road” (St. Paul’s, Ward 22)

The Toronto and East York Community Council had before it a draft by-law from the City Solicitor, respecting Renaming of Public Highway Hillholme Road, located between Avenue Road and Russell Hill Road, “Hillholm Road” (St. Paul’s, Ward 22).

The Toronto and East York Community Council held a public meeting on May 31, 2005, and notice, in accordance with the *Municipal Act, 2001*, of the proposed enactment of the draft by-law was posted on the Public Notices Page of the City's web site from May 20, 2005 to June 1, 2005, and no one addressed the Community Council.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council enact a by-law in the form of the following draft by-law, and that the necessary Bill be introduced in Council to give effect thereto;

(Report 5, Clause 4)

5.5 Final Report – Rezoning Application - 50 Rosehill Avenue (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a final report (April 13, 2005) from the Director, Community Planning, South District, respecting Rezoning Application - 50 Rosehill Avenue (St. Paul's, Ward 22), and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) require the owner to enter into a Section 37 Agreement, to the satisfaction of the City Solicitor, prior to introducing the necessary Bills to City Council, to secure:
 - (i) the rental tenure of the existing apartment building on the site for a minimum of 20 years from the date any by-law to permit additional development comes into effect, and agreement by the owner that during this time period no application for condominium conversion or application to demolish the existing building will be made;
 - (ii) improvements to the existing rental building and site, including improvements to the garbage storage area and access, improvements to the pedestrian entry at Rosehill Avenue, fencing repairs and upgrading indoor security, that create a net benefit to the existing tenants, while enhancing

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- the long-term viability of the rental housing stock with no pass through of costs in the rents to the tenants;
- (iii) the development and implementation of an appropriate Construction Mitigation Plan and Tenant Communications Strategy for the tenants of 50 Rosehill Avenue, at the owner's cost and expense; and
 - (iv) funds in the amount of \$280,000.00 for improved community services and facilities within the local area.
- (5) require the owner to pay the funds referred to in Recommendation 4 above prior to the issuance of an above-grade building permit and be deposited into the *Planning Act* Reserve Fund;
 - (6) before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
 - (7) require the owner to submit to the Commissioner of Works and Emergency Services, if registered agreements are required, a Reference Plan of Survey, in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way. Such plans should be submitted at least 3 weeks prior to the introduction of a bill in Council;
 - (8) require the owner to submit to the Commissioner of Works and Emergency Services plans of the approved development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans should be submitted at least 3 weeks prior to the introduction of a bill in Council;
 - (9) require the owner to submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to approval of the rezoning application, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
 - (10) require the owner to provide and maintain an irrigation system, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation.

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

- Communication (May 3, 2005) from Brent Rogers, President, Tenants' Association of Balfour Square;
- Communication (May 3, 2005) from Bill Davis, President, Summerhill Residents Association;
- Report (May 26, 2005) from the Director, Community Planning, South District, recommending that Toronto and East York Community Council receive this report for information; and
- Communication (May 26, 2005) from Phyllis Burns.

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

The following addressed the Toronto and East York Community Council:

- Brent Rogers, President, Tenants' Association of Balfour Square;
- Trevor Martin;
- Jennifer Ayres, Summerhill Residents' Association; and
- Cynthia MacDougal, McCarthy Tetrault, LLP.

The Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 13, 2005) from the Director, Community Planning, South District subject to amending Recommendations (5) and (6) to read:

On motion by Councillor Walker:

- “(5) require the owner to pay the funds referred to in the above Recommendations, half upon the adoption of the bills by City Council and the other half upon issuance of the first above grade building permit;” and

On motion by Councillor Pantalone:

- “(6) before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act* which would include the revised landscape plan submitted to the Director, Community Planning, South District on May 11, 2005 and as outlined in the report (May 26, 2005) from the Director, Community Planning, South District;”

(Report 5, Clause 5)

5.6 Final Report - Official Plan Amendment and Rezoning Application – 65-85 and 150 East Liberty Street, 69, 80 and 90 Lynn Williams Street (King Liberty Area) (Trinity-Spadina, Ward 19)

The Toronto and East York Community Council had before it a final report (May 17, 2005) from the Director, Community Planning, South District, respecting Official Plan Amendment and Rezoning Application – 65-85 and 150 East Liberty Street, 69, 80 and 90 Lynn Williams Street (King Liberty Area) (Trinity-Spadina, Ward 19), and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2;
- (2) direct the City Solicitor to modify the new Official Plan that is to be presented to the Ontario Municipal Board for approval, to reflect the proposed Official Plan Amendment to the in-force Official Plan for the former City of Toronto substantially in accordance with Attachment No. 3;
- (3) amend Zoning By-law 438-86 for the former City of Toronto as amended by By-law No. 566-2000 and By-law No. 684-2003 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (4) release Block 2B from the Draft Approved Plan of Subdivision for the King Liberty Lands;
- (5) 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;
- (6) before introducing the necessary Bills to City Council for enactment, require the owner to enter into and register a Section 37 agreement as described in this report;
- (7) adopt the Urban Design Guidelines for the King Liberty area as prepared by IBI Group and dated May 2005, attached as Attachment No. 5;
- (8) adopt the Archaeological Monitoring and Mitigation Strategy for all of the subject properties, revised by Historica Research Limited and Archaeological Services Inc. dated July 3, 2003, as originally prepared for Block 2A, as set out in Attachment No. 1.

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

- Communication (May 26, 2005) from Geoff Woods, CN Railway Properties.
- Communication (May 30, 2005) from Dan Francey, GO Transit.
- Communication (undated) from Lynn Clay, Liberty Village BIA.
- Booklet Submitted by City of Toronto Urban Design.

The Toronto and East York Community Council held a statutory public meeting on May 31, 2005 and notice was given in accordance with the *Planning Act*.

The following addressed the Toronto and East York Community Council:

- Lynn Clay, Liberty Village BIA;
- Douglas Quick, Goodman and Carr LLP and
- Nick Mordini.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Director, Community Planning, South District subject to:

- (1) adopting the additional "Attachment 6: Works and Emergency Services and Community Planning Conditions" (attached to the end of the staff report) and that the conditions of approval be imposed; and
- (2) amending the draft Zoning By-law to include the parking standards contained in the additional Attachment 6 referred to above.

(Report 5, Clause 6)

5.7 Final Report - Application to amend the Zoning By-law 438-86 – 5 Hanna Avenue (Trinity-Spadina, Ward 19)

The Toronto and East York Community Council had before it a final report (May 17, 2005) from the Director, Community Planning, South District, respecting Application to amend the Zoning By-law 438-86 – 5 Hanna Avenue (Trinity-Spadina, Ward 19), and recommending that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;

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- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act*; and
- (4) prior to site plan approval, require the owner to fulfill the conditions of Works and Emergency Services and Community Planning as set out in Attachment No. 5.

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

- Communication (May 27, 2005) from Robert Eisenberg, York Heritage Properties; and
- Communication (undated) from Lynn Clay, Liberty Village BIA.

The Toronto and East York Community Council held a statutory public meeting on May 31, 2005 and notice was given in accordance with the *Planning Act*.

The following addressed the Toronto and East York Community Council:

- Lynn Clay, Liberty Village BIA;
- Douglas Quick, Goodman and Carr LLP and
- Nick Mordini.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Director, Community Planning, South District subject to:

- (1) deleting Recommendation (3); and
- (2) adding an additional recommendation requiring that in the development and approval of the Site Plan, present access to adjacent properties be recognized and accommodated;

so that the recommendations now read:

“It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) prior to site plan approval, require the owner to fulfill the conditions of Works and Emergency Services and Community Planning as set out in Attachment No. 5.; and
- (4) require that in the development and approval of the Site Plan, present access to adjacent properties be recognized and accommodated.”

(Report 5, Clause 7)

5.8 Settlement Report – Application to Amend the Zoning By-law 438-86 as amended – 430 King Street West (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a settlement report (May 17, 2005) from the Director, Community Planning, South District, respecting Application to Amend the Zoning By-law 438-86 as amended – 430 King Street West (Trinity-Spadina, Ward 20), and recommending that:

- (1) Council authorize the City Solicitor, and necessary City staff to attend at the OMB pre-hearing on June 17, 2005 and the hearing commencing July 13, 2005 in support of the proposal for 430 King Street West as outlined in this report;
- (2) Council request the OMB to withhold its order approving the Zoning By-law until the owner has entered into a Site Plan Agreement/Undertaking under Section 41 of the *Planning Act* and the Section 37 agreement is executed by the parties and registered on title; and
- (3) Council adopt the Works and Emergency Services conditions contained in Attachment 7.

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

- Communication (May 31, 2005) from Chris Kuilman; and
- Revised Pages: Report (May 17, 2005) from the Director, Community Planning, South District.

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

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- Calvin Lantz, McCarthy Tetrault, and
- Chris Kuilman, Board President, TSCC #1453.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the revised report (May 17, 2005) from the Director, Community Planning, South District subject to amending the body of the report by amending item (i) contained in the paragraph headed "3. Section 37 Benefits" to read:

- “(i) The amount of \$200,000 payable to the City of Toronto within 30 days after the Zoning By-law Amendment becomes final and binding and a further \$200,000 upon the issuance of the first above grade building permit for the development on the site, both amounts stated herein to be used for public realm and park improvements in the surrounding area in the following order of priority:
 - 1(a) Charlotte and Oxley Streets;
 - 1(b) King Street West and Adelaide Street West; and
 - 1(c) Clarence Square Park.”

(Report 5, Clause 8)

5.9 Request for Direction Report – Rezoning Application – 15 Glen Morris Street (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (May 17, 2005) from the Director, Community Planning, South District, respecting a Request for Direction Report – Rezoning Application – 15 Glen Morris Street (Trinity-Spadina, Ward 20), and recommending that City Council:

- (1) refuse the revised Official Plan Amendment and Zoning By-law Amendment applications for the reasons outlined in this report;
- (2) direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board to oppose the revised Official Plan and Zoning Amendment applications; and
- (3) direct staff to continue negotiations with the applicant.

Susan Rosales, Sherman Brown, addressed the Toronto and East York Community Council.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 9)

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

The Toronto and East York Community Council had before it a final report (March 7, 2005) from the Director, Community Planning, South District, respecting Amendments to Site Specific Zoning By-laws in the Fort York Neighbourhood - Fort York Neighbourhood Secondary Plan Area (Trinity-Spadina, Wards 19 and 20), and recommending that:

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

The Toronto and East York Community Council also had before it a report (May 26, 2005) from the Director, Community Planning, South District, recommending that:

- (1) Council continue the public meeting on July 5, 2005; and
- (2) Council determine that no further notice is required in respect to the By-laws.

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

- (1) continued a statutory public meeting started on March 30, 2005, on May 31, 2005 and no one addressed the Community Council;
- (2) adjourned the Public Meeting under the *Planning Act* until July 5, 2005 and determined that no further notice is required.

(Letter sent to: Interested Persons; c: Director, Community Planning, Toronto and East York Division; City Solicitor – May 31, 2005)

(Report 5, Clause 67(a))

5.11 Final Report – Official Plan Amendment and Rezoning Application – 100 Spadina Road and 97 Walmer Road and Request for Authority to Enter into a Heritage Easement Agreement and Approval of Alterations to a Heritage Building – 100 Spadina Road (Trintiy-Spadina, Ward 20)

The Toronto and East York Community Council had before it a final report (May 17, 2005) from the Director, Community Planning, South District, respecting Official Plan Amendment and Rezoning Application – 100 Spadina Road and 97 Walmer Road (Trinity-Spadina, Ward 20), and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require that, before introducing the necessary Bills to City Council for enactment, the owner enter into one or more agreements under Section 37 of the *Planning Act* satisfactory to Chief Planner and Executive Director and the City Solicitor, such agreement (s) to be registered against the title to the lands within 30 days of the by-laws becoming final and prior to the issuance of the first building permit to secure the following facilities, services and matters:
 - (i) the owner shall retain the dwelling units in the existing and the new buildings as rental units, with no application to convert the rental units to condominium, for a period of at least 20 years;
 - (ii) the owner shall develop and implement an appropriate Construction Mitigation Plan and Tenant Communication Strategy for tenants at 100 Spadina Road and 97 Walmer Road, at the owner's cost and expense to the satisfaction of the Chief Planner and Executive Director prior to the first building permit;

- (iii) the owner shall construct the proposed stacked-town houses on Walmer Road of brick compatible in color to that found along this section of Walmer Road;
 - (iv) the owner shall use frosted glass on the most southerly bedroom windows on the first four levels of the west elevation of the proposed apartment building shown on Elevations Plan A404, dated Feb 21, 2005 and prepared by Quadrangle Architects Limited; and
 - (v) the owner shall provide payment to the City in the sum of \$250,000.00 to be used for local park improvements in the Annex area of Ward 20 prior to the issuance of the first above-grade building permit, such funds to be deposited into the *Planning Act* Reserve Fund.
- (5) require that, before introducing the necessary Bills to City Council for enactment, the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
- (6) require that, at least 3 weeks prior to the introduction of a Bill in Council, the owner submit to the Commissioner of Works and Emergency Services, a Reference Plan of Survey, in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate parts the lands under application and any appurtenant rights-of-way;
- (7) require that the owner submit to the Commissioner of Works and Emergency Services plans of the approved development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings for the purpose of preparing building envelope plans for site specific exemption by-laws. Such plans to be submitted at least 3 weeks prior to the introduction of a Bill in Council;
- (8) require the owner to undertake the following prior to the issuance of site plan approval;
- (i) enter into a Heritage Easement Agreement for the heritage building at 100 Spadina Road;
 - (ii) submit a landscape plan satisfactory to the Manager of Heritage Preservation Services;
 - (iii) submit a Condition Assessment for the existing heritage building to the satisfaction of the Manager of Heritage Preservation Services; and

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- (iv) submit a Letter of Credit in an amount satisfactory to the Chief Planner and Executive Director, to secure all deficiencies contained in the Condition Assessment.
- (9) grant authority for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 100 Spadina Road, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in Consultation with the Chief Planner and Executive Director. Authorize and direct the appropriate City Officials to take the necessary action to give effect thereto;
- (10) approve access/egress to/from the site from Spadina Road, specifically the southern driveway to and from the underground garage and the northerly right-out only driveway for garbage trucks, generally located on Drawing No. A101 date stamped on May 2, 2005 and prepared by Quadrangle Architects Limited, as on file with the Chief Planner and Executive Director;
- (11) require the owner to provide and maintain an irrigation system, for the proposed trees and shrubs within the landscaped privacy area behind the proposed six storey building, including an automatic timer, designed to be water efficient by a certified Landscape Irrigation Auditor (CLIA) and constructed with back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good order and operation; and
- (12) require the owner to provide prior to the issuance of a building permit an irrigation plan to the satisfaction of the Chief Building Official for the shrubs to be planted on the fifth and sixth floors terraces through an irrigation system that will be maintained in good order and operation.

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

- Report (April 19, 2005) from the Director Policy & Research, City Planning Division, respecting a Request for Authority to Enter into a Heritage Easement Agreement and Approval of Alterations to a Heritage Building – 100 Spadina Road (Trintiy-Spadina, Ward 20), and recommending that:
 - (1) approval be granted for the alterations to the heritage building location at 100 Spadina Road, substantially in accordance with the plans completed by Quadrangle Architects Limited dated April 18, 2005, subject to:
 - (a) prior to the issuance of site plan approval, the owner shall;
 - (i) enter into a Heritage Easement Agreement for the heritage building at 100 Spadina Road;

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- (ii) submit a landscape plan satisfactory to the Manager of Heritage Preservation Services;
- (b) prior to the issuance of any building permit, including a permit for excavation, shoring, and/or demolition, the owner shall:
 - (i) submit a Condition Assessment for the existing heritage building to the satisfaction of the Manager of Heritage Preservation Services;
 - (ii) submit a Letter of Credit in an amount satisfactory to the Chief Planner, to secure all deficiencies contained in the Condition Assessment;
- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 100 Spadina Road, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto;
- Communication (May 18, 2005) from the Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (April 19, 2005) from the Director, Policy and Research, City Planning Division;
- Communication (May 27, 2005) from Tom Friedland; and
- Revised Pages: Report (May 17, 2005) from the Director, Community Planning, South District.

The Toronto and East York Community Council held a statutory public meeting on May 31, 2005 and notice was given in accordance with the *Planning Act*.

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

- Tom Friedland;
- Cynthia MacDougal, McCarthy Tetrault;
- Robert G. Brown, Annex Residents' Association;
- Normunds Berzins;

- Leslie MacNeill;
- Marina Kolodizner, Tenants' Association; and
- Bluma Shonburn.

On motion by Councillor Chow, the Toronto and East York Community Council:

- (1) adjourned the Public Meeting under the *Planning Act* until July 5, 2005 and determined that no further notice is required; and
- (2) deferred consideration of the report (April 19, 2005) from the Director, Policy and Research, City Planning Division, to its next meeting on July 5, 2005.

(Letter sent to: Interested Persons; c.: Director, Community Planning, Toronto and East York District; Director, Policy and Research, City Planning; City Solicitor – May 31, 2005)

(Report 5, Clause 67(b))

5.12 Final Report – Avenues Study Zoning Review and Interim Control By-law Study for College Street between Bathurst Street and Ossington Avenue (Trinity – Spadina, Ward 19)

The Toronto and East York Community Council had before it a final report (May 17, 2005) from the Director, Community Planning, South District, respecting Avenues Study Zoning Review and Interim Control By-law Study for College Street between Bathurst Street and Ossington Avenue (Trinity – Spadina, Ward 19), and recommending that City Council:

- (1) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment included as Attachment 4 to this report;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) adopt the urban design guidelines set out in Attachment 2 to this report for use in evaluation of all development applications for lands within the Mixed Commercial Residential (MCR) district zone on College Street between Bathurst Street and Ossington Avenue.

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

- Communication (May 17, 2005) from Barnet H. Kussner, WeirFoulds, LLP;

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- Communication (April 17, 2005) from Astra Burka;
- Communication (May 31, 2005) from Palmerston Area Residents Association;
and
- Communication (May 31, 2005) from Astra Burka.

The Toronto and East York Community Council held a statutory public meeting on May 31, 2005 and notice was given in accordance with the *Planning Act*.

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

- Guiseppe Di Marco, First Union;
- Astra Burka;
- Sean Caragata, Chair, PARA;
- Amy Walton; and
- Fareeza Ali.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 10)

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

The Toronto and East York Community Council had before it a report (March 11, 2005) from the Commissioner, Economic Development, Culture and Tourism, respecting Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement - 81 St. Nicholas Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the alterations to the heritage building at 81 St. Nicholas Street be approved subject to the owner:
 - (a) prior to the decision of the Committee of Adjustment being final and binding:
 - (i) providing a Conservation Strategy for the west elevation to the satisfaction of the Manager, Heritage Preservation Services;

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- (ii) entering into and registering on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building;
- (b) prior to the issuance of any building permit, including permits for demolition, excavation and shoring:
 - (i) providing final plans satisfactory to the Manager, Heritage Preservation Services;
 - (ii) providing a Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building satisfactory to the Manager, Heritage Preservation Services;
 - (iii) providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, to implement the Conservation and the Interpretation and Commemoration Plans;
- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 81 St. Nicholas Street, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner of Economic Development, Culture and Tourism; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (April 8, 2005) from the City Clerk, Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 11, 2005) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Rae, with Councillor Pantalone in the Chair, the Toronto and East York Community Council referred the report (March 11, 2005) from the Commissioner, Economic Development, Culture and Tourism to the Director, Policy and Research, City Planning Division and requested that a further report be submitted to the Toronto and East York Community Council.

(Letter sent to: Director, Policy and Research, City Planning Division; c: Interested Persons – May 31, 2005)

(Report 5, Clause 67(c))

5.14 Application for Approval to Demolish a Heritage Structure Located Within the Yorkville-Hazelton Heritage Conservation District – 124 Hazelton Avenue (Toronto Centre Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (April 18, 2005) from the Director, Policy and Research, City Planning Division, respecting Application for Approval to Demolish a Heritage Structure Located Within the Yorkville-Hazelton Heritage Conservation District – 124 Hazelton Avenue (Toronto Centre Rosedale, Ward 27), and recommending that:

- (1) the application for demolition of the building at 124 Hazelton Avenue under Section 42 of *Ontario Heritage Act* be approved; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

- Communication (May 18, 2005) from the Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (April 18, 2005) from the Director, Policy and Research, City Planning Division; and
- Communication (May 31, 2005) from Richard Moorhouse, Ontario Heritage Foundation.

Eran Shram, appeared before the Toronto and East York Community Council.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 18, 2005) from the Director, Policy and Research, City Planning Division.

(Report 5, Clause 11)

5.15 Inclusion on the City of Toronto Inventory of Heritage Properties – 305 George Street (Thomas Meredith House) (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (February 1, 2005) from the Commissioner, Economic Development, Culture and Tourism, respecting Inclusion on the City of Toronto Inventory of Heritage Properties – 305 George Street (Thomas Meredith House) (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) City Council include the property at 305 George Street (Thomas Meredith House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (May 18, 2005) from the Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (February 1, 2005) from the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (February 1, 2005) from the Commissioner, Economic Development, Culture and Tourism.

(Report 5, Clause 12)

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

The Toronto and East York Community Council had before it a report (March 3, 2005) from the Commissioner, Economic Development, Culture and Tourism, respecting Inclusion on the City of Toronto Inventory of Heritage Properties – 154 Shuter Street (Rosar Coach Street) (Toronto Centre-Rosedale, Ward 27), and recommending that:

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

The Toronto and East York Community Council also had before it a communication (May 18, 2005) from the Toronto Preservation Board, advising that it deferred consideration of the report (March 3, 2005) from the Commissioner of Economic Development, Culture and Tourism until the September 1, 2005 meeting of the Board to allow further consultation between the Owner and City staff.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto and East York Community Council deferred consideration of the report (March 3, 2005) from the Commissioner, Economic Development, Culture and Tourism to its meeting on September 20, 2005.

(Letter sent to: Interested Persons; c.: Director, Policy and Research, City Planning; Secretary, Toronto Preservation Board – May 31, 2005)

(Report 5, Clause 67(d))

5.17 Inclusion on the City of Toronto Inventory of Heritage Properties – 456 – 458 Queen Street West (Collins Block) (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (March 3, 2005) from the Commissioner, Economic Development, Culture and Tourism, respecting Inclusion on the City of Toronto Inventory of Heritage Properties – 456 – 458 Queen Street West (Collins Block) (Trinity-Spadina, Ward 20), and recommending that:

- (1) City Council include the property at 456-458 Queen Street West (Collins Block) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

- Communication (May 18, 2005) from the Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 3, 2005) from the Commissioner of Economic Development, Culture and Tourism; and
- Communication (May 30, 2005) from Brian Chan, Byrnes, Chan and Associates.

Robert Heathcote appeared before the Toronto and East York Community Council.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (March 3, 2005) from the Commissioner, Economic Development, Culture and Tourism.

(Report 5, Clause 13)

5.18 Inclusion of the following 14 Properties from the King-Spadina Area Study on the City of Toronto Inventory of Heritage Properties (Trinity-Spadina, Ward 20):

**331 Adelaide Street West (Fremes Building);
358 Adelaide Street West (Weld Building);
47 Bathurst Street (American Hat Frame Building);
104 John Street (Richard West Houses);
431 King Street West (Samuel Building);
441 King Street West (Imperial Bank of Canada Branch);
445 King Street West (Krangle Building);
455 King Street West (Toronto Pharmacol Building);
468 King Street West (Samuel and Benjamin Building);
570 King Street West (Toronto Silverplate Building);
602 King Street West (Parisian Laundry Building);
24 Spadina Avenue (Gale Building);
96 Spadina Avenue (Darling Building); and
19 Duncan Street (Southam Press Building).**

Note: Only the above 14 properties were considered for inclusion on the inventory. The remaining properties contained in the report were considered by City Council on May 17, 2005 for either inclusion or refusal on the Inventory.

The Toronto and East York Community Council had before it a report (February 1, 2005) from the Commissioner of Economic Development, Culture and Tourism, respecting Inclusion of the above 14 Properties from the King-Spadina Area Study on the City of Toronto Inventory of Heritage Properties (Trinity-Spadina, Ward 20), and recommending that:

(1) Council include the following 37 properties from the King-Spadina Area Study on the City of Toronto Inventory of Heritage Properties:

- (i) 200 Adelaide Street West (Canadian Magazine Building);
- (ii) 263 Adelaide Street West (Purman Building);
- (iii) 317 Adelaide Street West (Commodore Building);
- (iv) 331 Adelaide Street West (Fremes Building);
- (v) 345 Adelaide Street West (MacLean Building);
- (vi) 358 Adelaide Street West (Weld Building);
- (vii) 366 Adelaide Street West (Hobberlin Building);
- (viii) 379 Adelaide Street West (Gage Building);
- (ix) 384 Adelaide Street West (Ellis Building);
- (x) 410 Adelaide Street West (Larry Price Building);
- (xi) 505 Adelaide Street West (George Clarke Houses);
- (xii) 507 Adelaide Street West (George Clarke Houses);
- (xiii) 509 Adelaide Street West (George Clarke Houses);
- (xiv) 511 Adelaide Street West (George Clarke Houses);

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- (xv) 47 Bathurst Street (American Hat Frame Building);
 - (xvi) 51 Bathurst Street (International Harvester Building);
 - (xvii) 20 Brant Street (Brant Street School);
 - (xviii) 19 Duncan Street (Southam Press Building);
 - (xix) 104 John Street (Richard West Houses);
 - (xx) 431 King Street West (Samuel Building);
 - (xxi) 441 King Street West (Imperial Bank of Canada Branch);
 - (xxii) 445 King Street West (Krangle Building);
 - (xxiii) 455 King Street West (Toronto Pharmacol Building);
 - (xxiv) 468 King Street West (Samuel and Benjamin Building);
 - (xxv) 570 King Street West (Toronto Silverplate Building);
 - (xxvi) 578 King Street West (Davis and Henderson Building);
 - (xxvii) 582 King Street West (Canadian Kodak Building);
 - (xxviii) 602 King Street West (Parisian Laundry Building);
 - (xxix) 662 King Street West (Ideal Women's Wear Building);
 - (xxx) 24 Spadina Avenue (Gale Building);
 - (xxxi) 46 Spadina Avenue (Business Systems Building);
 - (xxxii) 82 Spadina Avenue (W. J. Gage Building);
 - (xxxiii) 96 Spadina Avenue (Darling Building);
 - (xxxiv) 422 Wellington Street West (McLeish-Powell Houses);
 - (xxxv) 424 Wellington Street West (McLeish Powell Houses);
 - (xxxvi) 468 Wellington Street West (Butterick Publishing Building); and
 - (xxxvii) 482 Wellington Street West (Mandel Granatstein Building); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

- Revised Property Description of 570 King Street West: Toronto Silverplate Building;
- Communication (May 18, 2005) from the Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council include the following 13 properties from the King-Spadina Area Study on the City of Toronto Inventory of Heritage Properties:
 - (iv) 331 Adelaide Street West (Fremes Building);
 - (vi) 358 Adelaide Street West (Weld Building);
 - (xv) 47 Bathurst Street (American Hat Frame Building);
 - (xix) 104 John Street (Richard West Houses);
 - (xx) 431 King Street West (Samuel Building);
 - (xxi) 441 King Street West (Imperial Bank of Canada Branch);
 - (xxii) 445 King Street West (Krangle Building);
 - (xxiii) 455 King Street West (Toronto Pharmacol Building);

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(xxiv) 468 King Street West (Samuel and Benjamin Building);
(xxv) 570 King Street West (Toronto Silverplate Building);
(xxviii) 602 King Street West (Parisian Laundry Building);
(xxx) 24 Spadina Avenue (Gale Building); and
(xxxiii) 96 Spadina Avenue (Darling Building).

- Communication (May 30, 2005) from Neil M. Smiley, Fasken Martineau DuMoulin, LLP

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

- Neil Smiley respecting 104 John Street; and
- Ian Cooper, Planning and Development Consultant, on behalf of the Owner, respecting 96 Spadina Avenue

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

- (1) include the following 14 properties from the King-Spadina Area Study on the City of Toronto Inventory of Heritage Properties:
 - 331 Adelaide Street West (Fremes Building);
 - 358 Adelaide Street West (Weld Building);
 - 47 Bathurst Street (American Hat Frame Building);
 - 104 John Street (Richard West Houses);
 - 431 King Street West (Samuel Building);
 - 441 King Street West (Imperial Bank of Canada Branch);
 - 445 King Street West (Krangle Building);
 - 455 King Street West (Toronto Pharmacol Building);
 - 468 King Street West (Samuel and Benjamin Building);
 - 570 King Street West (Toronto Silverplate Building);
 - 602 King Street West (Parisian Laundry Building);
 - 24 Spadina Avenue (Gale Building);
 - 96 Spadina Avenue (Darling Building);
 - 19 Duncan Street (Southam Press Building); and
- (2) authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.

(Report 5, Clause 14)

5.19 Queen Street West Heritage Conservation District Study Area (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (April 15, 2005) from the Director, Policy and Research, City Planning Division, respecting Queen Street West Heritage Conservation District Study Area (Trinity-Spadina, Ward 20), and recommending that:

- (1) City Council pass a by-law pursuant to Part V of the *Ontario Heritage Act* identifying the area shown in Attachment No. 1 of this report at the Queen Street West Heritage Conservation District Study Area; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (May 18, 2005) from the Toronto Preservation Board, recommending to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (April 15, 2005) from the Director, Policy and Research, City Planning Division.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 15, 2005) from the Director, Policy and Research, City Planning Division.

(Report 5, Clause 15)

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

The Toronto and East York Community Council had before it a report (April 18, 2005) from the Director, Policy and Research, City Planning Division, respecting Alterations to a Designated Property – 531 Parliament Street (Winchester Hotel and Winchester Hall) (Toronto Centre-Rosedale, Ward 28), and recommending that:

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

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- (b) retain a qualified heritage architect to prepare a Conservation Plan, detailing interventions and conservation work to the heritage building, and to monitor the implementation of the Conservation Plan; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto and East York Community Council also had before it a communication (May 18, 2005) from the Toronto Preservation Board, advising that it deferred consideration of the report (April 18, 2005) from the Director, Policy and Research, City Planning Division until the June 9, 2005 meeting of the Board to allow further consultation between the Owner and his representatives, City staff and the local resident and business Owners to further address areas of concern such as the sign, windows and the cupola.

On motion by Councillor McConnell, the Toronto and East York Community Council deferred consideration of the report (April 18, 2005) from the Director, Policy and Research, City Planning Division, to its next meeting on July 5, 2005.

(Letter sent to: Interested Persons; c.: Director, Policy and Research, City Planning Division; Secretary, Toronto Preservation Board – May 31, 2005)

(Report 5, Clause 67(e))

5.21 Inclusion of 38 Properties on the City of Toronto Inventory of Heritage Properties – Garrison Common North Area Study (Trinity-Spadina, Ward 19 and Parkdale-High Park, Ward 14)

The Toronto and East York Community Council had before it a report (March 7, 2005) from the Commissioner, Economic Development, Culture and Tourism, respecting Inclusion of 38 Properties on the City of Toronto Inventory of Heritage Properties – Garrison Common North Area Study (Trinity-Spadina, Ward 19 and Parkdale-High Park, Ward 14), and recommending that:

- (1) City Council include the following 38 properties from the Garrison Common North Area Study on the City of Toronto Inventory of Heritage Properties:
 - (i) 660 Adelaide Street West (Toronto Electric Light Company Substation);
 - (ii) 107 Atlantic Avenue (Bradshaw and Company Factory);
 - (iii) 219 Dufferin Street (Sunbeam Incandescent Lamp Factory);
 - (iv) 130 East Liberty Street (Liberty Storage Warehouse);
 - (v) 7 Fraser Avenue (Expanded Metal and Fireproofing Company Factory);
 - (vi) 41 Fraser Avenue (Gillett Company Factory Complex);
 - (vii) 66 Fraser Avenue (Arlington Company of Canada Factory);

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- (viii) 40 Hanna Avenue (Brunswick-Balke-Collender Factory);
 - (ix) 1177 King Street West (Warden's House, Mercer Reformatory);
 - (x) 1195 King Street West (A. B. Ormsby Factory);
 - (xi) 39 Mowat Avenue (S. F. Bowser and Company Factory);
 - (xii) 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161 and 163 Niagara Street (Niagara Terraces);
 - (xiii) 222 Niagara Street (Niagara Street School);
 - (xiv) 703-705 Richmond Street West (Garrison Common Cottages);
 - (xv) 719-721 Richmond Street West (Garrison Common Cottages);
 - (xvi) 148 Tecumseth Street (Memorial Baptist Church);
 - (xvii) 642, 644, 648, 650 and 652 Wellington Street West (Weller-Stares Houses); and
 - (xviii) 677 Wellington Street West (Wellington Destructor); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

- Communication (May 18, 2005) from the Toronto Preservation Board, recommending to the Toronto and East York Community Council:
 - (1) that City Council include the following 34 properties from the Garrison Common North Area Study on the City of Toronto Inventory of Heritage Properties:
 - (i) 660 Adelaide Street West (Toronto Electric Light Company Substation);
 - (iii) 219 Dufferin Street (Sunbeam Incandescent Lamp Factory);
 - (vi) 41 Fraser Avenue (Gillett Company Factory Complex);
 - (viii) 40 Hanna Avenue (Brunswick-Balke-Collender Factory);
 - (ix) 1177 King Street West (Warden's House, Mercer Reformatory);
 - (x) 1195 King Street West (A. B. Ormsby Factory);
 - (xi) 39 Mowat Avenue (S. F. Bowser and Company Factory);
 - (xii) 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161 and 163 Niagara Street (Niagara Terraces);
 - (xiii) 222 Niagara Street (Niagara Street School);
 - (xiv) 703-705 Richmond Street West (Garrison Common Cottages);
 - (xv) 719-721 Richmond Street West (Garrison Common Cottages);
 - (xvi) 148 Tecumseth Street (Memorial Baptist Church);
 - (xvii) 642, 644, 648, 650 and 652 Wellington Street West (Weller-Stares Houses); and
 - (xviii) 677 Wellington Street West (Wellington Destructor); and

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- (2) the properties at 703-705 Richmond Street West and 719-721 Richmond Street West, known as the "Garrison Common Cottages", be now referred to as the "Robertson Cottages"; and

- Communication (May 30, 2005) from Mary J. E. Martin.

The Toronto and East York Community Council:

On motion by Councillor Pantalone:

- (1) recommended that City Council adopt the report (March 7, 2005) from the Commissioner, Economic Development, Culture and Tourism subject to:

- (1) only including the following 34 properties from the Garrison Common North Area Study on the City of Toronto Inventory of Heritage Properties:

660 Adelaide Street West (Toronto Electric Light Company Substation);
219 Dufferin Street (Sunbeam Incandescent Lamp Factory);
41 Fraser Avenue (Gillett Company Factory Complex);
40 Hanna Avenue (Brunswick-Balke-Collender Factory);
1177 King Street West (Warden's House, Mercer Reformatory);
1195 King Street West (A. B. Ormsby Factory);
39 Mowat Avenue (S. F. Bowser and Company Factory);
135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161 and
163 Niagara Street (Niagara Terraces);
222 Niagara Street (Niagara Street School);
703-705 Richmond Street West (Garrison Common Cottages);
719-721 Richmond Street West (Garrison Common Cottages);
148 Tecumseth Street (Memorial Baptist Church);
642, 644, 648, 650 and 652 Wellington Street West (Weller-Stares
Houses); and
677 Wellington Street West (Wellington Destructor);

On motion by Councillor Watson:

- (2) removing the property at 66 Fraser Avenue from the list of properties recommended for inclusion on the Inventory of Heritage Properties;

On motion by Councillor Pantalone:

- (3) adding 89 Niagara Street to the list of properties in the Garrison Common North Area Study area to be considered for inclusion on the City of Toronto Inventory of Heritage Properties;

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- (4) changing the description of the properties 703-705 Richmond Street West and 719-721 Richmond Street West, from “Garrison Common Cottages”, to “Robertson Cottages”;
- (2) deferred consideration of the following properties to its next meeting on July 5, 2003:

107 Atlantic Avenue (Bradshaw and Company Factory);
7 Fraser Avenue (Expanded Metal and Fireproofing Company Factory);
89 Niagara Street (National Casket Company Factories); and
- (3) deferred consideration of the following property from the Garrison Common North Area Study to its meeting on September 20, 2005:

130 East Liberty Street (Liberty Storage Warehouse).

(Letter sent to: Interested Persons; c.: Director, Policy and Research, City Planning; Secretary, Toronto Preservation Board – May 31, 2005)

(Report 5, Clause 16)

5.22 Request for approval of variance(s) from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1 Sunlight Park Road (Toronto-Danforth, Ward 30)

The Toronto and East York Community Council had before it a report (November 30, 2004) from the Director, Community Planning, South District, respecting a Request for approval of variance(s) from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1 Sunlight Park Road (Toronto-Danforth, Ward 30), and recommending that:

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

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

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- Further Report (April 12, 2005) from the Director, Community Planning, South District reporting, as requested, on the procedures taken when signs are erected without approval and providing information on applicable fines, recommending that this report be received for information; and
- Communication (May 2, 2005) from Suzanne McCormick.

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

- (1) adopt the staff recommendations in the Recommendations Section of the report (November 30, 2004) from the Director, Community Planning, South District subject to amending Recommendation (1) to recommend approval rather than refusal, so that the recommendations now read:

“It is recommended that City Council:

- (1) approve Application No. 04-149751 ZSV to permit, for identification purposes, an illuminated roof sign on top of the six-storey high BMW auto show room building.
 - (2) approve Application No. 04-149751 ZSV to maintain, for identification purposes an illuminated pedestal sign on the northwest frontage of the property and two fascia signs on the north and east elevations of the building at 1 Sunlight Park Road; and
 - (3) request that the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services,”; and
- (2) receive the further report (April 12, 2005) from the Director, Community Planning, South District reporting, as requested by Community Council, on the procedures taken when signs are erected without approval and providing information on applicable fines.

(Report 5, Clause 17)

5.23 Request for Amendment to conditions for Sign - 280 Spadina Avenue – Southwest corner of Dundas Street and Spadina Avenue (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a communication (May 6, 2005) from Councillor Chow respecting a Request for Amendment to conditions for Sign

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- 280 Spadina Avenue – Southwest corner of Dundas Street and Spadina Avenue (Trinity-Spadina, Ward 20)

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

- Clause 13 of Report 10 of the Toronto and East York Community Council, headed “Variances from Chapter 297, Signs, of the Former City of Toronto Municipal Code – 280 Spadina Avenue (Trinity-Spadina, Ward 20)” which was adopted by Council at its meeting held on October 1, 2 and 3, 2002;
- Communication (May 26, 2005) from Kevin Lee, Executive Director, Scadding Court Community Centre;
- Communication (May 26, 2005) from John Leung, President, Toronto Chinese Business Association;
- Communication (May 20, 2005) from Hugh Eng;
- Communication (May 25, 2005) from Lynda Macdonald, Manager, Community Planning, South District; and
- Communication (May 30, 2005) from Barbara Kwan.

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

- Barbara Kwan;
- Stephen Chan;
- Kevin Lee;
- Samuel Cheng;
- William Wong; and
- Peter Chow.

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

(Report 5, Clause 18)

5.24 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 818 Eastern Avenue (Beaches-East York, Ward 32)

The Toronto and East York Community Council had before it a report (May 10, 2005) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 818 Eastern Avenue (Beaches-East York, Ward 32), and recommending that the

request to permit, for third party advertising purposes, an illuminated roof sign on top of a two storey building at 818 Eastern Avenue be refused for the reasons outlined in this report.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 10, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 19)

5.25 Removal of One Privately Owned Tree and Injury to One Privately Owned Tree and Residential Demolition Application – 8 Astley Avenue (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (April 28, 2005) from the General Manager, Parks, Forestry and Recreation, respecting Removal of One Privately Owned Tree and Injury to One Privately Owned Tree – 8 Astley Avenue (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the request for a permit to remove one privately owned Norway maple tree and injure one privately owned white oak tree at 8 Astley Avenue be approved subject to:
 - a) the trees in question not being removed or injured until permitted construction and/or demolition related activities commence which warrant the destruction and injury of the trees; and
 - b) the owner implementing the tree protection recommendations put forth in the Arborist Report, Supplement 2, prepared by D. Andrew White, dated March 31, 2005.
 - c) the owner planting a white pine tree (*Pinus strobus*), with a minimum height of 250 centimetres; or
- (2) the request for a permit to remove one privately owned Norway maple tree and injure one privately owned white oak tree at 8 Astley Avenue be denied.

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

- Communication (May 16, 2005) from Gavin Illingworth and Marsha Stall;
- Communication (May 16, 2005) from Stan Blanch and Lillian Sarafinchan;

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- Report (May 19, 2005) from the Deputy Chief Building Official and Director of Building, South District, respecting Residential Demolition Application – 8 Astley Avenue (Toronto Centre-Rosedale, Ward 27), and recommending that the Toronto and East York Community Council recommend to City Council either:
 - (1) refuse the demolition application, as there is no replacement building permit issued. OR
 - (2) approve the application made under section 33 of the *Planning Act* to demolish the subject residential building, subject to the following conditions:
 - a) that the Owner shall, prior to the issuance of the demolition permit, provide security deposits and tree protection agreements, including approval for removal of trees all to the satisfaction of the Urban Forestry Services.
 - b) that the owner shall, prior to the issuance of the demolition permit, obtain the building permit # 05 129680 BLD 00 NH to construct a new replacement building under review at the time of writing this report subject to the guidelines for new construction set forth in the South Rosedale Heritage Conservation District plan, subject to the review and approval of the Manager of Heritage Preservation Services.
 - c) that the owner shall, prior to the issuance of the demolition permit, retain the services of a professional engineer registered in the province of Ontario to recommend the soil properties and provide shoring design drawings sealed and signed by the engineer. The owner shall retain the services of this engineer to provide site review of construction.
 - d) that, the owner on the subject site construct and substantially complete the new replacement building on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced;
 - e) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;
 - f) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;

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- g) that all debris and rubble be removed immediately after demolition;
 - h) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
 - i) that any holes on the property are backfilled with clean fill.
- (3) the appropriate City officials be authorized to take the necessary action to give effect thereto; and
- Communication (May 30, 2005) from D. Andrew White.

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

- Marsha Stall;
- Gavin Illingworth;
- Marika Dekanoidze;
- Meredith Cartwright; and
- Lillian Sarafincham.

On motion by Councillor Rae, with Councillor Bussin in the Chair, the Toronto and East York Community Council recommended that City Council:

- (1) approve the request for a permit to remove one privately owned Norway maple tree and injure one privately owned white oak tree at 8 Astley Avenue subject to:
 - (a) the trees in question not being removed or injured until permitted construction and/or demolition related activities commence which warrant the destruction and injury of the trees;
 - (b) the owner implementing the tree protection recommendations put forth in the Arborist Report, Supplement 2, prepared by D. Andrew White, dated March 31, 2005; and
 - (c) the owner planting a white pine tree (*Pinus strobus*), with a minimum height of 250 centimetres;
- (2) approve the application made under section 33 of the *Planning Act* to demolish the subject residential building, subject to the following conditions:
 - (a) that the Owner shall, prior to the issuance of the demolition permit, provide security deposits and tree protection agreements, including approval for removal of trees all to the satisfaction of the Urban Forestry Services;

- (b) that the owner shall, prior to the issuance of the demolition permit, obtain the building permit # 05 129680 BLD 00 NH to construct a new replacement building under review at the time of writing this report subject to the guidelines for new construction set forth in the South Rosedale Heritage Conservation District plan, subject to the review and approval of the Manager of Heritage Preservation Services;
 - (c) that the owner shall, prior to the issuance of the demolition permit, retain the services of a professional engineer registered in the province of Ontario to recommend the soil properties and provide shoring design drawings sealed and signed by the engineer. The owner shall retain the services of this engineer to provide site review of construction;
 - (d) that, the owner on the subject site construct and substantially complete the new replacement building on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced;
 - (e) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;
 - (f) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - (g) that all debris and rubble be removed immediately after demolition;
 - (h) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
 - (i) that any holes on the property are backfilled with clean fill; and
- (3) authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.

(Report 5, Clause 20)

5.26 Construction of a Wooden Fence - 19 Summerhill Gardens (Toronto Centre-Rosedale, Ward 27)

Report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, respecting Construction of a Wooden Fence - 19 Summerhill Gardens (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) City Council approve the construction of a 1.83 m high wooden fence within the public right of way at 19 Summerhill Gardens, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the wooden fence at their own expense in good repair and a condition satisfactory to the General Manager 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 wooden fence upon receiving 90 days written notice so to do; and
 - (d) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the 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 approval of the General Manager of Transportation Services.

On motion by Councillor Rae, with Councillor Bussin in the Chair, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

(Report 5, Clause 21)

5.27 Construction of a Wooden Fence and Gates - Summerhill Avenue Rear of 98 Whitehall Road (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and

East York District, respecting Construction of a Wooden Fence and Gates - Summerhill Avenue Rear of 98 Whitehall Road (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) City Council approve the construction of a 1.98 m high wooden fence and gates within the public right of way on the Summerhill Avenue rear of 98 Whitehall Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the wooden fence and gates 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) remove the wooden fence and gates 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 authorised to extend the Encroachment Agreement to the new owner, subject to approval of the General Manager of Transportation Services.

On motion by Councillor Rae, with Councilor Bussin in the Chair, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

(Report 5, Clause 22)

5.28 Maintenance of a Chain Link Fence and Construction of a Decorative Steel Fence - Fronting 86 Bond Street (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, respecting Maintenance of a Chain Link Fence and Construction of a

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Decorative Steel Fence - Fronting 86 Bond Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) City Council approve the construction of the proposed decorative steel fence fronting 86 Bond Street together with the maintenance of the existing chain link fence on the southerly property line separating 82 Bond and 86 Bond Street within the public right of way, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the fences 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) remove the fences upon receiving 90 days written notice so to do;
 - (d) remove the fence from within the public lane way municipally known as Victoria Lane to the rear of the property;
 - (e) replace the existing 1.9 m high chain link fence along the southerly property line that separates 82 and 86 Bond Street at such time that the hedge fronting the neighbouring property at 82 Bond Street, the Mackenzie House is removed with a similar steel fence that is proposed; and
 - (f) 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 approval of the General Manager of Transportation Services.

The Toronto and East York Community Council also had before it a communication (May 31, 2005) from Jules Kofman, Penwest Development Corporation Limited.

Rebecca Hartley, Student-at-Law, Miller Thomson LLP, appeared before the Toronto and East York Community Council.

On motion by Councillor Rae, with Councillor McConnell in the Chair, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

(Report 5, Clause 23)

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

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Manager, Municipal Licensing and Standards, respecting Boulevard Café – This Month Only Bar – 1540 Dupont Street (Davenport, Ward 18), and recommending that the Toronto and East York Community Council may recommend that:

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

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

- Communication (May 27, 2005) from Tony Mendes;
- Communication (May 30, 2005) from O. Jonah;
- Communication (May 30, 2005) from Suzanne Jonah;
- Communication (May 29, 2005) from Kevin Folland;
- Communication (May 30, 2005) from Elizabeth McEvoy;
- Petition signed by 108 individuals submitted by Mu Chen, applicant; and
- Communication (May 31, 2005) from Jane Canapini.

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

- Patrick McWeeny;
- Mu Chen, applicant;
- Majken Reuss; and
- Jo-Anne Boh.

On motion by Councillor Giambrone, the Toronto and East York Community Council deferred consideration of the report (May 16, 2005) from the Manager, Municipal Licensing and Standards, to its next meeting on July 5, 2005.

(Letter sent to: Interested Persons; c.: Manager, Municipal Licensing and Standards – May 31, 2005)

(Report 5, Clause 67(f))

5.30 Amendments to Parking Regulations - Dunloe Road, both sides, from Kilbarry Road to Hawarden Crescent (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a report (January 24, 2005) from the Director, Transportation Services, South District, respecting Amendments to Parking Regulations - Dunloe Road, both sides, from Kilbarry Road to Hawarden Crescent (St. Paul's, Ward 22), and recommending that:

- (1) parking be prohibited at all times on the east side of Dunloe Road, from Kilbarry Road to Hawarden Crescent;
- (2) parking be prohibited from 8:00 a.m. to 10:00 a.m., Monday to Friday, on the west side of Dunloe Road, from Kilbarry Road to Hawarden Crescent; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

The Toronto and East York Community Council also had before it a communication (May 30, 2005) from Councillor Walker.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council receive the report (January 24, 2005) from the Director, Transportation Services, South District.

(Report 5, Clause 24)

5.31 Front Yard Parking and Driveway Widening (All Wards)

The Toronto and East York Community Council had before it a report (May 17, 2005) from the Acting General Manager, Transportation Services, respecting Front Yard Parking and Driveway Widening (All Wards), and recommending that this report be received for information.

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

- Communication (May 20, 2005) from Madeleine Rose;
- Communication (May 21, 2005) from William and Sara Cheng;
- Communication (May 30, 2005) from Irene Fedun;
- Communication (May 30, 2005) from Cornelia Schuh;
- Communication (May 30, 2005) from Ian McGillivray; and
- Photographs submitted by Ron Mackay.

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

- Derek Brady;
- Coralie Brady;
- Thomas Neal;
- Ron McKay;
- Shelley Petrie, Toronto Environmental Alliance; and
- Ninon Kurafalu.

On motion by Councillor Fletcher, the Toronto and East York Community Council received the report (May 17, 2005) from the Acting General Manager, Transportation Services.

The Toronto and East York Community Council also recommended to City Council that:

On motion by Councillor Bussin:

- (1) an interim moratorium on accepting front yard parking and driveway widening applications, be implemented in Ward 32, until new regulations are determined;

On motion by Councillor Rae, with Councilor McConnell in the Chair::

- (2) all applications already received and current at various stages of processing in Ward 32 will be processed in accordance with the provisions of the Municipal Code(s) and if approved will be grandparented;

On motion by Councillor Pantalone:

- (3) the General Manager, Toronto Water, in consultation with appropriate staff, report to the Works Committee in Fall 2005 in conjunction with the other policy reports on Front Yard Parking:

- (a) with an extrapolation of the Wet Weather Flow hydrological model for all existing licensed front yard parking pads and driveway widenings to determine the amount of additional storm water that enters storm sewers as a result of these pads;
 - (b) on a Wet Weather Flow Management Plan and include the toxicity and run-off to be applied to Front Yard Parking, Driveway Widenings, Residential Boulevard Parking and Disabled Parking;
- (4) the Acting General Manager, Transportation Services, include in his policy report on Front Yard Parking to the Works Committee in Fall 2005:
- (a) a summary of the Committee of Adjustment appeals for Front Yard Parking and Driveway Widenings and their disposition;
 - (b) on new City-wide standards for Residential Driveways, Front yard Parking, Driveway Widening, Residential Boulevard Parking and Disabled Parking provisions so as to achieve Wet Water Flow Master Plan objectives;
 - (c) options for assessing Driveway Widening applications, similar to Front Yard Parking criteria, e.g. polling of neighbours, and options for driveways in new infill subdivisions; and
- (5) the General Manager, Toronto Water include in any public consultations on the Wet Weather Flow Master Plan, presentations on the impact of Front Yard Parking and Driveway Widening on wet water management.

(Report 5, Clause 25)

5.32 Preliminary Report - Official Plan Amendment and Draft Plan of Condominium – 335 Lonsdale Road (St. Paul's, Ward 21)

The Toronto and East York Community Council had before it a preliminary report (May 11, 2005) from the Director, Community Planning, South District, respecting Official Plan Amendment and Draft Plan of Condominium – 335 Lonsdale Road (St. Paul's, Ward 21), and recommending that:

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

- (2) notice for the community consultation meeting be given to tenants and owners of the subject building, and landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*, and serve as notice of the public meeting required by Council approved meeting requirements for condominium conversion.

On motion by Councillor Pantalone, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (May 11, 2005) from the Director, Community Planning, South District.

(Letter sent to: Director, Community Planning, South District; c.: City Solicitor; Interested Persons – May 31, 2005)

(Report 5, Clause 67(g))

5.33 Preliminary Report - Official Plan Amendment Application and Draft Plan of Condominium Corporation – 55 Charles Street West (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a preliminary report (May 12, 2005) from the Director, Community Planning, South District, respecting Official Plan Amendment Application and Draft Plan of Condominium Corporation – 55 Charles Street West (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to tenants and owner(s) of the subject building, and landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*, and serve as notice of the public meeting required by Council approved meeting requirements for condominium conversion.

On motion by Councillor McConnell, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (May 12, 2005) from the Director, Community Planning, South District.

(Letter sent to: City Clerk, Toronto and East York Community Council; c.: City Solicitor; Interested Persons – May 31, 2005)

(Report 5, Clause 67(h))

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

The Toronto and East York Community Council had before it a report (May 10, 2005) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 22 St. Clair Avenue East (St. Paul's, Ward 22), and recommending that:

- (1) the request for variances be approved to permit, for identification purposes, an illuminated fascia sign in the form of a corporate name and a logo on the Yonge Street frontage of the building at 22 St. Clair Avenue East (1493 Yonge Street); and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 10, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 26)

5.35 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1 Adelaide Street East (Toronto Centre-Rosedale, Ward 28)

The Toronto and East York Community Council had before it a report (April 9, 2005) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 1 Adelaide Street East (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) the request for a variance be approved to permit, for identification purposes, two illuminated canopy signs on the north and south elevations of the canopy and one non-illuminated canopy on the west elevation of the canopy located on the Yonge Street frontage of a designated heritage building at 1 Adelaide Street East; and

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

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 9, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 27)

5.36 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 595 Bay Street (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (May 9, 2005) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 595 Bay Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) the request for variances to permit first party tenant signs on the east elevation and a portion of the north elevation on the Atrium on Bay building at 595 Bay Street be approved; and
- (2) the applicant be advised, should Council approve the variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 9, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 28)

5.37 Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 67 Pottery Road (Toronto-Danforth, Ward 29)

The Toronto and East York Community Council had before it a report (May 9, 2005) from the Director, Community Planning, South District, respecting a Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 67 Pottery Road (Toronto-Danforth, Ward 29), reporting as requested, on the outcome of discussions with the Board of the Todmorden Mills Museum, and recommending that this report be received for information.

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The Toronto and East York Community Council also had before it a report (February 23, 2005) from the Director, Community Planning, South District, recommending that

- (1) the requested variance be approved to replace, for identification purposes, an existing ground sign with a newly designed illuminated ground sign located at the north-east corner of a designated heritage property at 67 Pottery Road; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

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

- (1) adopt the staff recommendations in the Recommendations Section of the report (February 23, 2005) from the Director, Community Planning, South District; and
- (2) receive the report (May 9, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 29)

5.38 Authority to Enter into an Easement Agreement with the Toronto Port Authority respecting public access on Bay Street, between Lake Shore Boulevard and Harbour Street – 60 Harbour Street and 30 Bay Street (Toronto Centre-Rosedale, Ward 28)

The Toronto and East York Community Council had before it a report (May 10, 2005) from the Director, Community Planning, South District, respecting Authority to Enter into an Easement Agreement with the Toronto Port Authority respecting public access on Bay Street, between Lake Shore Boulevard and Harbour Street – 60 Harbour Street and 30 Bay Street (Toronto Centre-Rosedale, Ward 28), and recommending that the City be authorized to enter into an Easement Agreement with the Toronto Port Authority for the purpose of creating a surface easement in favour of the City for public access on a widened sidewalk on Bay Street, between Lake Shore Boulevard and Harbour Street.

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 10, 2005) from the Director, Community Planning, South District.

(Report 5, Clause 30)

5.39 Installation of Speed Humps - St. Clarens Avenue between College Street and Bloor Street West (Davenport, Ward 18)

The Toronto and East York Community Council had before it a report (May 2, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of Speed Humps - St. Clarens Avenue between College Street and Bloor Street West (Davenport, Ward 18), and recommending that this report be received for information.

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

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

“The construction of nine speed humps on St. Clarens Avenue from College Street to Bloor Street West, generally as shown on the attached print of Drawing No. 421F-7717, dated January 2005”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on St. Clarens Avenue between College Street and Bloor Street West, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 5, Clause 31)

5.40 Installation of Speed Humps - Hallam Street, between Dufferin Street and Dovercourt Road (Davenport, Ward 18)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of Speed Humps - Hallam Street, between Dufferin Street and Dovercourt Road (Davenport, Ward 18), and recommending that:

- (1) appropriate staff be authorized to conduct a poll of residents on Hallam Street, between Dufferin Street and Dovercourt Road, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services;
- (2) subject to favourable results of the poll:
 - i) a draft by-law be prepared for the alteration of roadway on Hallam Street, between Dufferin Street and Dovercourt Road, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-7815, dated March 2005 and circulated to residents through the polling process;
 - ii) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - iii) the speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Hallam Street, between Dufferin Street and Dovercourt Road, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Giambrone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 32)

5.41 Installation of Speed Humps - Palmerston Avenue, between Queen Street West and Robinson Street (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (May 5, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of Speed Humps - Palmerston Avenue, between Queen Street West and Robinson Street (Trinity-Spadina, Ward 20), and recommending that this report be received for information.

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

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

“The construction of two speed humps on Palmerston Avenue from Queen Street West to Robinson Street, generally as shown on the attached print of Drawing No. 421F-7867, dated May 2005”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Palmerston Avenue between Queen Street West and Robinson Street, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 5, Clause 33)

5.42 Installation of Speed Humps - Shaw Street, between Bloor Street West and Dupont Street (Trinity-Spadina, Ward 19)

The Toronto and East York Community Council had before it a report (May 5, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of Speed Humps - Shaw Street, between Bloor Street West and Dupont Street (Trinity-Spadina, Ward 19), and recommending that this report be received for information.

The Toronto and East York Community Council also had before it a communication (May 30, 2005) from Bill Murnighan and Carol Anderson.

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

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

“The construction of nine speed humps on Shaw Street from Bloor Street West to Dupont Street, generally as shown on the attached print of Drawing No. 421F-7866, dated May 2005”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Shaw Street between Bloor Street West and Dupont Street, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 5, Clause 34)

5.43 Installation of Speed Humps - Humewood Drive, between Valewood Avenue and Vaughan Road (St. Paul's, Ward 21)

The Toronto and East York Community Council had before it a report (May 9, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of Speed Humps - Humewood Drive, between Valewood Avenue and Vaughan Road (St. Paul's, Ward 21), and recommending that this report be received for information.

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

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

“The construction of three speed humps on Humewood Drive between Valewood Avenue and Vaughan Road, generally as shown on the attached print of Drawing No. 421F-7762, dated January 2005”;
 - (b) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
 - (c) the speed limit on Humewood Drive between Valewood Avenue and Vaughan Road, be reduced from 40 km/h to 30 km/h, coincident with the installation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

(Report 5, Clause 35)

5.44 Thursday parking prohibitions to enhance mechanical street sweeping operations - Area bounded by Bloor Street West to the north, CN rail corridor to the west, College Street to the south and Dufferin Street to the east (Davenport, Ward 18)

The Toronto and East York Community Council had before it a report (May 2, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Thursday parking prohibitions to enhance mechanical street sweeping operations - Area bounded by Bloor Street West to the north, CN rail corridor to the west, College Street to the south and Dufferin Street to the east (Davenport, Ward 18), and recommending that:

- (1) parking be prohibited each Thursday, from April 1 to November 30, at the locations described in Schedule "A" attached to this report in order to facilitate mechanical street sweeping operations; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that are required.

On motion by Councillor Giambrone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 2, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 36)

5.45 Request to allow Parking - Concord Avenue, west side, between Dewson Street and a point 167.6 metres south thereof (Trinity-Spadina, Ward 19)

The Toronto and East York Community Council had before it a report (May 2, 2005) from the Director, Transportation Services, Toronto and East York District, respecting a Request to allow Parking - Concord Avenue, west side, between Dewson Street and a point 167.6 metres south thereof (Trinity-Spadina, Ward 19), and recommending that:

- (1) the existing no parking regulation in effect from 8:30 a.m. to 5:00 p.m., Monday to Friday on the west side of Concord Avenue, from Dewson Street to a point 167.6 metres south of it, be rescinded;
- (2) the existing one hour parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday on the west side of Concord Avenue, from College Street to a point 167.6 metres south of Dewson Street, be adjusted to be in effect from College Street to Dewson Street; and

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

On motion by Councillor Pantalone, the Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District to report directly to City Council, if necessary, on any further recommendations required to implement these parking regulations.

On further motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 2, 2005) from the Director, Transportation Services, Toronto and East York District subject to amending the Recommendations to reflect that the parking changes relate to the area from 60 Concord Avenue to Dewson Street only, so that the recommendations now read:

“It is recommended that:

- (1) the existing no parking regulation in effect from 8:30 a.m. to 5:00 p.m., Monday to Friday, on the west side of Concord Avenue, from Dewson Street to a point 176.6 metres south of it be modified to operate between a point 67 metres south of Dewson Street and a point 167.6 metres south of Dewson Street;
- (2) the existing one hour maximum parking regulation in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the west side of Concord Avenue, from College Street to a point 167.6 metres south of Dewson Street be modified to also operate between Dewson Street and a point 67 metres south of Dewson Street; and
- (3) 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.

(Report 5, Clause 37)

5.46 Proposed amendments to parking regulations - Yonge Street, between Chaplin Crescent/Davisville Avenue and Balliol Street (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a report (April 29, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Proposed amendments to parking regulations - Yonge Street, between Chaplin Crescent/Davisville Avenue and Balliol Street (St. Paul's, Ward 22), and recommending that:

- (1) the parking prohibition in effect at all times, on both sides of Yonge Street, from Balliol Street to Millwood Road, be amended to operate on the west side, from Balliol Street to Millwood Road;
- (2) parking be prohibited at all times, on the east side of Yonge Street, from Chaplin Crescent/Davisville Avenue to Millwood Road; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 29, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 38)

5.47 Installation of short-term parking in the vicinity of Casey House Hospice - Huntley Street (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of short-term parking in the vicinity of Casey House Hospice - Huntley Street (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) parking be restricted to a maximum period of 15 minutes, at all times; Monday to Friday, on the east side of Huntley Street, from a point 15 metres south of Isabella Street to a point 20 metres further south thereof; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 39)

5.48 Implementation of Parking Controls and 40 km/h Maximum Speed Limit - Boston Avenue, new extension south of Badgerow Avenue (Toronto - Danforth, Ward 30)

The Toronto and East York Community Council had before it a report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Implementation of Parking Controls and 40 km/h Maximum Speed Limit - Boston Avenue, new extension south of Badgerow Avenue (Toronto - Danforth, Ward 30), and recommending that:

- (1) parking by permit only from 12:01 a.m. to 10:00 a.m., daily, on the east side of Boston Avenue from a point 53 metres south of Badgerow Avenue to Badgerow Avenue and on the west side of Boston Avenue from a point 53 metres south of Badgerow Avenue to Gerrard Street East be rescinded;
- (2) parking be prohibited on the east side of Boston Avenue from a point 92 metres south of Badgerow Avenue to Badgerow Avenue;
- (3) parking be allowed by permit only between 12:01 a.m. and 10:00 a.m., daily, on the west side of Boston Avenue from a point 92 metres south of Badgerow Avenue to Gerrard Street East;
- (4) the existing 40 km/h maximum speed limit on Boston Avenue from Gerrard Street East to a point 50 metres south of Badgerow Avenue be extended to a point 92 metres south of Badgerow Avenue; 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.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 40)

5.49 Rescission of Parking Controls - Woodbine Avenue, between Lake Shore Boulevard East and Queen Street East (Beaches-East York, Ward 32)

The Toronto and East York Community Council had before it a report (May 11, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Rescission of Parking Controls - Woodbine Avenue, between Lake Shore Boulevard East and Queen Street East (Beaches-East York, Ward 32), and recommending that:

- (1) the existing "One-hour Maximum, 8:00 a.m. to 3:30 p.m." parking regulation on the east side of Woodbine Avenue, between Lake Shore Boulevard East and Queen Street East, be rescinded; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 11, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 41)

5.50 Introduction of Permit Parking - west side of William Hancox Avenue, between Gerrard Street East and Whistle Post Street (Beaches-East York, Ward 32)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, respecting Introduction of Permit Parking - west side of William Hancox Avenue, between Gerrard Street East and Whistle Post Street (Beaches-East York, Ward 32), and recommending that:

- (1) permit parking be introduced on the west side of William Hancox Avenue, between Gerrard Street East and Whistle Post Street, on an area basis, within permit area 9C, 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 west side of William Hancox Avenue, between Gerrard Street East and Whistle Post Street; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

(Report 5, Clause 42)

5.51 Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Toronto-Danforth, Ward 29 and Beaches-East York, Ward 32)

The Toronto and East York Community Council had before it a report (May 13, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Davenport, Ward 18; Toronto-Danforth, Ward 29 and Beaches-East York, Ward 32), and recommending that:

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

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 13, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 43)

5.52 Relocation of existing school bus loading zone and creation of a "Student Pick-Up and Drop-Off Zone" with a ten minute maximum parking limit - Atlas Avenue, fronting St. Alphonsus School – 60 Atlas Avenue (St. Paul's, Ward 21)

The Toronto and East York Community Council had before it a report (April 29, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Relocation of existing school bus loading zone and creation of a "Student Pick-Up and Drop-Off Zone" with a ten minute maximum parking limit - Atlas Avenue, fronting St. Alphonsus School – 60 Atlas Avenue (St. Paul's, Ward 21), and recommending that:

- (1) the existing "No Parking, from 8:00 a.m. to 6:00 p.m., Monday to Friday" prohibition on the east side of Atlas Avenue, between Grimthorpe Road and Normanna Avenue, be amended to operate between Grimthorpe Road and Graham Gardens;
- (2) stopping be prohibited, from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Atlas Avenue, between Graham Gardens and Normanna Avenue;

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- (3) the existing “No Parking Anytime” prohibition, on the west side of Atlas Avenue, from a point 54.2 metres north of St. Clair Avenue West to Dundurn Crescent, be amended to operate from a point 54.2 metres north of St. Clair Avenue West to a point 79.4 metres south of Dundurn Crescent and from a point 44.8 metres south of Dundurn Crescent to Dundurn Crescent;
- (4) the existing school bus loading zone on the west side of Atlas Avenue, from a point 43 metres south of Normanna Avenue to a point 37 metres south thereof, be rescinded;
- (5) parking be allowed for a maximum period of ten minutes on the west side of Atlas Avenue, from a point 44.8 metres south of Dundurn Crescent to a point 34.6 metres further south thereof, from 8:00 a.m. to 9:30 a.m., 11:00 a.m. to 1:30 p.m., and from 2:30 p.m. to 4:30 p.m., Monday to Friday;
- (6) parking be prohibited, on the west side of Atlas Avenue, from a point 44.8 metres south of Dundurn Crescent to a point 34.6 metres south thereof, from 9:30 a.m. to 11:00 a.m., 1:30 p.m. to 2:30 p.m., and from 4:30 p.m. to 8:00 a.m., Monday to Friday, and at anytime on Saturday and Sunday;
- (7) a school bus loading zone be established on the south side of Dundurn Crescent, from a point 15.0 metres west of Atlas Avenue to a point 49.5 metres west thereof; and
- (8) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (April 29, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 44)

5.53 Proposed inclusion of Jameson Avenue into the traffic control signals - Queen Street West and Lansdowne Avenue/Jameson Avenue (Parkdale-High Park, Ward 14)

The Toronto and East York Community Council had before it a report (May 17, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Proposed inclusion of Jameson Avenue into the traffic control signals - Queen Street West and Lansdowne Avenue/Jameson Avenue (Parkdale-High Park, Ward 14), and recommending that:

- (1) traffic control signals be installed at the intersection of Queen Street West and Jameson Avenue and that the signals be co-ordinated to operate in conjunction with the existing traffic control signals at Queen Street West and Lansdowne Avenue; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Watson, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 45)

5.54 Modifications to the traffic control signals and installation of an eastbound left turn lane - 390 Queens Quay West, approximately 80 metres east of Lower Spadina Avenue (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Modifications to the traffic control signals and installation of an eastbound left turn lane - Premises No. 390 Queens Quay West, approximately 80 metres east of Lower Spadina Avenue (Trinity-Spadina, Ward 20), and recommending that, in conjunction with the completion and opening of the proposed Shoppers Drug Mart at Premises No. 390 Queens Quay West, that:

- (1) an eastbound left-turn lane be installed along Queens Quay West at the existing signalized intersection in front of the Premises No. 390 Queens Quay West driveway, generally in accordance with the attached Drawing No. 421F-7877, dated May 2005;
- (2) the existing traffic control signals on Queens Quay West at the Premises No. 390 Queens Quay West driveway be modified to accommodate the eastbound left-turn lane identified in Recommendation No. 1, above, to the satisfaction of the General Manager of Transportation Services and the Chief General Manager, Toronto Transit Commission;
- (3) the southbound left turns be prohibited at anytime from the driveways at Premises Nos. 390 and 410 Queens Quay West to Queens Quay West;
- (4) the southbound right turns from the driveways at Premises Nos. 390 and 410 Queens Quay West to Queens Quay West be prohibited on a red signal indication;

- (5) eastbound “U”-turns be prohibited at anytime from the proposed left-turn lane;
- (6) the proponent be required to pay all costs associated with the modifications to the traffic control signals, the related civil works, and the amendments to the traffic regulations, referred to in Recommendation Nos. 1 to 5, above, plus any additional costs for urban design improvements/enhancements related to this work; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 46)

5.55 Proposed Intersection Re-alignment - Winona Drive and Barrie Avenue (St. Paul's, Ward 21)

The Toronto and East York Community Council had before it a report (May 4, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Proposed Intersection Re-alignment - Winona Drive and Barrie Avenue (St. Paul's, Ward 21), and recommending that:

- (1) a by-law be enacted for the alteration of the northeast and southeast corners of the intersection of Winona Drive and Barrie Avenue, as described below:

“alteration of the roadway by narrowing the intersection approaches on the northeast and southeast corners of the intersection of WINONA DRIVE and BARRIE AVENUE, generally as shown on the attached Drawing No. 421F-7832 dated April 2005”; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 4, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 47)

5.56 Implementation of a “No Stopping Anytime” prohibition on both sides of Ferndale Avenue, from St. Clair Avenue East to a point 45.0 metres north and a “No Standing Anytime” prohibition on the remaining portion of the east side (St. Paul’s, Ward 22)

The Toronto and East York Community Council had before it a report (May 4, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Implementation of a “No Stopping Anytime” prohibition on both sides of Ferndale Avenue, from St. Clair Avenue East to a point 45.0 metres north and a “No Standing Anytime” prohibition on the remaining portion of the east side (St. Paul’s, Ward 22), and recommending that:

- (1) the “No Parking Anytime” prohibition in effect on the east side of Ferndale Avenue, from St. Clair Avenue East to the north end of Ferndale Avenue, be rescinded;
- (2) the “No Standing Anytime” prohibition in effect on both sides of Ferndale Avenue, from the north end of Ferndale Avenue to a point 11 metres south thereof, be adjusted to operate on the west side of Ferndale Avenue only, from the north end of Ferndale Avenue to a point 11 metres south thereof;
- (3) a “No Stopping Anytime” prohibition be implemented on both sides of Ferndale Avenue, from St. Clair Avenue East to a point 45.0 metres north thereof;
- (4) a “No Standing Anytime” prohibition be implemented on the east side of Ferndale Avenue, from a point 45.0 metres north of St. Clair Avenue East to the north end of Ferndale Avenue;
- (5) the speed limit on Ferndale Avenue, for its entire length, be reduced to 40 km/h from 50 km/h; and
- (6) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 4, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 48)

5.57 Proposed prohibition of northbound and southbound right-turns-on-red - Yonge Street and Berwick Avenue/Soudan Avenue (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a report (May 6, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Proposed prohibition of northbound and southbound right-turns-on-red - Yonge Street and Berwick Avenue/Soudan Avenue (St. Paul's, Ward 22), and recommending that:

- (1) northbound and southbound right turns on a red traffic signal indication be prohibited at all times at the intersection of Yonge Street and Berwick Avenue/Soudan Avenue; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 6, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 49)

5.58 Installation of Traffic Control Signals - Intersection of Park Road and Rosedale Valley Road (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of Traffic Control Signals - Intersection of Park Road and Rosedale Valley Road (Toronto Centre-Rosedale, Ward 27), and recommending that:

- (1) traffic control signals be installed at the intersection of Park Road and Rosedale Valley Road, coincident with the removal of the existing all-way "Stop" sign control; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council receive the report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 50)

5.59 Installation of Sidewalk and Corresponding Narrowing of the Pavement - Phipps Street, between Bay Street and approximately 80 metres east thereof (Toronto Centre - Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of Sidewalk and Corresponding Narrowing of the Pavement - Phipps Street, between Bay Street and approximately 80 metres east thereof (Toronto Centre - Rosedale, Ward 27), and recommending that:

- (1) approval be given to alter Phipps Street as follows:
 - (a) “by narrowing Phipps Street between Bay Street and 80 metres east thereof from a width of 8.5 metres to 6.5 metres, generally as shown on the attached print of Drawing No. 421F-7869, dated May 2005”; 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.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 51)

5.60 Proposed Improvements - Front Street East at Church Street and at Market Street (Toronto Centre-Rosedale, Ward 28)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Proposed Improvements - Front Street East at Church Street and at Market Street (Toronto Centre-Rosedale, Ward 28), and recommending that:

- (1) a by-law be prepared for the alteration of Front Street East in the vicinity of Church Street and Market Street, as described below:
 - (i) “widening of the sidewalks on the southwest and southeast corners of Front Street East and Church Street and extension of the east side and

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west side centre medians on Front Street East at Church Street, generally as shown on the attached Drawing No. 421F-7883 dated May 2005”; and

- (ii) “widening of the sidewalks on the southwest and southeast corners of Front Street East at Market Street, generally as shown on the attached Drawing No. 421F-7884 dated May 2005”;
- (2) the northerly eastbound lane on Front Street East be designated for left turns only from Church Street to a point 30.5 metres west thereof;
- (3) the southerly eastbound lane on Front Street east be designated for right turns only from Church Street to a point 30.5 metres west thereof; 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.

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 52)

5.61 Installation and Maintenance of Decorative Lighting - Queen Street East, from Davies Avenue to Empire Avenue, on both sides of the Street (Toronto-Danforth, Ward 30)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, respecting Installation and Maintenance of Decorative Lighting - Queen Street East, from Davies Avenue to Empire Avenue, on both sides of the Street (Toronto-Danforth, Ward 30), and recommending that:

- (1) City Council approve the construction and maintenance of the decorative lighting within the public right of way, subject to the BIA entering into an 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) limit the life of the Agreement to the removal of the encroachments; and

- (c) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interests of the City;
- (2) Legal Services be requested to prepare and execute the Encroachment Agreement; and
- (3) should City Council decide to authorize the installation and maintenance for decorative lighting for the Queen Broadview BIA, authority also be granted to the General Manager of Transportation Services to deal with similar applications administratively should future requests for the installation of decorative lighting be required by the Queen Broadview BIA or any other established Business Improvement Areas.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

(Report 5, Clause 53)

5.62 Installation of “Stop” Signs, Parking Restrictions and Reduction of the Maximum Speed Limit on Various Streets - Parkview Hill Community Traffic Management Study (Beaches-East York, Ward 31)

The Toronto and East York Community Council had before it a report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Installation of “Stop” Signs, Parking Restrictions and Reduction of the Maximum Speed Limit on Various Streets, and recommending that:

- (1) “Yield” signs be removed and in place thereof, “Stop” signs be installed at the following locations:
 - (a) eastbound on Marilyn Crescent at Doris Drive;
 - (b) eastbound on Presteign Avenue at Denvale Road;
 - (c) eastbound on Kathleen Avenue at Denvale Road;
 - (d) westbound on Kathleen Avenue at Presteign Avenue;
 - (e) southbound on Ashall Boulevard at Denvale Road;
 - (f) southbound on Eden Park Road at Denvale Road;
 - (g) eastbound on Hackberry Street at Presteign Avenue;
 - (h) northbound on Longspur Road at Hackberry Street;
 - (i) eastbound on St. Clair Avenue East (south branch) at Parkview Hill Crescent/St. Clair Avenue East;

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- (2) the maximum speed limit be reduced from fifty kilometres per hour to forty kilometres per hour on:
 - (a) Parkview Hill Crescent, from St. Clair Avenue East to Glenshaw Crescent;
 - (b) Marilyn Crescent, from St. Clair Avenue East to Doris Drive;
 - (c) Denvale Road, from St. Clair Avenue East to Northdale Boulevard;
 - (d) Glenshaw Crescent, from Northdale Boulevard to the northwest end of the street;
 - (e) Eden Park Road, from Denvale Road to Glenshaw Crescent;
 - (f) Ashall Boulevard, from Denvale Road to Glenshaw Crescent;
 - (g) Kathleen Avenue, from Denvale Road to Presteign Avenue;
 - (h) Presteign Avenue, from Denvale Road to Parkview Hill Crescent;
 - (i) Woodbine Heights Boulevard, from St. Clair Avenue East to Parkview Hill Crescent;
 - (j) White Pine Avenue, from Parkview Hill Crescent (south leg) to Parkview Hill Crescent north leg);
 - (k) Elswick Road, from Parkview Hill Crescent (south leg) to Parkview Hill Crescent (north leg);
 - (l) Longspur Road, from Parkview Hill Crescent to Hackberry Street;
 - (m) Alder Road, from the southwest end of Alder Road to Parkview Hill Crescent (north leg);
 - (n) Aspen Avenue, from Parkview Hill Crescent (south leg) to Parkview Hill Crescent (north leg);
 - (o) Hackberry Street, from Parkview Hill Crescent to Presteign Avenue;
- (3) the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” regulation on the west side of Marilyn Crescent, adjacent to Presteign Heights School, be rescinded;
- (4) the “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” regulation on the north side of St. Clair Avenue East, from Marilyn Crescent to Denvale Road, be rescinded;
- (5) stopping be prohibited from 8:00 a.m. to 4:00 p.m., Monday to Friday on:
 - (a) the north side of St. Clair Avenue East, from Marilyn Crescent to a point 44 metres west thereof;
 - (b) the south side of St. Clair Avenue East, from a point 65 metres west of a point opposite the west curb of Marilyn Crescent and a point 44 metres further west thereof;
 - (c) the west side of Marilyn Crescent, from a point 15 metres north of St. Clair Avenue East to a point 39 metres further north thereof;

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- (6) parking be prohibited from 4:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday and at all times Saturday, Sunday and Public Holidays on the north side of St. Clair Avenue East, from Marilyn Crescent to a point 44 metres west thereof;
- (7) parking be prohibited from 9:00 a.m. to 11:30 a.m., 1:00 p.m. to 3:00 p.m. and 4:00 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday and at all times Saturday, Sunday and Public Holidays on the north side of St. Clair Avenue East, from a point 65 metres west of Marilyn Crescent to a point 44 metres further west thereof;
- (8) parking be allowed for a maximum period of 10 minutes from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday on the north side of St. Clair Avenue East, from a point 65 metres west of Marilyn Crescent to a point 44 metres further west thereof;
- (9) parking be prohibited from 9:00 a.m. to 11:30 a.m., and 1:00 p.m. to 3:00 p.m. Monday to Friday on the west side of Marilyn Crescent, from a point 54 metres north of St. Clair Avenue East to a point 94 metres further north thereof;
- (10) parking be allowed for a maximum period of 10 minutes from 8:00 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday on the west side of Marilyn Crescent, from a point 54 metres north of St. Clair Avenue East to a point 94 metres further north thereof; and
- (11) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Davis, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 12, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 54)

5.63 Rescission of Turn Prohibitions - Driveway to 1654 Queen Street East (Beaches-East York, Ward 32)

The Toronto and East York Community Council had before it a report (May 6, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Rescission of Turn Prohibitions - Driveway to 1654 Queen Street East (Beaches-East York, Ward 32), and recommending that:

- (1) the existing eastbound left-turn prohibition from Queen Street East to the driveway at Premises No. 1654 Queen Street East be rescinded;
- (2) the existing southbound left-turn prohibition from the driveway at Premises No. 1654 Queen Street East to Queen Street East be rescinded; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 6, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 55)

5.64 One year review of the construction staging area - 2195 Yonge Street (the Minto Midtown Development) (St. Paul's, Ward 21)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District, respecting One year review of the construction staging area - 2195 Yonge Street (the Minto Midtown Development) (St. Paul's, Ward 21), and recommending that:

- (1) the approval of the existing construction staging area at Premises No. 2195 Yonge Street, within the east curb lane of Yonge Street, from approximately 40 metres north of Soudan Avenue to a point approximately 162 metres north of Sudan Avenue, be extended until July, 2006;
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 56)

5.65 Request to Prohibit Driveway Widening, Residential Boulevard Parking and Commercial Boulevard Parking and Appeals, and to Grandparent all Existing Licensed Locations within Ward 18 (Davenport, Ward 18)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District, respecting a Request to Prohibit Driveway Widening, Residential Boulevard Parking and Commercial Boulevard Parking and Appeals, and to Grandparent all Existing Licensed Locations within Ward 18 (Davenport, Ward 18), and recommending that:

- (1) driveway widening, residential boulevard parking and commercial boulevard parking be prohibited with no right of appeal within Ward 18;
- (2) all currently licensed locations within Ward 18 be grandparented; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of all necessary Bills.

On motion by Councillor Giambrone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Director, Transportation Services, Toronto and East York District, subject to adding an additional Recommendation (3) and renumbering the existing Recommendation (3) accordingly, so as to read:

“It is recommended that:

- (1) driveway widening, residential boulevard parking and commercial boulevard parking be prohibited with no right of appeal within Ward 18;
- (2) all currently licensed locations within Ward 18 be grandparented;
- (3) all applications already received and current at various stages of processing in Ward 18 will be processed in accordance with the provisions of the Municipal Code(s) and if approved will also be grandparented; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of all necessary Bills.”

(Report 5, Clause 57)

5.66 Proposed intersection re-alignments - Emerson Avenue and its intersections with Armstrong Avenue and Millicent Street (Davenport, Ward 18)

The Toronto and East York Community Council had before it a report (May 17, 2005) from the Director, Transportation Services, Toronto and East York District, respecting Proposed intersection re-alignments - Emerson Avenue and its intersections with Armstrong Avenue and Millicent Street (Davenport, Ward 18), and recommending that:

- (1) a by-law be enacted for the alteration of the southeast corners of Emerson Avenue and its intersections with Armstrong Avenue and with Millicent Street, as described below:

“alteration of the roadway by narrowing the intersection approaches on the southeast corner of the intersection of EMERSON AVENUE and ARMSTRONG AVENUE and on the southeast corner of EMERSON AVENUE and MILLICENT STREET, generally as shown on the attached Drawing No. 421F-7885 dated May 2005”; and

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

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 17, 2005) from the Director, Transportation Services, Toronto and East York District.

(Report 5, Clause 58)

5.67 Installation of a Glycol Heating System - 172-174 Forest Hill Road (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, respecting Installation of a Glycol Heating System - 172-174 Forest Hill Road (St. Paul's, Ward 22), and recommending that:

- (1) City Council approve the installation of a glycol heating system within the public right of way fronting 172-174 Forest Hill Road, 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 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 the Chief Building Official and Executive Director;
 - (d) provide “as built” drawings within 60 days upon completion of the installation;
 - (e) remove the heating system upon receiving 90 days written notice to do so;
 - (f) pay for the cost of preparing the Agreement and the registration of the Agreement on title by Legal Services; and
 - (g) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the Corporation;
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
 - (3) Legal Services be requested to prepare and execute and arrange to register the Encroachment Agreement on title of the property.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

(Report 5, Clause 59)

5.68 Naming of Public Lane – North of College Street Between Shaw Street and Roxton Road (Trinity Spadina, Ward 19)

The Toronto and East York Community Council had before it a report (May 13, 2005) from the City Surveyor, respecting Naming of Public Lane – North of College Street Between Shaw Street and Roxton Road (Trinity Spadina, Ward 19), and recommending that:

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

On motion by Councillor Pantalone, the Toronto and East York Community Council deferred consideration of the report (May 13, 2005) from the City Surveyor to its next meeting on July 5, 2005.

(Letter sent to: City Surveyor; c.: Interested Persons – May 31, 2005)

(Report 5, Clause 67(i))

5.69 Grange Park Waterplay Research Facility (Trinity-Spadina, Ward 20)

The Toronto and East York Community Council had before it a report (May 12, 2005) from the General Manager, Parks, Forestry and Recreation, respecting Grange Park Waterplay Research Facility (Trinity-Spadina, Ward 20), and recommending that this report be received for information.

On motion by Councillor Chow, the Toronto and East York Community Council:

- (1) received the report (May 12, 2005) from the General Manager, Parks, Forestry and Recreation; and
- (2) requested the General Manager, Parks, Forestry and Recreation to report to the Toronto and East York Community Council by its October 25, 2005 meeting on the results of the Grange Park Working Group discussions and on the design proposed and a plan for its implementation.

(Letter sent to: General Manager, Parks, Forestry and Recreation; c.: Interested Persons – May 31, 2005)

(Report 5, Clause 67(j))

5.70 Limiting Distance Agreement – 319 Merton Street and lands adjacent to the Beltline Park to be conveyed to the City (St. Paul's, Ward 22)

The Toronto and East York Community Council had before it a report (May 13, 2005) from City Solicitor, respecting Limiting Distance Agreement – 319 Merton Street and lands adjacent to the Beltline Park to be conveyed to the City (St. Paul’s, Ward 22), and recommending that:

- (1) the City enter into a Limiting Distance Agreement with the Property Owner (the “Owner”) at 319 Merton Street with respect to land immediately adjacent to the Beltline Park which the owner will convey to the City, to form part of the Beltline Park, on such terms and conditions as are satisfactory to the General Manager, Parks, Forestry and Recreation, in a form and content acceptable to the City Solicitor; and
- (2) appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 13, 2005) from the City Solicitor.

(Report 5, Clause 60)

5.71 Reconstruction and Installation of Various Streetscape Improvements – Alexander the Great Parkette – North East corner of Danforth and Logan Avenue, immediately west of 484 Danforth Avenue (Toronto-Danforth, Ward 29)

The Toronto and East York Community Council had before it a report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, respecting Reconstruction and Installation of Various Streetscape Improvements – Alexander the Great Parkette – North East corner of Danforth and Logan Avenue, immediately west of 484 Danforth Avenue (Toronto-Danforth, Ward 29), and recommending that City Council approve the construction of the various improvements to the Alexander the Great Parkette consisting of a platform with removable cover, four colonnades with uplighting, six seat walls, a post with fixture, unit paving, various planters, and the reconstruction of a boulevard café fence which encroach on the public right of way on the north east corner of Danforth Avenue and Logan Avenue, subject to the BIA entering into an agreement with the City of Toronto, agreeing to but not limited to the following:

- (a) limit the life of the Agreement to the removal of the encroachment;
- (b) submit payment in the amount of \$2,491.00 for the removal of two trees;

- (c) submit a deposit in the amount of \$1,764.00 for the planting of three trees, which will be refunded after 2 years of planting and the trees are in good health;
- (d) submit final drawings for all structural elements and foundations signed and sealed by a structural engineer;
- (e) Municipal Licensing and Standards notify the café operator of the pending construction at least 30 days prior to the start date of the construction; and
- (f) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 16, 2005) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

(Report 5, Clause 61)

5.72 Requests for Endorsement of Events for Liquor Licensing Purposes (Beaches-East York, Ward 32, Davenport, Ward 18, and Trinity-Spadina, Ward 20)

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

- (1) declare the following to be events of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to their taking place:
 - (a) Festival Bana y' Afrique being held at Earls court Park and Metro Hall on August 27 and 28, 2005;
 - (b) Beaches International Jazz Festival to be held on Queen Street East on July 21-23, 2005, nor to the granting of an extension of the hours of operation of all licensed patios on Queen Street East between Woodbine Avenue and Beech Avenue from 11.00 p.m. to 12.00 midnight on Friday, July 22, 2005 and Saturday, July 23, 2005 in conjunction with this event;
 - (c) Shakespeare Works by the Lake to be held in The Home Depot Theatre in Ashbridges Bay Park, 1675 Lakeshore Boulevard East from June 25 – August 7, 2005; and

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- (d) Liberty Village BIA's "Give Me Liberty" event to be held on Thursday, June 23, 2005 from 4:00 p.m. to 9:30 p.m. on Fraser Street, south of King Street;
- (2) advise the Alcohol and Gaming Commission of Ontario that it has no objection to granting of an extension of the liquor licence of Zipperz/Cellblock, 72 Carlton Street to serve and sell alcohol from 11.00 a.m. to 11.00 p.m. on an extended outside patio for the period of "Gay Pride" weekend June 25, 2005 and June 26, 2005, in conjunction with the Toronto Pride Celebrations;
- (3) advise the Alcohol and Gaming Commission that it is aware of the requests from the following establishments for an extension of premises permit in conjunction with the 2005 Celebrate Toronto Street Festival to be held on July 8, 9, and 10, 2005, and has no objection to the granting of the requests:

Grazie Ristorante, 2373 Yonge Street
Duke of Kent, 2315 Yonge Street
The Rose & Crown, 2335 Yonge Street
The Mars Uptown Diner, 2363 Yonge Street; and

- (4) endorse the action of the Toronto and East York Community Council, since the event takes place the weekend of the Council meeting, in having advised the Alcohol and Gaming Commission of Ontario that it has no objection to the Golden Wheat Bakery, 652 College Street being granted an extension of its liquor licence to permit the sale and service of alcohol on its patio to 12.00 midnight on Friday, June 17 to Sunday, June 19, 2005, in conjunction with the "Taste of Little Italy" Festival.

(Report 5, Clause 62)

5.73 Info Pillar Signage: Request for approval of Site Specific Exemption from Chapter 297, Signs, of the former City of Toronto Municipal Code and Metro By-laws 118 and 211-79, to permit 20 illuminated info pillar signs, for direction and information purposes 05-131533 ZSV (Trinity-Spadina, Ward 20; Toronto Centre-Rosedale, Wards 27 and 28 and Beaches-East York, 32)

The Toronto and East York Community Council had before it a report (May 26, 2005) from the Director, Community Planning, South District, respecting Info Pillar Signage: Request for approval of Site Specific Exemption from Chapter 297, Signs, of the former City of Toronto Municipal Code and Metro By-laws 118 and 211-79, to permit 20 illuminated info pillar signs, for direction and information purposes 05-131533 ZSV (Trinity-Spadina, Ward 20; Toronto Centre-Rosedale, Wards 27 and 28 and Beaches-East York, 32), and recommending that:

- (1) City Council approve this application and exempt the proposed 20 illuminated ground signs from Chapter 297 of the former City of Toronto Municipal Code and Metro By-laws 118 and 211-79; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

On motion by Councillor Chow, the Toronto and East York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (May 26, 2005) from the Director, Community Planning, South District subject to amending the “Summary of Sign Locations and other Relevant Information” contained in the body of the report by changing the location of Site 3 from HTO Park Maple Leaf Quay, to the Rees Street Parkette on the corner of Rees Street and Queen’s Quay.

(Report 5, Clause 63)

5.74 Preliminary Report – Official Plan Amendment and Rezoning Application – 2 True Davidson Drive (Toronto-Danforth, Ward 29)

The Toronto and East York Community Council had before it a preliminary report (May 26, 2005) from the Director, Community Planning, South District, respecting Official Plan Amendment and Rezoning Application – 2 True Davidson Drive (Toronto-Danforth, Ward 29)

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

On motion by Councillor McConnell, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (May 26, 2005) from the Director, Community Planning, South District.

(Letter sent to: Director, Community Planning, South District; c.: City Solicitor; Interested Persons – May 31, 2005)

(Report 5, Clause 67(k))

5.75 Preliminary Report – Official Plan Amendment and Rezoning Application – 40 Bay Street (Toronto Centre – Rosedale, Ward 28)

The Toronto and East York Community Council had before it a preliminary report (May 25, 2005) from the Director, Community Planning, South District, respecting Official Plan Amendment and Rezoning Application – 40 Bay Street (Toronto Centre – Rosedale, Ward 28), and recommending that:

- (1) staff be directed to schedule a community consultation meeting for the Air Canada Centre expansion and the proposal for the adjacent Block 5 together with the Ward Councillor and Councillor Olivia Chow representing the abutting ward;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

On motion by Councillor McConnell, the Toronto and East York Community Council approved the staff recommendations in the Recommendations Section of the report (May 25, 2005) from the Director, Community Planning, South District.

(Letter sent to: Director, Community Planning, South District; c.: City Solicitor; Councillor McConnell; Councillor Chow; Interested Persons – May 31, 2005)

(Report 5, Clause 67(1))

5.76 Avenue Studies for 2005 (York South-Weston, Ward 11; Davenport, Ward 17; Trinity-Spadina, Ward 21; St. Paul's, Ward 22 and Beaches-East York, Ward 31)

The Toronto and East York Community Council had before it a report (May 25, 2005) from the Planning and Transportation Committee, respecting Avenue Studies for 2005 (York South-Weston, Ward 11; Davenport, Ward 17; Trinity-Spadina, Ward 21; St. Paul's, Ward 22 and Beaches-East York, Ward 31), and recommending the Planning and Transportation Committee on May 25, 2005:

- (A) recommend to City Council that:
 - (I) Council endorse Avenue Studies for St. Clair Avenue West from Bathurst Street to Glenholme Avenue, St. Clair Avenue West from Glenholme Avenue to Keele Street, and O'Connor Drive between Sandra Road and Victoria Park Avenue; so that the two Avenue Studies are undertaken along the length of St. Clair Avenue West, between Keele Street and Bathurst Street in 2005;

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- (II) Avenue Road between Wilson Avenue and Eglinton Avenue be considered a high priority in 2006 for an Avenue Study; and
- (III) Danforth Avenue from Greenwood Avenue to Victoria Park Avenue be considered for an Avenue Study in 2006; and
- (B) directed that a copy of the report (May 2, 2005) from the Chief Planner and Executive Director, City Planning, and the foregoing recommendation of the Planning and Transportation Committee, be forwarded to the Toronto and East York and Etobicoke York Community Councils for consideration at their May 31, 2005 meeting.

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

- Communication (May 30, 2005) from Louie Surdi, President, Parkview Hills Community Association; and
- Communication (May 29, 2005) from Allan Gaw, President Topham Park Homeowners' Association.

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended to City Council that the Avenue study for O'Connor Drive, between Sandra Road and Victoria Park be endorsed and that it be considered high priority.

(Letter sent to: City Council; c.: Chief Planner and Executive Director, City Planning – May 31, 2005)

(Report 5, Clause 67(m))

5.77 Area Study for the Liberty Village Area bounded by Atlantic Avenue, Dufferin Street, King Street, and the Rail Corridor (Trinity-Spadina, Ward 19)

The Toronto and East York Community Council had before it a revised motion submitted by Councillor Watson and Seconded by Councillor Walker respecting Area Study for the Liberty Village Area bounded by Atlantic Avenue, Dufferin Street, King Street, and the Rail Corridor (Trinity-Spadina, Ward 19).

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

- (1) the Chief Planner, in consultation with the Director, Transportation Services, Toronto and East York District, appropriate City staff, the Liberty Village BIA and the Ward Councillor be requested to carry out an area study for the Liberty

Village Area bounded by Atlantic Ave, Dufferin St., King St., and the Rail Corridor and report to the Toronto and East York Community Council in the first quarter of 2006 on the results of the study. The study will:

- Provide direction for future development in the area;
 - review the parking supply;
 - review the mix of land uses in the area;
 - review the transportation network in the area including a new local street along the north limit of the rail corridor;
 - review the adequacy of public transit services to the area; and
 - initiate a Heritage Conservation District Study using the same boundaries as defined in Recommendation 1; and
- (2) in the interim, request the Chief Planner and Executive Director, City Planning, to delay consideration of applications which are significant departures from the current zoning as they would be premature and request that they be deferred until the completion of the study.

(Report 5, Clause 64)

5.78 Montreal Bread Company – Boulevard Café – 100 Bloor Street West, Unit 7 (Toronto Centre-Rosedale, Ward 27)

The Toronto and East York Community Council had before it a report (May 30, 2005) from the Manager, Municipal Licensing and Standards, respecting the Montreal Bread Company – Boulevard Café – 100 Bloor Street West, Unit 7 (Toronto Centre-Rosedale, Ward 27), and recommending that the Toronto and East York Community Council may recommend that:

- (1) the application for a boulevard café licence at the rear of 100 Bloor Street West, Unit 7, be denied, or
- (2) the application for a boulevard café licence be granted for the proposed location.

On motion by Councillor Pantalone, the Toronto and East York Community Council recommended that City Council approve the application for a boulevard café licence at the rear of 100 Bloor Street West, Unit 7.

(Report 5, Clause 65)

5.79 Car Free Sundays in Kensington Market (Trinity-Spadina, Ward 20)

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On motion by Councillor Chow, the Toronto and East York Community Council allowed the introduction of a communication (May 30, 2005) from Councillor Chow recommending that the City of Toronto approves Car Free Sundays in Kensington on June 26, July 17, 31 and August 14 and 28, 2005, and that a staff team to be lead by the Works Department continue to work with the Kensington Community to implement this initiative.

On further motion by Councillor Chow, the Toronto and East York Community Council, requested the Acting General Manager, Transportation Services, to report directly to City Council on June 14, 2005 on this matter.

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

- (1) approve Car Free Sundays in Kensington Market on June 26, July 17 and 31 and August 14 and 28, 2005; and
- (2) request the Acting General Manager, Transportation Services to establish a staff working group to continue to work with the Kensington Market community to implement this initiative.

(Report 5, Clause 66)

The Community Council adjourned its meeting at 4:20 p.m.

Chair

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Attendance

May 31, 2005	9:40 a.m. – 12:35 p.m.	2:10 p.m. – 4:20 p.m.
Councillor Rae (Chair)	x	x
Councillor McConnell (Vice-Chair)	x	x
Councillor Bussin	x	x
Councillor Chow	x	x
Councillor Davis	x	x
Councillor Fletcher	x	x
Councillor Giambrone	x	x
Councillor Mihevc		
Councillor Ootes		
Councillor Pantalone	x	x
Councillor Walker	x	x
Councillor Watson	x	x
Mayor Miller		

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