



**TORONTO AND EAST YORK COMMUNITY COUNCIL
AGENDA
MEETING 4**

Date of Meeting: May 9, 2006
Time: 9:30 a.m.
Location: Committee Room 1
City Hall
100 Queen Street West
Toronto, Ontario

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

If the Toronto and East York Community Council wishes to meet in camera (privately), a motion must be made to do so and the reason given (*Municipal Act, 2001*)

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

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

10:00 a.m.: Items 1-7
11:30 a.m.: Items 8-12
2:00 p.m.: Items 13-17
2:30 p.m.: Items 18-28

1. Request for Exemption to the Toronto Municipal Code, Chapter 447 – Fences – 132 Inglewood Drive (Ward 27 – Toronto Centre-Rosedale)

(Postponed from January 17 and 19, 2006, February 7, 2006 and April 4, 2006)

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

Recommendation:

It is recommended that the exemption for the existing solid wood fence at the subject property not be granted as the fence does not comply with the standards prescribed in the Toronto Municipal Code, Chapter 447.

- 1(a). Communication (January 18, 2006) from Diane Horton, applicant.
- 1(b). Communication (January 26, 2006) from Councillor Rae submitted to the February 7, 2006 meeting of the Toronto and East York Community Council; and
- 1(c). Photographs (undated) submitted by Diane Horton.

2. Permanent Closing of parts of the public highways Bayview Avenue, Eastern Avenue, Cypress Street, Front Street East, Overend Street, Mill Street and Water Street within the West Don Lands Precinct

(Public Meeting under the *Municipal Act*)

Draft By-law from the City Solicitor.

3. Permanent Closing of part of the public lane known as Glenholme Place, at the rear of 185 Gerrard Street East and flanking 117 Pembroke Street (Ward 27 - Toronto Centre-Rosedale)

(Public Meeting under the *Municipal Act*)

Draft By-law from the City Solicitor.

4. Final Report - Application to Amend the Zoning By-law - 1639 Yonge Street (Ward 22 - St. Paul's)

(Public Meeting under the *Planning Act*)

Report (April 18, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council 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) prior to Site Plan Approval, the owner shall complete a Toronto Transit Commission (TTC) Technical Review of the proposed development as applicable to the particular permit under application, and obtain the TTC's written acknowledgement that the owner has satisfied all of the conditions arising out of the review. As part of the review process, the owner shall provide the requisite information, and pay the associated review fee to the TTC;
- (3) the owner agrees that warning clauses regarding the TTC right-of-way shall be inserted in all offers to purchase, agreements of purchase and sale or agreements to lease, and condominium declaration document(s) for each affected residential unit, lot, and/or lot and/or block within the proposed development. Such warning clauses shall advise of the potential for noise, vibration, electromagnetic interference and stray current impacts on the proposed development, and that the TTC accepts no responsibility for such effects;
- (4) the owner provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
- (5) 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
- (6) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

5. Final Report - Application to Amend the Zoning By-law – 46 – 62 Spadina Avenue and 378 Wellington Street West (Ward 20 – Trinity-Spadina)

(Public Meeting under the *Planning Act*)

Report (April 24, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;

- (3) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following public benefits:
 - (i) the amount of \$235,000 to be used towards improvements for Clarence Square Park;
 - (ii) the provision and maintenance of public art works pursuant to a public programme, to be located on publicly accessible portions of the lot and/or in Clarence Square Park of a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;
 - (iii) the incorporation, in the construction of the building, of exterior materials for the Spadina Avenue elevation to the satisfaction of the Chief Planner;
 - (iv) the introduction of measures to improve sound quality within residential units, if any, as recommended by an acoustic consultant to be engaged by the applicant to the satisfaction of the Chief Planner;
 - (v) the preparation of a comprehensive landscape design for the site to the satisfaction of the Chief Planner;
 - (vi) revisions, if any, to the development to address the recommendations of a Pedestrian Level Wind Study;
 - (vii) revisions to the development or a Letter of Credit in accordance with the recommendations of a Street Lighting Assessment; and,
 - (viii) the provision and maintenance of an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services.
- (4) require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act;
- (5) require the owner to convey to the City at a nominal cost, prior to Site Plan approval, a 0.87 metre wide strip of land abutting the north limit of the east-west section of the public lane and a 1.78 metre wide strip of land abutting the east limit of the north-south section of the public lane, such lands to be free and clear of all encumbrances, save and except for utility poles and subject to a right-of-way in favour of the Grantor until such time as the said lands have been dedicated for public highway purposes; and

- (6) require the owner to fulfill the technical requirements set out in the Works and Emergency Services memorandum of April 24, 2006.

6. Final Report - Application to Amend the Official Plan and Zoning By-law – 40 Adelaide Street West, 40 Temperance Street, and 335 and 347 Bay Street (Ward 28 - Toronto Centre-Rosedale)

(Public Meeting under the *Planning Act*)

AND

Intention to Designate under Part IV of the Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement – 347 Bay Street (National Building) (Ward 28 – Toronto Centre-Rosedale)

Report from the Director, Community Planning, Toronto and East York District is not yet available and will be made public as soon as it is received.

- 6(a).** Report (February 6, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 347 Bay Street (National Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) the alterations to the heritage building at 347 Bay Street, be approved substantially in accordance with the plans by Goldsmith Borgal & Company Ltd., dated January 19, 2006, on file with the Manager of Heritage Preservation Services, subject to the owner:

- (a) prior to the introduction of Bills in Council:
 - (i) entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 347 Bay Street (National Building);
- (b) prior to final site plan approval:
 - (i) providing a Conservation Plan for the reconstruction and restoration of 347 Bay Street (National Building), satisfactory to the Manager, Heritage Preservation Services;
 - (ii) providing a landscape plan for the subject property;
- (c) prior to the issuance of a demolition permit for 347 Bay Street (National Building):
 - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - (ii) providing a record of the as-found condition of 347 Bay Street (National Building);
 - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
- (d) prior to release of the Letter of Credit:
 - (i) providing and implementing an Interpretation Program for the National Building satisfactory to the Manager of Heritage Preservation Services;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 347 Bay Street (National Building), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (6) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

6(b). Communication (March 3, 2006) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (February 6, 2006) from the Director, Policy and Research, City Planning Division.

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

(Public Meeting under the *Planning Act*)

AND

Alterations to a Building Designated under Part IV of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement - 180 University Avenue (Bishop's Block) (Ward 20 – Trinity-Spadina)

Report (April 24, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 10;
- (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. 11;
- (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) prior to the introduction of Bills in Council require the owner to amend the Heritage Easement Agreement for the retained and reconstructed portion of the heritage building known as the 'Bishop's Block';
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following public benefits;
 - (i) prior to the introduction of Bills in Council, the owner shall amend the Heritage Easement Agreement with the City for the retained and reconstructed portion of 180 University Avenue (Bishop's Block);

- (ii) prior to the issuance of Site Plan Approval for the subject property, the owner shall provide a Conservation Plan for the reconstruction and restoration of 180 University Avenue (Bishop's Block), satisfactory to the Manager of Heritage Preservation Services or her designate;
- (iii) in accordance with the Conservation Plan, the owner shall restore the heritage façades on Simcoe Street and Adelaide Street West, at a cost of \$1,500,000.00 and in the event of a lesser expenditure, the difference shall be re-directed to the provision of streetscape improvements as described below in Section 5 (iv);
- (iv) the amount of \$400,000.00 to be used for streetscape improvements to University Avenue, Adelaide Street West, Simcoe Avenue beyond City standards as outlined in the City's Streetscape Manual and satisfactory to the Chief Planner. The streetscape improvements will be detailed through Site Plan Approval;
- (v) a contribution of \$500,000.00 for improvements to Grange Park payable to the City of Toronto, \$50,000.00 of which is payable to the City of Toronto upon the Zoning By-law coming into full force and effect with the balance, as indexed from May 1, 2008, being payable prior to the issuance of an excavation permit for the development;
- (vi) the securing of a contribution of \$50,000.00 payable to the City of Toronto upon the Zoning By-law coming into full force and effect, for the purposes of a heritage study for University Avenue;
- (vii) the provision and maintenance of public art works pursuant to a public programme to be located on publicly accessible portions of the lot, to a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;
- (viii) the incorporation, in the construction of the building, of exterior materials to be shown for the podium on 1:50 scale drawings along University Avenue, Adelaide Street West and Simcoe Street to the approval of the Chief Planner;
- (ix) revisions, if any, to the development to address the recommendations of a pedestrian level Wind Study;
- (x) revisions to the development, or a Letter of Credit, if required, in accordance with the recommendations of a Street Lighting Assessment;
- (xi) provision of knock-out panels to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner, and the

General Manager of Economic Development; and to be detailed in an agreement pursuant to Section 41 of the *Planning Act*; and

- (xii) the provision and maintenance of an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services.
- (6) require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
 - (7) require that prior to the issuance of any demolition or building permit, the applicant complete a Toronto Transit Commission (TTC) Technical Review of the proposed development as applicable to the particular permit under application, and obtain the TTC's written acknowledgement that the owner has satisfied all of the conditions arising out of the review. As part of the review process, the owner shall provide the requisite information, and pay the associated review fee to the TTC;
 - (8) require that the owner insert warning clauses regarding the TTC right-of-way in all offers to purchase, agreement of purchase and sale or agreements to lease, and condominium declaration documents(s) for each affected residential unit, lot, and/or within the proposed development. Such warning clauses shall advise of the potential for noise, vibration, smoke, particulate matter, electromagnetic interference and stray current impacts on the proposed development and that the TTC accepts no responsibility for such effects;
 - (9) prior to the issuance of any building permit, including a permit for the demolition, excavation, an/or shoring of any structure on the subject property, require the owner to:
 - (i) document the as-found condition of the interior and exterior of the heritage building, (the Bishop's Block);
 - (ii) submit a structural shoring plan that indicates the methods for ensuring that the facades are stable during demolition and construction of the interior of the building; and
 - (iii) submit a Letter of Credit, in an amount satisfactory to the Manager of Heritage Preservation Services, to secure all work contained in the Conservation Plan;
 - (10) require the owner to fulfill the technical requirements set out in a memorandum dated April 5, 2006 from the General Manager, Technical Services.

- 7(a). Report (February 6, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) the alterations to the heritage building located at 180 University Avenue (Bishop's Block), substantially in accordance with the plans by James K.M. Cheng Architects Inc., dated January 26, 2006, on file with the Manager of Heritage Preservation Services, be approved subject to the owner:
 - (a) prior to the introduction of Bills in Council:
 - (i) amending the Heritage Easement Agreement with the City for the retained and reconstructed portion of 180 University Avenue (Bishop's Block);
 - (ii) retaining an archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found;
 - (iii) providing a copy of the relevant archaeological assessment report(s) to Heritage Preservation Services;
 - (b) prior to final site plan approval:
 - (i) providing a landscape plan for the subject property;
 - (ii) providing final design plans for the Bishop's Block satisfactory to the Manager of Heritage Preservation Services or her designate;
 - (iii) providing a Conservation Plan for the reconstruction and restoration of 180 University Avenue (Bishop's Block), satisfactory to the Manager of Heritage Preservation Services or her designate;
 - (c) prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property:
 - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

- (ii) providing a record of the as-found condition of 180 University (Bishop's Block);
 - (ii) the City's Planning Division and the Ministry of Culture confirming in writing that all archaeological licensing and technical review requirements have been satisfied.
- (d) prior to release of the Letter of Credit:
 - (i) providing and implementing an Interpretation Program for the Bishop's Block satisfactory to the Manager of Heritage Preservation Services or her designate;
- (2) authority be granted by City Council to amend the Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 180 University Avenue (Bishop's Block); using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (3) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

7(b). Communication (April 7, 2006) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (February 6, 2006) from the Director, Policy and Research, City Planning Division, subject to:

- (a) amending the first paragraph of Recommendation (1) as follows:
 - “(1) the alterations to the heritage building located at 180 University Avenue (Bishop's Block), substantially in accordance with the plans by James K.M. Cheng Architects Inc., dated March 15, 2006, on file with the Manager of Heritage Preservation Services, be approved subject to the owner.”;
- (b) adding the words “with the advice of the Toronto Preservation Board or a Sub-Committee of the Board”, so that Recommendation (1)(b)(ii) now reads as follows:
 - “(1)(b)(ii) providing final design plans for the Bishop's Block satisfactory to the Manager of Heritage Preservation Services or her designate,

with the advice of the Toronto Preservation Board or a Sub-Committee of the Board;”.

8. Request for Directions and Refusal Report - Official Plan Amendment and Rezoning Application – 44 and 48 Havelock Street (Ward 18 - Davenport)

AND

Intention to Designate under Part IV of the Ontario Heritage Act, Approval of Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement - 48 Havelock Street (Ward 18 - Davenport)

Report (April 25, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) refuse the applications for Official Plan Amendment and Zoning Bylaw Amendment;
- (2) instruct the City Solicitor, together with other appropriate city staff, to attend any Ontario Municipal Board hearing in support of the positions recommended in this report; and
- (3) direct staff to undertake other steps as required to implement these recommendations.

8(a). Report (February 6, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 48 Havelock Street (Sylvan Apartments) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;

- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) the alterations to the heritage building at 48 Havelock Street, be approved substantially in accordance with the plans by RGC Consulting Inc., dated April 2004 and revised June 3, 2005, on file with the Manager of Heritage Preservation Services, subject to the owner:
 - (a) prior to the introduction of Bills in Council:
 - (i) entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 48 Havelock Street;
 - (b) prior to final site plan approval:
 - (i) providing a Conservation Plan for the reconstruction and restoration of 48 Havelock Street, satisfactory to the Manager, Heritage Preservation Services;
 - (ii) providing a landscape plan for the subject property;
 - (c) prior to the issuance of a demolition permit for 48 Havelock Street:
 - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - (ii) providing a record of the as-found condition of 48 Havelock Street;
 - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 48 Havelock Street, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (6) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

8(b). Communication (March 3, 2006) from the Toronto Preservation Board.

Recommendation:

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

- (1) adopt staff recommendations (1), (2), (3), (5) and (6) in the Recommendations Section of the report (February 6, 2006) from the Director, Policy and Research, City Planning Division; and
- (2) refer staff recommendation (4) back to the Director, Policy and Research, City Planning Division.

8(c). Communication (April 7, 2006) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 17, 2006) from the Director, Policy and Research, City Planning Division.

9. Harmonized Site Plan Control By-law – Request for Further Direction

Communication (May 1, 2006) from the City Clerk advising that City Council, on April 25, 2006, adopted Clause 4 of Report 2 of the Planning and Transportation Committee headed “Harmonized Site Plan Control By-law – Request for Further Direction”, and in so doing requested that a copy of the report (February 26, 2006) from the Chief Planner and Executive Director, City Planning, contained in the clause, be distributed to all Community Councils for review and comment.

10. City initiated repeal of By-law No. 13409, The University Avenue By-law and amending By-laws, respecting land fronting or abutting a portion of University Avenue (Ward 20 – Trinity-Spadina and Ward 27 – Toronto Centre-Rosedale)

Report (April 20, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) repeal By-law No. 13409, The University Avenue By-law, including amending By-laws 13861, 14098, 14124, 15203, 15986, 16367, 17192, 19647, 19950, 19978, 20196, 20272, 20814, 21003, 22107, 22164, 22522, 22798, 48-79, 78-84,

270-81, 697-82, 312-83, 273-84, 598-85, 191-87, 1-88, 195-88 and 801-88 be approved respecting lands fronting or abutting University Avenue; and

- (2) Chapter 297, Signs, of the former City of Toronto Municipal Code be amended by adding restrictive exceptions for University Avenue for the area from Front Street to College Street as set out in Attachment 3.

11. Request for a Pedestrian Crossover (PXO) – Coxwell Avenue in the vicinity of 425 Coxwell Avenue (The Amik Plaza) (Ward 32 - Beaches-East York)

Report (April 25, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendation:

It is recommended that this report be received for information.

12. College Street Revitalization Project - Pedestrian Clearway Pilot (Ward 20 - Trinity-Spadina)

(Postponed from April 4, 2006)

Report (April 3, 2006) from Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) this report be deferred to the May 9, 2006 meeting of Toronto and East York Community Council for hearing of deputations;
- (2) after hearing of deputations and should City Council decide to proceed with the relocation of the boulevard cafes at curb side, Section 36 of the former City of Toronto Municipal Code Chapter 313, be amended by inserting specific criteria for boulevard cafes on College Street, between Spadina Avenue and Bathurst Street, as described below:
 - (a) the fence shall be free standing and extendable and located on the perimeter of the licensed boulevard cafe area;
 - (b) the height of the extendable fence must not exceed 1.2 metres;

- (c) the fence must be located not less than one (1) metre away from any fire hydrant;
 - (d) the fence shall provide not less than one (1) metre separation between each boulevard cafe/marketing for pedestrian access from the curb;
 - (e) no lights, fences or signs, etc. may be attached to City-owned trees;
 - (f) waste receptacles or work stations for servers should be located within the boulevard cafe area;
 - (g) entrances to the cafe area must always be open and unobstructed and have a minimum width one (1) metre;
 - (h) no enclosures/structures permitted over the boulevard cafe area;
 - (i) no outdoor food preparation may be located in the boulevard cafe area;
 - (j) where the boulevard cafe is proposed to extend across an adjacent property in full or in part, a letter of consent must be provided by the adjacent property owner/occupant authorizing the extension of the boulevard cafe in front of his/her property. Should the adjacent property owner/occupant subsequently decide to use the area fronting his/her property for a similar purpose a 30 day notice must be provided to the boulevard cafe owner;
- (3) after hearing of depositions and should City Council decide to proceed with the relocation of the boulevard marketing at curb side, Section 13 of the former City of Toronto Municipal Code Chapter 313, be amended by inserting specific criteria for boulevard marketing on College Street, between Spadina Avenue and Bathurst Street, as described below:
- (a) the fence shall be free standing and extendable and located on the perimeter of the licensed boulevard marketing area;
 - (b) the height of the extendable fence must not exceed 1.2 metres;
 - (c) the fence must be located not less than one (1) metre away from any fire hydrant;
 - (d) the fence shall provide not less than one (1) metre separation between each boulevard cafe/marketing for pedestrian access from the curb;
 - (e) no lights, fences or signs, etc. may be attached to City-owned trees;

- (f) entrances to the marketing area must always be open and unobstructed and have a minimum width one (1) metre;
 - (g) no enclosures/structures permitted over the boulevard marketing area;
 - (h) where the boulevard marketing is proposed to extend across an adjacent property in full or in part, a letter of consent must be provided by the adjacent property owner/occupant authorizing the extension of the boulevard marketing in front of his/her property. Should the adjacent property owner/occupant subsequently decide to use the area fronting his/her property for a similar purpose a 30 day notice must be provided to the boulevard marketing owner;
 - (i) marketing displays may not exceed 1.2 metres in height;
- (4) all boulevard cafes, marketing and vendor locations on College Street, between Spadina Avenue and Bathurst Street, be relocated from building wall to a minimum of 1.0 m back of curb as a pilot project for 2006 and the results reported prior to April 1, 2007 boulevard café/marketing season, including the Municipal Licensing and Standards financial implications on the enforcement of these regulations after regular business hours;
 - (5) in view of the inconvenience resulting from the need to modify cafe and marketing fencing, the 2006 annual fees for all boulevard cafe/marketing operators on College Street, between Spadina Avenue and Bathurst Street, be waived;
 - (6) the City Solicitor be requested to amend Chapter 313 of the former City of Toronto Municipal Code, Streets and Sidewalks, to reflect the criteria set above; and
 - (7) 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.

13. Inclusion on the City of Toronto Inventory of Heritage Properties – 1183 Dufferin Street (Dufferin Street Presbyterian Church) (Ward 18 – Davenport)

Report (January 20, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the property at 1183 Dufferin Street (Dufferin Street Presbyterian Church) 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.

13(a). Communication (April 7, 2006) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (January 20, 2006) from the Director, Policy and Research, City Planning Division.

14. Inclusion on the City of Toronto Inventory of Heritage Properties – 516, 518 and 520 Wellington Street West (Ward 20 – Trinity-Spadina)

Report (January 21, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the following three properties on the City of Toronto Inventory of Heritage Properties:
 - (a) 516 Wellington Street West (Henry Howson House);
 - (b) 518 Wellington Street West (Eude Saunders House);
 - (c) 520 Wellington Street West (Sarah Schofield House); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

14(a). Communication (April 7, 2006) from the Toronto Preservation Board.

Recommendation:

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

- (1) City Council include the following two properties on the City of Toronto Inventory of Heritage Properties:
 - (a) 516 Wellington Street West (Henry Howson House);

- (c) 520 Wellington Street West (Sarah Schofield House); and
- (2) refer the following property back to the Director, Policy and Research, City Planning Division, for a report to the May 18, 2006 meeting of the Board:
 - (b) 518 Wellington Street West (Eude Saunders House).

15. Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 60 Binscarth Road (Ward 27 - Toronto Centre-Rosedale)

Report (March 13, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) in accordance with Section 42(1) of the *Ontario Heritage Act*, the request to demolish the “C” rated building located at 60 Binscarth Road be approved;
- (2) the plans for the replacement building as shown in the plans submitted by Murakami Design dated February 2006, on file with the Manager of Heritage Preservation Services be approved, and that the replacement structure be constructed substantially in accordance with the submitted plans; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

15(a). Communication (April 7, 2006) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (March 13, 2006) from the Director, Policy and Research, City Planning Division.

16. Inclusion of 10 Properties on the City of Toronto Inventory of Heritage Properties – Yonge Street from Marborough Avenue to the CPR Underpass (Ward 27 – Toronto Centre-Rosedale)

Report (January 30, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the following 10 properties on the City of Toronto Inventory of Heritage Properties:
 - (i) 1148 Yonge Street (Dominion Bank Branch, 1929);
 - (ii) 1150 Yonge Street (Empire Building);
 - (iii) 1156 Yonge Street (James Williamson Building);
 - (iv) 1158 Yonge Street (James Williamson Building);
 - (v) 1160 Yonge Street (Charles Plowman Building);
 - (vi) 1162 Yonge Street (Charles Plowman Building);
 - (vii) 1164 Yonge Street (John Doney Building);
 - (viii) 1166 Yonge Street (John Doney Building);
 - (ix) 1170 Yonge Street (United Empire Bank Building); and
 - (x) 1176 Yonge Street (Dominion Bank Branch, 1904); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

16(a). Communication (April 7, 2006) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (January 30, 2006) from the Director, Policy and Research, City Planning Division, subject to amending the last sentence under the Heritage Attributes in Attachment No. 3D to read as follows:

“The side (north and south) elevations abutting the neighbouring buildings, the first floor front exterior and the rear (west) wall are not included in the Reasons for Listing.”

17. Intention to Designate under Part IV of the *Ontario Heritage Act* – 135 First Avenue (St. Matthew’s Anglican Church and Church Hall) (Ward 30 - Toronto-Danforth)

Report (February 14, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 135 First Avenue (St. Matthew's Anglican Church and Church Hall) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

17(a). Communication (April 7, 2006) from the Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (February 14, 2006) from the Director, Policy and Research, City Planning Division.

18. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 150 Sudbury Street (Ward 18 - Davenport)

Report (April 11, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendation:

It is recommended that the requested variance to maintain, for identification purposes, an illuminated roof sign at 150 Sudbury Street be refused.

19. Residential Demolition Application – 38 Burton Road (Ward 21 – St. Paul's)

Report (April 21, 2006) from the Acting Director, Building Division, Toronto and East York District.

Recommendations:

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

- (1) refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; or
- (2) approve the application to demolish the subject residential building without conditions; or,
- (3) approve the application to demolish the subject multiple use building with the following conditions:
 - (a) a Tree Protection Security Deposit of \$20,187.00 received by Urban Forestry Services – Public Trees, Parks, Forestry & Recreation, prior to the issuance of this demolition permit, a copy of the notification letter from Urban Forestry Services is attached; and
 - (b) that a structure known as the Burton Road Gates, which includes the smaller pedestrian-scaled gates located to the east of the main gates, shall not be demolished or damaged.

20. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking – 25 Maple Grove Avenue (Ward 14 - Parkdale-High Park)

Report (April 12, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that City Council deny the application for front yard parking at 25 Maple Grove Avenue.

21. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Two Vehicles at 139 Lascelles Boulevard (Ward 22 - St. Paul's)

(Postponed from February 7, 2006 and April 4, 2006)

Report (January 16, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that City Council deny the application for driveway widening for two vehicles at 139 Lascelles Boulevard.

22. Request for an Exemption from By-Law No.122-93 of the Former Borough of East York to Permit Boulevard Parking for a Second Vehicle at 40 Cadorna Avenue (Ward 29 Toronto-Danforth)

Report (April 12, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that City Council deny the application for boulevard parking for a second vehicle at 40 Cadorna Avenue and that the excessive paving be removed and the area restored to soft landscaping.

23. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking for a Second Vehicle at 52 Pine Crescent (Ward 32 - Beaches-East York)

Report (April 19, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that City Council deny the request for front yard parking for a second vehicle at 52 Pine Crescent and the area be brought to conformity of the former City of Toronto Municipal Code, as initially approved.

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

(Note: At its meeting on July 5, 2005, the Community Council postponed this matter indefinitely. It is now included on the agenda at the request of the Ward Councillor for consideration by the Committee)

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

Recommendations:

The Toronto and East York Community Council may recommend that:

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

(2) the application for a boulevard café licence be granted for the proposed location.

25. Continuation of the Operation of the Boulevard Café – 2620 Danforth Avenue (Ward 31 - Beaches-East York)

Report (April 25, 2006) from the Supervisor, Licensing Section, Municipal Licensing and Standards.

Recommendations:

Toronto and East York Community Council may recommend that:

(1) the boulevard café be permitted to continue to operate;

Or

(2) the permit for the boulevard café be revoked.

26. Maintenance of Various Encroachments - Hepbourne Street Flank of 642 Dovercourt Road (Ward 18 - Davenport)

Report (April 24, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

(1) City Council approve the maintenance of various encroachments with the exception of the garbage storage box within the public right of way on the Hepbourne Street flank of 642 Dovercourt Road, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

(a) indemnify the City from and against all actions, suits, claims or demand and from all loss, costs, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;

(b) maintain the encroachments at his own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachments beyond what is allowed under the terms of the Agreement;

- (c) remove the encroachments upon receiving 30 days written notice so to do;
 - (d) pay for the costs of preparing the agreement in the amount of \$452.03; and
 - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City of Toronto; 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.

27. Installation and Maintenance of Benches and Flower Pots – Both Sides of Bloor Street West, between Dufferin Street and Montrose Avenue – Bloorcourt Village BIA (Ward 18 - Davenport and Ward 19 - Trinity-Spadina)

Report (April 20, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation of the flower pots and maintenance of the existing benches and tree planters within the public right of way on Bloor Street West, between Dufferin Street and Montrose Avenue, subject to the Bloorcourt Village Business Improvement Association 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 the 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 above encroachments at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services;
 - (c) remove the above encroachments upon receiving 90 days written notice to do so; and

- (d) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the Corporation.

28. Installation and Maintenance of Various Encroachments - Yonge Street between Crescent Road and Woodlawn Avenue - Rosedale Main Street Business Improvement Area (Ward 27 - Toronto Centre-Rosedale)

Report (April 20, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation of planter boxes and tree pits on Yonge Street, between Crescent Road and Woodlawn Avenue, subject to the Rosedale Main Street Business Improvement Area entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) Indemnify the City from and against all actions, suits, claims or demand and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the encroachments 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 encroachments beyond what is allowed under the terms of the Agreement;
 - (c) obtain clearance from the various utility companies within the vicinity of the proposal and satisfying any of their requirements;
 - (d) pay a Tree Planting Security Deposit in the amount of \$17,640.00 which will be held for 2 years upon completion of the tree planting to ensure proper growth of the trees;
 - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City of Toronto; and
- (2) Legal Services be requested to prepare and execute the Encroachment Agreement.

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

29. Preliminary Report - Official Plan Amendment and Rezoning Application – 70 Roehampton Avenue (Ward 22 - St. Paul's)

Report (April 20, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that:

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

30. Revised Preliminary Report – Official Plan Amendment and Rezoning Application - 13 Balmuto Street (Ward 27 - Toronto Centre-Rosedale)

Report (April 11, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that:

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

31. Preliminary Report – Official Plan Amendment and Rezoning Application – 1233 Yonge Street and 9 Woodlawn Avenue East (Ward 27 - Toronto Centre-Rosedale)

Report (April 20, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that:

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

32. Amendment to Section 36 Agreement and Collateral Agreement – CBC Broadcast Centre Block – 230 Front Street West (Ward 20 – Trinity-Spadina)

Report (April 19, 2006) from Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor, in consultation with relevant City Departments, to amend Sections 2, 3, 4 and 6 of the registered Section 36 Agreement related to public art, daycare, pedestrian walkways and PATH connections as outlined in this report;
- (2) authorize the City Solicitor in consultation with relevant City Departments to amend the registered Collateral Agreement as outlined in this report; and
- (3) authorize the appropriate City officials to execute such agreements.

33. Final Report - Part Lot Control Exemption Application – 5-13 McGee Street (Ward 30 - Toronto-Danforth)

Report (April 20, 2006) from Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Exemption By-law with respect to the subject property for eight lots on Plan 66R-21421 to be prepared to the satisfaction of the City Solicitor and to expire one (1) year from the date of its passing;
- (2) require the owner to obtain proof of payment to the satisfaction of staff that all current property taxes for the subject site prior to registration of the Part lot Control Exemption By-law; and
- (3) the City Solicitor be authorized to introduce the necessary Bill in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment.

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

(Postponed from April 4, 2006)

Report (March 21, 2006) from the Manager, Municipal Licensing and Standards, reporting on the recommendation by Toronto and East York Community Council from its meeting held on January 19, 2006, requesting the Acting Executive Director, Municipal Licensing and Standards, to report to the Toronto East York Community Council on February 7, 2006 regarding the proliferation of illegal third party signs, providing an action plan with recommendations on enforcement and any impediments facing the Division on this issue.

Recommendation:

It is recommended that this report be received for information.

34(a). The following communications were submitted to the April 4, 2006 meeting of the Toronto and East York Community Council:

- Communication (April 2, 2006) from Caroline Chan;
- Communication (April 3, 2006) from Juliet Kiri Palmer;

- Communication (April 3, 2006) from Alison Gorbould, Toronto Public Space Committee;
- Communication (April 2, 2006) from Corinne Alstrom;
- Communication (April 3, 2006) from Emily J. Alfred;
- Communication (April 3, 2006) from Steve Mercer;
- Communication (April 3, 2006) from Ashlee Cooper;
- Communication (April 3, 2006) from Piero Rocca;
- Communication (April 3, 2006) from Jonna Pedersen;
- Communication (April 3, 2006) from Albert Kwan;
- Communication (April 3, 2006) from Greg Piccini;
- Communication (April 3, 2006) from Cynthia Gould;
- Communication (April 3, 2006) from Josh Paterson;
- Communication (April 3, 2006) from Heather L. McDonald;
- Communication (April 3, 2006) from Sara Lipson;
- Communication (April 4, 2006) from Fraser McDonald; and
- Communication (April 3, 2006) from Rami Tabetlo.

35. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 255 Wellington Street West (Ward 20 – Trinity-Spadina)

Report (April 11, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that:

- (1) the request for variances be approved to permit the installation, for identification purposes, of 3 illuminated fascia signs in the form of individual letters at the top floor level and third floor level of the building at 255 Wellington Street West; and

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

36. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 854 Eglinton Avenue West (Ward 21 – St. Paul’s)

Report (April 11, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that:

- (1) the request for variances to permit, for identification purposes, an illuminated awning sign on the front elevation of the building at 854 Eglinton Avenue West be approved; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

37. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code - 21 St. Clair Avenue East (Ward 22 – St. Paul’s)

Report (April 18, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that:

- (1) the request for variances to replace, for identification purposes, an existing illuminated fascia sign “Kinko’s” with a newly designed fascia sign “FedEx Kinko’s” on the north elevations of the building at 21 St. Clair Avenue East be approved; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

38. Second Year Review of the Construction Staging Area - 2195 Yonge Street (The Minto Midtown Development) (Ward 21 – St. Paul’s)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended 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 31, 2008;
- (2) the parking regulations that were in effect on the subject section of Yonge Street prior to the commencement of the construction staging area be re-instated upon the completion of this project; 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.

39. Temporary Road Occupation to Accommodate Construction Staging Area – 38 Charles Street East (Ward 27 – Toronto Centre-Rosedale)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 26-storey building at a site on the north side of Charles Street East, the sidewalk and curb lane on the north side of Charles Street East between a point 144.5 metres west of Church Street and a point 26.0 metres further west thereof be closed to vehicular traffic for a period of 12 months commencing May 26, 2006 and ending May 26, 2007;
- (2) stopping be prohibited at all times on both sides of Charles Street East, between a point 139.5 metres west of Church Street and a point 36.0 metres further west thereof;
- (3) the existing “No Parking, 7:30 a.m. to 9:30 a.m., Monday to Friday except public holidays” regulation on the north side of Charles Street East, between a point 139.5 metres west of Church Street and a point 36.0 metres further west, be rescinded;
- (4) the existing “No Parking Anytime” regulation on the south side of Charles Street East, between a point 139.5 metres west of Church Street and a point 36.0 metres further west, be rescinded;

- (5) the existing 2-hour parking machines regulation from 9:30 a.m. to 6:00 p.m., Monday to Friday, 8:00 a.m. to 6:00 p.m. Saturday on the north side of Charles Street East, between a point 139.5 metres west of Church Street and a point 36.0 metres further west, be rescinded;
- (6) upon completion of this project, Charles Street East revert to its pre-construction traffic and parking operation and regulations; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

40. Temporary Road Occupation to Accommodate Construction Staging Areas – 80 and 100 Yorkville Avenue (Ward 27 – Toronto Centre-Rosedale)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 17-storey condominium and an 8-storey condominium at a site on the north side of Yorkville Avenue, the sidewalk and the curb lane on the north side of Yorkville Avenue between a point 76.5 metres west of Bay Street and a point 15.8 metres further west, and between a point 114.3 metres west of Bay Street and a point 34.6 metres further west, be temporarily closed to pedestrian and vehicular traffic for a period of thirty months commencing May 26, 2006 and ending November 28, 2008;
- (2) in order to facilitate access and egress for construction vehicles at the north side of this site, Scollard Street, between Bay Street and a point 89.5 metres west of Bay Street, be made temporarily two-way for a period of thirty months commencing May 26, 2006 and ending November 28, 2008;
- (3) in conjunction with Recommendation No. (1) above:
 - (a) stopping be prohibited at any time on the south side of Yorkville Avenue, between Bellair Street and Hazelton Avenue;
 - (b) stopping be prohibited at any time on the north side of Yorkville Avenue, between a point 76.5 metres west of Bay Street and a point 20.8 metres further west, and between a point 109.3 metres west of Bay Street and a point 34.6 metres further west; and

- (c) the disabled persons' parking space on the north side of Yorkville Avenue, between a point 65.0 metres west of Bellair Street and a point 20.0 metres west thereof, be rescinded;
- (4) in conjunction with Recommendation No. (2) above:
- (a) the one-way regulation on Scollard Street, between Bay Street and a point 89.5 metres west of Bay Street, be rescinded;
 - (b) stopping be prohibited at any time on both sides of Scollard Street, between Bay Street and a point 89.5 metres west of Bay Street;
 - (c) the disabled parking space located on the south side of Scollard Street, between a point 64.5 metres west of Bay Street and a point 5.5 metres further west, be relocated between a point 89.7 metres west of Bay Street and a point 5.5 metres further west;
 - (d) the existing two-hour pay-and-display parking regulation from 7:00 a.m. to 12:00 midnight, Monday to Saturday, on the south side of Scollard Street, between Bay Street and a point 89.5 metres further west, be rescinded;
 - (e) the existing 30-minute parking regulation from 7:00 a.m. to 12:00 midnight, on the south side of Scollard Street, between Bay Street and a point 89.5 metres further west, be rescinded;
 - (f) the existing Permit Parking regulation from 12:01 a.m. to 7:00 a.m., on the south side of Scollard Street, between Bay Street and a point 89.5 metres further west, be rescinded;
 - (g) the existing "No Stopping Anytime" regulation on the south side of Scollard Street, between Bay Street and a point 47 metres east thereof, be rescinded;
 - (h) two-hour pay-and-display parking, in effect from 8:00 a.m. to 6:00 p.m. Monday to Saturday, on the south side of Scollard Street, between Bay Street and a point 47 metres east thereof, at a rate of \$1.50 for one hour, be enacted;
 - (i) three-hour pay-and-display parking, in effect from 6:00 p.m. to 9:00 p.m. Monday to Saturday; 1:00 p.m. to 9:00 p.m. Sunday, on the south side of Scollard Street, between Bay Street and a point 47 metres east thereof, at a rate of \$1.50 for one hour, be enacted;
 - (j) the existing Permit Parking regulation in effect from 12:01 a.m. to 7:00 a.m. on the south side of Scollard Street, between a point 47 metres east of

Bay Street to a point 89.8 metres west of Yonge Street, be extended to between a point 15 metres east of Bay Street to a point 89.8 metres west of Yonge Street; and

- (k) the existing “No Parking Anytime” regulation on the east side of Hazelton Avenue, between Scollard Street and a point 65.5 metres north of it, be rescinded;
- (5) upon completion of this project, Yorkville Avenue revert to its pre-construction traffic and parking operation and regulations;
- (6) upon completion of this project, Scollard Street revert to its pre-construction traffic and parking operation and regulations;
- (7) upon completion of this project, Hazelton Avenue revert to its pre-construction traffic and parking operation and regulations; and
- (8) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

41. Temporary Road Occupation to Accommodate Construction Staging Area – 311 Adelaide Street East (Ward 28 – Toronto Centre-Rosedale)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 14-storey condominium at a site on the south side of Adelaide Street East, the sidewalk and curb lane on the south side of Adelaide Street East between a point 8.0 metres east of Frederick Street and a point 35.2 metres further east be closed to vehicular traffic for a period of 12 months commencing June 1, 2006 and ending June 1, 2007;
- (2) stopping be prohibited at all times on the south side of Adelaide Street East, between Frederick Street and a point 55.0 metres east of Frederick Street;
- (3) the existing No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays regulation on the south side of Adelaide Street East, between Frederick Street and a point 55.0 metres east of Frederick Street, be rescinded;

- (4) the existing parking machines regulation in effect from 8:00 a.m. to 4:00 p.m., Monday to Friday, 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m. Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday, on the south side of Adelaide Street East, between Frederick Street and a point 55.0 metres east of Frederick Street, be rescinded;
- (5) the existing 2-hour parking regulation from 8:00 a.m. to 4:00 p.m., Monday to Friday, and from 8:00 a.m. to 6:00 p.m. Saturday, on the south side of Adelaide Street East, between Frederick Street and a point 55.0 metres east of Frederick Street, be rescinded;
- (6) upon completion of this project, Adelaide Street East revert to its pre-construction traffic and parking operation and regulations; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

42. Temporary Road Occupation to Accommodate Construction Staging Areas – 335-347 Bay Street (Ward 28 – Toronto Centre-Rosedale)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 51-storey office building at a site bounded by Adelaide Street West, Bay Street and Temperance Street, construction staging areas be established at Premises Nos. 335 – 347 Bay Street:
 - (a) within the sidewalk and curb lane on the north side of Adelaide Street West between Bay Street and a point 118.7 metres east of Bay Street, with closure to pedestrian and vehicular traffic for a period of 37 months commencing May 26, 2006 and ending June 30, 2009;
 - (b) within the sidewalk and two northbound lanes on the east side of Bay Street, between Adelaide Street and Temperance Street, with closure to vehicular traffic for a period of 30 days commencing January 2, 2007 and ending February 1, 2007; and
 - (c) within the sidewalk and curb lane on the south side of Temperance Street between Bay Street and a point 129.0 metres east of Bay Street, with

closure to pedestrian and vehicular traffic for a period of 36 months commencing July 1, 2006 and ending June 30, 2009;

- (2) in conjunction with Recommendation No. (1) (a) above:
 - (a) stopping be prohibited at any time on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street;
 - (b) the existing “No Parking Anytime” regulation on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded;
 - (c) the existing “No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays” regulation on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded; and
 - (d) the existing No Standing, 11:30 a.m. to 1:30 p.m., Monday to Friday, except Public Holidays regulation on the north side of Adelaide Street West, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded;
- (3) in conjunction with Recommendation No. (1) (b) above, stopping be prohibited at any time on both sides of Bay Street, between Adelaide Street West and Temperance Street;
- (4) in conjunction with Recommendation No. (1) (c) above:
 - (a) northbound and southbound left turns from Bay Street to Temperance Street be prohibited at all times;
 - (b) stopping be prohibited at any time on the south side of Temperance Street, between Bay Street and a point 129.0 metres east of Bay Street; and
 - (c) the existing “No Standing Anytime” regulation on the south side of Temperance Street, between Bay Street and a point 118.7 metres east of Bay Street, be rescinded;
- (5) upon completion of this project, Adelaide Street West and Temperance Street revert to their pre-construction traffic and parking operation and regulations;
- (6) on February 1, 2007, Bay Street revert to its pre-construction traffic and parking operation and regulations; and

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

43. Request for Installation of Speed Hump - Chiltern Hill Road, between Avenal Drive and Ava Road (Ward 21 – St. Paul's)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Purpose:

The purpose of this report is to outline the findings of an investigation to install one speed hump on Chiltern Hill Road between Avenal Drive and Ava Road.

Recommendation:

It is recommended that this report be received for information.

44. Request for the Installation of Speed Humps – Fairleigh Crescent, between Eglinton Avenue West and W. R. Allen Bridge (Ward 21 – St. Paul's)

Report (April 24, 2006) from the Director, Transportation Services, Toronto and East York District

Purpose:

To report on a request from Councillor Joe Mihevc to install speed humps on Fairleigh Crescent, between Eglinton Avenue West and the W. R. Allen Bridge.

Recommendation:

It is recommended that this report be received for information.

45. Proposed Installation of Speed Bumps in East-West Public Lane Bounded by Poucher Street, Pape Avenue and Riverdale Avenue (Ward 30 – Toronto-Danforth)

Report (April 19, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) the installation of speed bumps in the east-west public lane bounded by Poucher Street, Pape Avenue and Riverdale Avenue, of the type and design noted and at the locations shown on Drawing No. 421F-8234 dated March 2006, be approved; and
- (2) the appropriate City officials be authorized and directed to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

46. Installation of Traffic Control Signals – Dupont Street and Edwin Avenue (Ward 18 – Davenport)

Report (April 24, 2006) from the Director, Transportation Services, Toronto and East York District

Purpose:

To report on a request from Councillor Adam Giambone to remove the pedestrian crossover and install traffic control signals at the intersection of Dupont Street and Edwin Avenue.

Recommendation:

It is recommended that this report be received for information.

47. Proposed Narrowing at the Westerly Limit of the Street – Rusholme Park Crescent (Ward 18 – Davenport)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) a by-law be enacted for the alteration of the south side of Rusholme Park Crescent at its westerly limit, as described below:

“alteration of the roadway by narrowing the pavement on the south side of Rusholme Park Crescent at its westerly limit, generally as shown on the attached Drawing No. 421F-8312, dated April 2006”; 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.

48. Request for All-Way “Stop” Sign Control – Hanna Avenue at Snooker Street (Ward 19 – Trinity-Spadina)

Report (April 11, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) a “Stop” sign be installed for northbound traffic on Hanna Avenue at the intersection of Snooker Street;
- (2) a “Stop” sign be installed for eastbound traffic on Snooker Street at its intersection of Hanna Avenue; and
- (3) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

49. Prohibition of Southbound and Eastbound Left Turns during Weekday Rush Periods – King Street West and the Driveway to 23 Brant Street (Ward 20 – Trinity-Spadina)

Report (April 24, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) eastbound to northbound left turns be prohibited from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, from King Street West to the driveway to No. 23 Brant Street, located on the north side of King Street West, approximately 122 metres east of Brant Street;
- (2) southbound to eastbound left turns be prohibited from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday to King Street West from the driveway to No. 23 Brant Street, located on the north side of King Street West, approximately 122 metres east of Brant Street; 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.

50. Intersection Modifications - Yonge Street at Lake Shore Boulevard (Ward 28 – Toronto Centre-Rosedale)

Report (April 24, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) A by-law be enacted for the alteration of the intersection of Yonge Street and Lake Shore Boulevard, as described below:

“by removing the southbound right-turn channel, relocating the north side median to allow for a pedestrian crosswalk, and extending the median to the north, at the intersection of Yonge Street and Lake Shore Boulevard, generally as shown on the attached Drawing No. 421F-8313 dated April 2006”; and

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

51. Establishment of a Pick-up and Drop-off Zone for Disabled Persons – 44 Rusholme Drive (Ward 18 – Davenport)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) an on-street pick-up and drop-off zone for disabled persons be established on the west side of Rusholme Drive from a point 4 metres south of St. Anne’s Road to a point 11 metres further south; 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.

52. Provision of Designated On-Street Loading Zones for Disabled Persons - Bay Street, west side, south of Hagerman Street and Chestnut Street, east side, south of Dundas Street West (Ward 27 – Toronto Centre-Rosedale)

Report (April 20, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) the “No Standing Anytime” regulation on the west side of Bay Street, from a point 29 metres south of Hagerman Street to a point 20 metres further south thereof, be rescinded;
- (2) the “No Parking Anytime, Except by Disabled Permit” regulation on the east side of Chestnut Street, from a point 40 metres south of Dundas Street West to a point 5.5 metres further south thereof, be rescinded;
- (3) a Designated On-Street Loading Zone for Disabled Persons be identified on:
 - (a) the west side of Bay Street, from a point 29 metres south of Hagerman Street to a point 20 metres further south thereof;
 - (b) the east side of Chestnut Street, from a point 40 metres south of Dundas Street West to a point 5.5 metres further south; and
- (4) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

53. Designation of an On-Street Loading Zone for Disabled Persons - Sammon Avenue, north side, east of Wiley Avenue (Ward 29 – Toronto-Danforth)

Report (April 18, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) an on-street loading zone for disabled persons be delineated on the north side of Sammon Avenue, from a point 9 metres east of Wiley Avenue to a point 9.5 metres further east 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.

54. Installation/Removal of On-Street Parking Spaces for Persons with Disabilities (Ward 14 – Parkdale-High Park; Ward 22 – St. Paul’s; Ward 30 – Toronto-Danforth; and Ward 32 – Beaches-East York)

Report (April 25, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

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

55. Amendments to Parking Regulations – Argyle Street (Ward 19 – Trinity-Spadina)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) the existing "No Parking 8:00 a.m. to 5:00 p.m., Monday to Friday" regulation on the north side of Argyle Street between Givins Street and Shaw Street be rescinded; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

56. Adjustments to Parking Prohibitions - Wellington Street West, between Bathurst Street and Portland Street (Ward 20 – Trinity-Spadina)

Report (April 24, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) the “No Parking, 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays” prohibition on the north side of Wellington Street West, between Bathurst Street and Portland Street, be rescinded;
- (2) the maximum two hour parking limit from 8:00 a.m. to 4:00 p.m., Monday to Saturday, on the north side of Wellington Street West between a point 152.4 metres east of Bathurst Street and Portland Street be amended to operate from 8:00 a.m. to 6:00 p.m., Monday to Saturday;
- (3) the hours of operation of the existing pay and display parking machines (for a maximum period of two hours from 8:00 a.m. to 4:00 p.m., Monday to Friday) on the north side of Wellington Street West between a point 152.4 metres east of Bathurst Street and Portland Street be adjusted to operate for a maximum period of two hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday; 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.

57. Introduction of Thursday Parking Prohibitions to Enhance Mechanical Street Sweeping Operations - Area bounded by St. Clair Avenue West to the north, Winona Drive to the west, Davenport Road to the south and Bathurst Street to the east (Ward 21 – St. Paul’s)

Report (April 11, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended 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.

58. Amendment to Parking Regulations - Carlaw Avenue, east side, between Harcourt Avenue and Cavell Avenue (Ward 30 – Toronto-Danforth)

Report (April 19, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) parking be allowed for a maximum period of one hour from 10:00 a.m. to 7:00 p.m., daily, on the east side of Carlaw Avenue between Harcourt Avenue and Cavell 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 may be required.

59. Amendments to Parking Regulations – Musgrave Street, south side, between Dengate Avenue and a point 80 metres west of Victoria Park Avenue (Ward 32 – Beaches-East York)

Report (April 21, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) a “One-hour maximum” parking regulation be implemented on the south side of Musgrave Street, between Dengate Avenue and a point 80 metres west of Victoria Park 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.

60. Construction and Maintenance of Encroaching Doors - Public Laneway Rear of 519 St. Clair Avenue West (Ward 21 - St. Paul's)

Report (April 20, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council approve the construction and maintenance of two new doors, which when open, encroach approximately 0.76 m within the public laneway rear of 519 St Clair Avenue West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreements in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - (b) maintain the doors at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (c) remove the doors upon receiving 90 days written notice to do so;
 - (d) pay for the costs of preparing the agreement and the registration of the agreement on title; and
 - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the Corporation;
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare and execute the Encroachment Agreement.

61. Maintenance of a Cedar Trellis Screen - 129 Summerhill Avenue (Ward 27 – Toronto Centre-Rosedale)

Report (April 24, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council approve the ongoing maintenance of the cedar trellis screen within the public right of way fronting 129 Summerhill Avenue, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - (b) maintain the cedar trellis screen 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 cedar trellis screen 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 of Toronto; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services.

62. Installation of Decorative Sidewalks with Granite Pavers - South East Corner of Dundas Street West and Bay Street, on the South Side of Dundas Street West - 55 Dundas Street West - Retail Entrance and Ryerson University - Faculty of Business (Ward 27 – Toronto Centre-Rosedale)

Report (April 24, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that:

- (1) City Council approve the installation of decorative sidewalks with granite pavers at the south east corner of Dundas Street West and Bay Street, on the south side of Dundas Street West, from Bay Street to approximately 107.0 m easterly thereof and on the east side of Bay Street, from Dundas Street West to approximately 86.0 m southerly thereof, abutting 55 Dundas Street West, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - (b) maintain the decorative sidewalks with granite pavers in good and proper repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the granite pavers beyond what is allowed under the terms of the Agreement;
 - (c) indemnify the City and utility/telecommunication companies of any damage sustained to the decorative sidewalks in the event of a need to access the area;
 - (d) pay for the costs of preparing the agreement and the registration of the agreement on title; and
 - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare, execute and arrange to register the encroachment agreement on title.

63. Use of Nathan Phillips Square: The Toronto Urban Music Festival - Irie Music Festival, August 4th to 7th, 2006 (Ward 27 – Toronto Centre-Rosedale)

Report (March 30, 2006) from the Chief Corporate Officer

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol and Gaming Commission of Ontario (A.G.C.O.);
 - (b) approval of the Medical Officer of Health;
 - (c) compliance with the City of Toronto's Municipal Alcohol Policy;
 - (d) receipt of the necessary permits associated with the production of the event i.e., building permit; and
- (2) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

64. Use of Nathan Phillips Square: Hiroshima Day Commemoration - August 9, 2006 (Ward 27 – Toronto Centre-Rosedale)

Report (March 30, 2006) from the Chief Corporate Officer

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to place lanterns with open flame in the reflecting pool; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

65. Use of Nathan Phillips Square: Toronto Cuba Friendship Day - August 26, 2006 (Ward 27 – Toronto Centre-Rosedale)

Report (March 30, 2006) from the Chief Corporate Officer

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer garden contingent upon the following conditions:
 - (a) approval of the Alcohol and Gaming Commission of Ontario (A.G.C.O.);
 - (b) approval of the Medical Officer of Health;
 - (c) compliance with the City of Toronto's Municipal Alcohol Policy;
 - (d) receipt of the necessary permits associated with the production of the event i.e., building permit; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

66. Use of Nathan Phillips Square: Procter and Gamble's "Leaps and Bounds for the United Way", September 10, 2006 (Ward 27 – Toronto Centre-Rosedale)

Report (March 30, 2006) from the Chief Corporate Officer

Recommendations:

It is recommended that:

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

67. Use of Nathan Phillips Square: Juvenile Diabetes Research Foundation's "Ride For Diabetes Research", September 15, 2006 (Ward 27 – Toronto Centre-Rosedale)

Report (March 30, 2006) from the Chief Corporate Officer

Recommendations:

It is recommended that:

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

68. Use of Nathan Phillips Square: Canadian Breast Cancer Foundation's "CIBC Run for the Cure", October 1, 2006 (Ward 27 – Toronto Centre-Rosedale)

Report (March 30, 2006) from the Chief Corporate Officer

Recommendations:

It is recommended that:

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

69. Surplus Land Declaration and Proposed Closing of the Above-Grade Portion of the Public Lane known as Victoria Street Lane, between 26 and 38 Shuter Street (Ward 27 – Toronto Centre-Rosedale)

Report (April 24, 2006) from the General Manager, Transportation Services and Chief Corporate Officer

Recommendations:

It is recommended that:

- (1) subject to compliance with the requirements of the *Municipal Act, 2001*, and subject to City Council approving the sale of the air rights above part of the public lane known as Victoria Street Lane, shown as Part 1 on Sketch No. PS-2006-012 (the "Lane"), the Lane be permanently closed as a public lane;
- (2) subject to City Council approving the sale of the Lane, notice be given to the public of a proposed by-law to permanently close the Lane, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the Toronto and East York Community Council hear any member of the public who wishes to speak to the matter;
- (3) the Lane be declared surplus to the City's requirements and all steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code be taken;
- (4) the Chief Corporate Officer be authorized to invite an offer to purchase the Lane from the owner of Premises Nos. 26 and 38 Shuter Street; and

- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in City Council of any bills necessary to give effect thereto.

70. Surplus Land Declaration and Proposed Closing of a Portion of Basin Street, west of Bouchette Street and Saulter Street South, extending northerly from Basin Street to Commissioners Street (Ward 30 – Toronto-Danforth)

Report (April 24, 2006) from the General Manager, Transportation Services and Chief Corporate Officer

Recommendations:

It is recommended that:

- (1) subject to compliance with the requirements of the *Municipal Act, 2001* and subject to City Council approving the leasing of a portion of Basin Street, west of Bouchette Street, and a portion of Saulter Street South, shown as Parts 1, 2 and 3 on the attached Sketch No. PS-2005-135 (the "Highways"), the Highways be permanently closed as public highways;
- (2) Notice of Completion be published in accordance with the requirements of the Municipal Class Environmental Assessment ("Class EA") for a Schedule "B" project, at an estimated cost of \$1,800.00, to be paid by the applicant, the Toronto Economic Development Corporation ("TEDCO"), on the understanding that any such costs paid by TEDCO will not be refunded to the Applicant unless the Highways are closed and leased to a party other than TEDCO, its successors or assigns;
- (3) TEDCO shall obtain a written release from all other registered owners of land abutting the Highways, releasing the City from all claims for liability, including claims for injurious affection which might arise as a result of the closing and leasing, all in a form satisfactory to the City Solicitor;
- (4) subject to City Council approving the leasing of the Highways, notice be given to the public of a proposed by-law to permanently close the Highways, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the Toronto and East York Community Council hear any member of the public who wishes to speak to the matter;
- (5) the Highways be declared surplus to the City's requirements, subject to the retention of a permanent easement over the Highways in favour of the City for the protection and maintenance of an existing 300mm waterman, 375mm VIT storm sewer and a 300mm VIT sanitary sewer, and all steps necessary to comply with

the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code be taken;

- (6) the Chief Corporate Officer be authorized to invite an offer to lease the Highways from TEDCO;
- (7) following the closure of the Highways, easements be granted to Toronto Hydro, Hydro One, Enbridge and Bell Canada over the Highways, to protect the existing services and utilities in the Highways, and a permanent right-of-way be granted over Part 1 on Sketch No. PS-2005-135 in favour of Toronto Hydro and Hydro One for access purposes; and
- (8) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in City Council of any bills necessary to give effect thereto.

71. Donation of Public Art (Al Purdy Memorial) (Ward 27 – Toronto Centre-Rosedale)

Report (April 21, 2006) from the General Manager, Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the donation of the artwork memorial to Al Purdy by Veronica de Nogales and Edwin Dam be approved as a gift from the Friends of the Poet Laureate;
- (2) the donation of \$10,000.00 from the Friends of the Poet Laureate to offset the costs of future maintenance be approved, to be deposited into the Public Art Reserve Fund (XR 4002);
- (3) the installation of the artwork memorial to Al Purdy in Queen's Park north (as in the attached plan) be approved;
- (4) the Deputy City Manager and Chief Financial Officer be authorized to issue the appropriate receipts for income tax purposes to the donors;
- (5) City Council express their thanks to the Friends of the Poet Laureate for their generosity and consideration for the legacy of the Poet Laureate program in the civic realm; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

72. Non-Objection Letter for Alcohol and Gaming Commission for the 2006 Celebrate Toronto Street Festival – July 7, 8 and 9, 2006 (Ward 16 – Eglinton-Lawrence; Ward 22 – St. Paul’s; Ward 25 – Don Valley West; and Ward 27 – Toronto Centre-Rosedale)

Report (March 27, 2006) from the General Manager, Economic Development, Culture and Tourism

Recommendations:

It is recommended that:

- (1) the 2006 Celebrate Toronto Street Festival be declared an event of municipal significance, for LLBO and AGCO purposes and indicate that there is no objection to granting a liquor licence for beer gardens on the four festival sites along Yonge Street;
- (2) approval for the extension of temporary patio licences be given, upon request, to other businesses within the festival sites;
- (3) non-objection letter requests from restaurants applying for an extension of premises permit, in conjunction with the 2006 Celebrate Toronto Street Festival, be submitted at a later date;
- (4) Toronto Special Events obtain sidewalk sale permits on behalf of businesses within the festival sites, and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

73. Requests for Endorsement of Events for Liquor Licensing Purposes (Ward 19 – Trinity-Spadina; Ward 21 – St. Paul’s; and Ward 27 – Toronto Centre-Rosedale)

73(a). Communication (April 4, 2006) from David Bednar, General Manager, CNE, requesting the Canadian National Exhibition and Horse Show planned for July 21 to September 4, 2006, to be designated as an event of municipal significance for the purpose of being granted Special Occasion Permits by the Liquor License Board of Ontario and an extended Casino License by the Alcohol and Gaming Commission of Ontario;

73(b). Communication (undated) from Arthur Tongo, Africa New Music, requesting the Festival Bana Y’Afrique to be held on August 27, 2006 at Dundas Square, be declared an event of municipal significance;

73(c). Communication (April 20, 2006) from Councillor Mihevc recommending that City Council declare the Second Annual Salsa on St. Clair taking place on July 14 and 15,

2006, to be an event of community/municipal significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to restaurants on the north and south side of St. Clair Avenue West, between Christie Street and Winona Drive, being granted a liquor licence extension to sell and serve alcohol on their patios until 2:00 a.m. for the duration of this event.



**TORONTO AND EAST YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 4**

Date of Meeting: May 9, 2006
Time: 9:30 a.m.
Location: Committee Room 1
City Hall
100 Queen Street West
Toronto, Ontario

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

6. Final Report - Application to Amend the Official Plan and Zoning By-law – 40 Adelaide Street West, 40 Temperance Street, and 335 and 347 Bay Street (Ward 28 - Toronto Centre-Rosedale)

(Public Meeting under the *Planning Act*)

Report (May 3, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the new Official Plan of the City of Toronto substantially in accordance with Attachment No. 8;
- (3) amend Zoning By-law 998-88 (being a by-law to amend Zoning By-law No. 438-86) for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;

- (5) authorize the passage of a by-law for the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services to ensure the façade preservation of 347 Bay Street;
- (6) require the owner, before introducing the necessary Bills to City Council for enactment, to execute one or more agreements under Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements to be registered against the title of the lands for the development to secure the following facilities, services, and matters:
 - (a) provide a public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost, indexed annually, of all buildings and structures on the lands to be paid at time of first building permit;
 - (b) prior to the issuance of Site Plan Approval for the subject property, the owner shall provide a Conservation Plan for the reconstruction and restoration of 347 Bay Street (National Building), satisfactory to the Manager of Heritage Preservation Services or her designate;
 - (c) provide, prior to the first occupancy of the first building, an at-grade pedestrian walkway (Publicly Accessible Landscaped Open Space) with a supporting easement in favor of the City to permit access to the 1,072 square metre Publicly Accessible Landscaped Open Space that forms part of the development, and such space is to remain open and accessible to the public subject to conditions satisfactory to the Chief Planner and Executive Director, City Planning Division;
 - (d) develop the Publicly Accessible Landscaped Open Space at the owner's expense in a manner satisfactory to the General Manager of Parks, Forestry and Recreation;
 - (e) provide and maintain within the site a publicly accessible walkway connecting Temperance Street to Adelaide Street West generally as shown on the Landscaped Plan prepared by Envision The Hough Group, dated January 10, 2006, which shall:
 - (i) remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year;
 - (ii) be maintained and clear of snow and ice at all times; and

- (iii) be satisfactorily illuminated.
- (f) provide the incorporation, in the construction of the building, of exterior materials to be shown for the podium along Bay Street, Adelaide Street West, Temperance Street and Richmond Street West, pedestrian weather protection and landscaping materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
- (g) provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer irrigation system for all new trees in the public rights-of-ways, satisfactory to the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation;
- (h) provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular, large growing shade trees to the satisfaction of the Director of Urban Forestry:
 - (i) sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than 1 metre;
 - (ii) an engineered draining system which prevents soil saturation; and
 - (iii) a continuous tree trench, in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual.
- (i) provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwells and associated enclosure satisfactory to the Chief Planner and Executive Director, City Planning Division
- (j) agree that no vehicular lay-by drop-off / pick-up facility will be provided along the Temperance Street frontage for the development project;
- (k) revisions, if any, to the development to address the recommendations of a Pedestrian Level Wind Study;
- (l) revisions to the development, or a Letter of Credit, in accordance with the recommendations of a Street Lighting Assessment;
- (m) provision of knock-out panels to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and

Executive Director, City Planning Division, and the General Manager of Economic Development; and enter into the Wayfinding Agreement, and to be detailed in an agreement pursuant to Section 41 of the *Planning Act*;

- (n) provide the City with documentation as to LEED certification of the development and the marketing materials that will include information on LEED certification as follows:
 - 1. in conjunction with the construction and marketing of the Development, the Owner shall provide to the Chief Planner such documentation as the Chief Planner shall request with respect to LEED Certification of the Development and the marketing materials that will include information on LEED Certification;
 - 2. the owner shall:
 - (a) use reasonable commercial efforts to obtain LEED Certification of the buildings,
 - (b) prior receiving Site Plan Approval, register the development with the CaGBC (the “LEED Registration”) and provide written confirmation of the LEED Registration to the Chief Planner,
 - (c) prior to submitting an application for condominium registration, to make the LEED Application and provide to the Chief Planner a copy of the LEED Application together with written confirmation that it has been submitted and, if requested by the Chief Planner, copies of all documentation submitted with the LEED Application to the CaGBC,
 - (d) upon the receipt of any CaGBC Report provide, if requested to the Chief Planner, a copy of such CaGBC Report,
 - (e) provide a response to the CaGBC regarding any CaGBC Report, provide if requested to the Chief Planner a copy of any documentation submitted to the CaGBC by the owner in response to such CaGBC Report,
 - (f) upon the owner receiving notification of the CaGBC’s decision as to whether LEED Certification of the Building has been granted, to provide if requested to the Chief Planner a copy of such notification, and
 - (g) provide, if requested by the Chief Planner, a copy of the owner’s marketing materials for the Development that

contain information regarding LEED and LEED Certification;

- (o) comply with any other condition to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director, City Planning, acting reasonably;
- (7) require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act;
 - (8) prior to the issuance of a demolition permit for 347 Bay Street (National Building):
 - (i) provide a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work contained in the Conservation Plan;
 - (ii) provide a record of the as-found condition of 347 Bay Street (National Building);
 - (iii) provide final plans satisfactory to the Manager of Heritage Preservation Services;
 - (9) require the owner to fulfill the technical requirements for public works issues as set out in a memorandum dated March 31, 2006 from the Executive Director, Technical Services.
 - (10) require the owner, before introducing the necessary Bills to City Council for enactment, to submit to the Executive Director, Technical Services, documentation and/or revised drawings for review and acceptance:
 - (a) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans, such plans should be submitted at least three weeks prior to the introduction of Bills in Council; and
 - (b) 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 to service this development;
 - (11) require the following in the Zoning By-law amendment:
 - (a) make all necessary improvements to the PATH system as required in the Wayfinding Agreement, Site Plan Agreement and Section 36 Agreements,

to the satisfaction of the City Solicitor, Transportation Services, City Planning and Economic Development and Culture;

- (b) provide and maintain parking spaces on the site to serve the residential component of the project, of which two spaces can have dimensions of 2.4 metres by 5.9 metres, in a physically separate portion of the parking garage, in accordance with following minimum ratios:

Bachelor units	0.3 space per unit
1-bedroom units	0.7 space per unit
2-bedroom units	1.0 space per unit
3 or more bedroom units	1.2 spaces per unit

- (c) provide and maintain a minimum of 651 non-residential parking spaces to serve the proposed office space, hotel space, and retail uses, including at least 208 spaces required by the Hudson Bay store and a minimum of 0.06 spaces per residential unit for the visitors to the residential component of the project;
- (d) comply with the loading requirements of Site Specific By-law No. 998-88, save and except that the requirement for one of the Type B loading spaces be replaced by the requirement for one Type G loading space;
- (e) provide a minimum vertical clearance of 6.1 metres over the first eight metres of the Type G loading space, and a minimum vertical clearance of 4.3 metres over the balance of the loading space, and along all driveways and passageways providing access to and egress from the Type G loading space, with access designed such that trucks can access and egress the site in a forward motion;
- (f) provide all driveways and passageways providing access to and egress from the Type G loading space with a minimum width of 3.5 metres (4.0 metres where enclosed), a minimum vertical clearance of 4.3 metres and a minimum inside and outside turning radii of nine metres and 16 metres, respectively;
- (g) submit, for the review and approval of the General Manager of Transportation Services, documentation identifying the peak utilization of the 1,120 space parking facility currently located on the site;
- (h) submit a Reference Plan of Survey, in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be subject to the Heritage Easement Agreement and a strata Reference Plan of Survey delineating the tunnel beneath Adelaide Street West;

- (i) pay, prior to Site Plan Approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing assessment accepted by the Executive Director of Technical Services;
 - (j) require that prior to the issuance of any demolition or building permit, the applicant complete a Toronto Transit Commission (TTC) Technical Review of the proposed development as applicable to the particular permit under application, and obtain the TTC's written acknowledgement that the owner has satisfied all of the conditions arising out of the review, and that the owner shall provide the requisite information, and pay the associated review fee to the TTC;
 - (k) require that the owner insert warning clauses regarding the TTC right-of-way in all offers to purchase, agreement of purchase and sale or agreements to lease, and condominium declaration documents(s) for each affected residential unit, lot, and/or within the proposed development. Such warning clauses shall advise of the potential for noise, vibration, smoke, particulate matter, electromagnetic interference and stray current impacts on the proposed development and that the TTC accepts no responsibility for such effects;
 - (l) provide continuous weather protection with a minimum clear width of three metres on all street frontages and with a minimum clear width of five metres abutting open space located between the west and east tower on Parcel C with the exception being lands occupied by 347 Bay Street; and
- (12) authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

25. Continuation of the Operation of the Boulevard Café – 2620 Danforth Avenue (Ward 31 - Beaches-East York)

25(a). Communication (May 3, 2006) from the City Clerk advising of City Council's action taken on April 25, 26 and 27, 2006 with respect to the continuation of the Liquor Licence for 2620 Danforth Avenue.

31. Preliminary Report – Official Plan Amendment and Rezoning Application – 1233 Yonge Street and 9 Woodlawn Avenue East (Ward 27 - Toronto Centre-Rosedale)

Revised Page 5 of the report (April 20, 2006) from the Director, Community Planning, Toronto and East York District.

71. Donation of Public Art (Al Purdy Memorial) (Ward 27 – Toronto Centre-Rosedale)

71(a). Communication (April 25, 2006) from Councillor Soknacki.

NEW ITEMS

74. Appointments to the Applegrove Board of Management (Ward 32 – Beaches-East York)

Communication (April 27, 2006) from Susan Fletcher, Executive Director, Applegrove Community Complex, recommending that Estelle Halbach, Deborah Grainger and Farukh Qazi be appointed to the Applegrove Board of Management to replace Cyndy Abel, Yvette Morton, and Debbie Chan.