



**TORONTO AND EAST YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 6**

**Date of Meeting:** July 11, 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

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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

12:00 p.m.: Items 14 - 19

11:00 a.m.: Items 8 - 13

2:00 p.m.: Items 20 - 27

**1. Final Report – Official Plan Amendment and Rezoning Application – 29 – 51  
Florence Street (Ward 18 – Davenport)**

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

Report (June 27, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) amend the new Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment 7;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the Zoning By-law Amendment described in this report;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require as a condition of approval, the owner to provide an irrigation system for all street trees in the public right-of-way on Florence Street adjacent to the site with automatic timer at the applicant's expense and that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services, including requirements to maintain the entire system in continuing good order and operation; and
- (5) require, as a condition of approval, the materials and detailing of the southernmost units in the development be designed to minimize any noise and vibration from the rail corridor or uses to the south.

**2. Final Report – Official Plan and Zoning By-law Amendment Applications - 4A Spadina Avenue and 100 Fort York Boulevard (formerly 4A Spadina Avenue and 422, 450, 476 Fort York Boulevard) (Ward 20 - Trinity-Spadina)**

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

Report (June 19, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) amend the Secondary Plan for the Railway Lands West substantially in accordance with the draft Official Plan Amendment attached as Attachment 12;
- (2) if in the event that the new Official Plan is not yet in force, amend the Railway Lands West Part II Plan of the former City of Toronto attached as Attachment 14;
- (3) amend the Zoning By-law No. 1994-0805 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 13;

- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to address, to the satisfaction of the General Manager, Transportation Services, any issues and concerns associated with the traffic impact of the proposal;
- (6) require the owner to provide space within the development for the construction of any transfer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
- (7) require the owner to grant the City, at nominal cost, public pedestrian easements to the full extent of the setbacks, required by the Site Specific By-law No. 1994-0805;
- (8) require the owner to submit a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS, the lands to be subject to pedestrian easements and the remainder of the site including any appurtenant rights-of-way;
- (9) require the owner to provide and maintain parking spaces to serve each phase of the development, in accordance with the following minimum ratios:

Bachelor Units	0.3 spaces per unit
1-Bedroom Units	0.7 spaces per unit
3+ Bedroom Units	1.2 space per unit
Residential Visitors/Retail	0.06 spaces per unit
- (10) require the owner to provide and maintain a minimum of 3 Type G loading spaces (1 Type G for the shared use of the residential and retail uses on the site), with a generally level surface and access designed so that trucks can enter and exit the public streets in a forward motion;
- (11) require the owner to pay for any improvement/construction of the municipal infrastructure (roads and services) to service this development, as may be determined necessary by the Executive Director, Technical Services;
- (12) require the owner to submit to Technical Services the necessary applications for revised municipal numbering prior to filing an application for a building permit;
- (13) require the owner to submit to Technical Services, at least 3 weeks prior to the introduction of Bills in Council, 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;

- (14) require the owner to comply with Canadian National's (CN) Principle Main Line Requirements;
- (15) require the owner to enter into an agreement with Canadian National and GO Transit that outlines how the required noise, vibration, safety and drainage issues (including setback, berming and security fencing) are to be addressed by the owner;
- (16) require the owner to release the restrictive covenants that currently exist on Blocks 31, 32 and 36 to allow for a mix of affordable and market rate housing and allow for reconfiguration of the land use in these blocks;
- (17) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement to secure contributions in the total amount of \$4.0 million to the proposed Mouth of Garrison Creek Park, the Northern Linear Park, the Southern Linear Park, the proposed community centre, conveyance of the Concord Adex lands under the Gardiner Expressway to the City, school age daycare facilities on Block 31, and affordable housing; and
- (18) require Concord Adex to submit to the City a cheque for \$50,000.00 (as part of their Section 37 contributions) at the time that the Zoning comes into effect, for the design of Mouth of Garrison Creek Park.

**3. Final Report – Official Plan Amendment and Rezoning Application – 255 Christie Street (Ward 20 - Trinity-Spadina)**

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

Report (June 23, 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 7, in the event that the new Official Plan is not yet in force;
- (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 8; and

- (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. NOT USED**

**5. Final Report – Official Plan Amendment and Rezoning Application – 15 York Street (Block 5, Railway Lands East, Maple Leaf Square) (Ward 28 – Toronto Centre-Rosedale)**

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

Report (June 27, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) in the event that the new Official Plan is not yet in force, amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment 9;
- (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 10;
- (3) amend Zoning By-law 168-93 (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 11;
- (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 City Solicitor to make changes to the Precinct B Precinct Agreement, other Railway Lands agreements (including if appropriate a further agreement pursuant to the *City of Toronto Act*, 1971, S.O. 1971, c. 130, as amended), service agreements, and easement agreements as required to secure the matters set out in this report;
- (6) authorize the declaration of the lands below Bremner Boulevard which are to be used for District Heating and Cooling infrastructure to be surplus and receive below grade lands that are being used for District Heating and Cooling

infrastructure that obstructs the route to the proposed loading area shown on a reference plan to the satisfaction of the Chief Planner and Executive Director of City Planning for the purposes of relocating District Heating and Cooling infrastructure;

- (7) require the owner, before introducing the necessary Bills to City Council for enactment, to execute one or more agreements pursuant the *City of Toronto Act*, 1971, S.O. 1971, c. 130, as amended satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement(s) to be registered against the title of the lands for the development to secure the following facilities, services, and matters:
- (a) provide prior to the issuance of the first above grade building permit, 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, of all buildings and structures on the lands to be paid at time of first building permit;
  - (b) provide and maintain between the Air Canada Centre and the site a publicly accessible over street level walkway connecting generally as shown on the Ground Floor Plan prepared by KPMB, dated April 21, 2006, which shall:
    - (i) be fully enclosed and weather protected;
    - (ii) have a glazed roof and walls and have an architectural treatment which enhances the aesthetics of Union Plaza;
    - (iii) remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
    - (iv) be satisfactorily illuminated;
  - (c) provide and maintain within the site a publicly accessible walkway (Galleria) connecting Bremner Boulevard to York Street West generally as shown on the Ground Floor Plan prepared by Kuwabara McKenna Blumberg Architects and Page + Steele Architects Planners, dated April 21, 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; and
    - (ii) be satisfactorily illuminated;
  - (d) provide knock-out panels on York Street and Lake Shore Boulevard 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, Culture and Tourism; and enter into the Wayfinding Agreement, and to be detailed in an easement agreement;

- (e) provide continuous weather protection with a minimum depth of three metres and a minimum height of five metres along York Street, Bremner Boulevard and Lake Shore Boulevard;
- (f) provide the incorporation, in the construction of the building including continuous pedestrian weather protection, of exterior materials to be shown for the podium along York Street, Bremner Boulevard, Lake Shore Boulevard West, satisfactory to the Chief Planner and Executive Director, City Planning Division;
- (g) provide the incorporation in the construction of the site, landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
- (h) 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;
- (i) 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 one 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;
- (j) 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;

- (k) agree that no vehicular lay-by drop-off / pick-up facility will be provided along the Lake Shore Boulevard and York Street frontages for the development project;
- (l) provide a green roof satisfactory to the Chief Planner and Executive Director, City Planning Division;
- (m) provide a connection to District Heating and Cooling satisfactory to the Chief Planner and Executive Director, City Planning Division;
- (n) provide prior to the issuance of the first above grade building permit, \$3,200,000.00 (indexed from the date of this report) to the City to pay for area improvements to public space, including Union Station to achieve a new south entrance;
- (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;
- (p) require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
- (q) 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;
- (r) provide and maintain a minimum vertical clearance of 5.3 metres under the proposed pedestrian bridge;
- (s) provide and maintain parking supply for the project in accordance with the requirements of the Zoning By-law except that parking spaces for the residential units be provided in accordance with the following ratios:

<u>Dwelling unit type</u>	<u>Parking Ratio</u>
Bachelor	0.3 space/unit
1 Bedroom unit less than or equal to 56 square metres	0.3 space/unit
1 Bedroom unit greater than 56 square metres	0.86 space/unit
2 Bedroom unit	0.92 space/unit
3 or more Bedroom unit	1.2 space/unit

and provided further that the residential parking requirement may be reduced by 10 spaces for each Autoshare parking space (or other provider of shared parking spaces as may be approved by the Executive Director of Technical Services) provided and maintained in the project;



- (t) that the owner be required to offer residential unit purchasers, who do not purchase a parking space, free membership or initiation fees to the Autoshare program to be provided in the building (or other car sharing program, such as Zipcar, as may be approved by the General Manager of Transportation), details of which are to be provided in the Transportation Demand Management Plan;
- (u) prior to site plan and the issuance of below grade building permits, execute an agreement, to the satisfaction of the General Manager of Transportation Services, with the property owners of Block 9 (16 York Street) to allow for the parking of buses on the subject lands in accordance with the applicable requirements of the Railway Lands East Precinct B Agreement;
- (v) execute an undertaking, to the satisfaction of the General Manager of Transportation Services, to secure a new location for the bus parking when the Block 9 lands identified in Condition (u) are redeveloped;
- (w) submit revised plans/additional information with respect to Conditions (u) and (v) above for the review and acceptance of the Executive Director, Technical Services;
- (x) make all necessary improvements to the PATH system as required in the Wayfinding Agreement, Site Plan Agreement to the satisfaction of the City Solicitor, Transportation Services, City Planning, and Economic Development and Culture;
- (y) 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, Technical Services;
- (z) provide continuous weather protection with a minimum clear width of three metres and minimum height of five metres on all street frontages;
- (aa) provide and maintain over Bremner Boulevard a publicly accessible walkway connecting to the Air Canada Centre generally as shown on the Site Plan prepared by KPMB dated April 21, 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; and
  - (ii) be satisfactorily illuminated;
- (bb) 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;

- (cc) provide knock-out panels on York Street and Lake Shore Boulevard 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 easement agreement; and
- (dd) 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:
  - (a) 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;
  - (b) 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;
- (ee) 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;
- (ff) provide, prior to the first occupancy of the development, a minimum of 13,910 square metres of hotel gross floor area;
- (gg) a minimum of 400 *bicycle parking space - occupant* shall be provided and maintained on the *lot*;
- (hh) 0.09 *bicycle parking space - visitor* for each *dwelling* unit, or fraction thereof equal to or greater than 0.5 shall be provided and maintained on the *lot*;
- (ii) *bicycle parking spaces - occupant* are provided and maintained on the ground floor, mezzanine floor, concourse floor, level P1 and the second floor;
- (jj) all *bicycle parking spaces - visitor* are provided and maintained on the ground level;
- (kk) *bicycle parking spaces - occupant* shall not be combined with storage lockers for residential units;
- (ll) a minimum of 38% of the *dwelling units* erected and used on the *lot* shall be 2-bedroom or larger *dwelling units*; and
- (8) authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

**6. Final Report – Rezoning Application – 201 Carlaw Avenue (Ward 30 - Toronto-Danforth)**

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

Report (June 27, 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 10;
- (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 submit to the Executive Director of Technical Services for review and acceptance, the approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelop plans;
- (4) before introducing the necessary Bills to City Council for enactment, authorize the appropriate City officials and require the owner to execute one or more agreements pursuant to Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements be registered on title on the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
  - (a) a public art contribution for a value of \$80,000.00 to be directed to public art initiatives in the South Riverdale community;
  - (b) a cash contribution in the amount of \$35,000.00 for facilities improvements at Jimmy Simpson Recreational Centre;
  - (c) a cash contribution in the amount of \$20,000.00 for facilities improvements at Matty Eckler Community Centre;
  - (d) a cash contribution in the amount of \$50,000.00 for a community kitchen initiative at Ralph Thornton Centre;
  - (e) a cash contribution in the amount of \$75,000.00 for improvements to local parks within Ward 30;
  - (f) a cash contribution in the amount of \$20,000.00 towards an Historical Plaque fund to be spent within the South Riverdale community;
  - (g) a cash contribution in the amount of \$20,000.00 towards the “Chinese Archway Reserve Fund”;

- (h) a public access easement over the former rail spur lands along the frontage of the property on Boston Avenue;
- (i) the landscaping of the former rail spur property, adjacent to the public right-of-way on Boston Avenue and Carlaw Avenue to the satisfaction of the Chief Planner and Executive Director, City Planning, the Executive Director, Technical Services and the General Manager, Parks, Forestry and Recreation;
- (j) an irrigation system for all new trees in the public rights-of-ways and former rail spur property to be to the satisfaction of the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation; and
- (k) costs of new municipal infrastructure and improvements and upgrades to existing municipal infrastructure to support the development as required by, and satisfactory to, the Executive Director, Technical Services.

**6(a).** Communication (undated) from Jodi Armstrong.

**7. Final Report - Removal of Holding (H) Symbol and Deferral of Development Charges - 1001 Queen Street West (Ward 19 - Trinity-Spadina)**

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

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 895-2003 to remove the Holding Symbol (H) in accordance with the draft Zoning By-law Amendment attached as Attachment 2;
- (2) authorize the City Solicitor to remove the Holding Symbol and make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) authorize the City Solicitor to amend the subdivision agreement to require that applicable development charges for hard services (water, sanitary sewers, road and storm water management) be payable at the building permit issuance stage.

**8. Liberty Village Area Study (Ward 14 – Parkdale-High Park)**

**(Recommendations (1) to (4) and (6) to (9) were postponed from June 13, 2006. Recommendation (5) was adopted by City Council on June 27, 28 and 29, 2006.)**

Report (May 30, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) adopt the directions set out in this report to guide future planning for the Liberty Village Area in order to:
  - protect the area for Employment Uses;
  - delete live/work permissions with the exception of “artists live work space”;
  - retain the existing height limit of 28 metres; and
  - amend the permitted density limit of 1.5X for commercial uses to 3.0X to match the existing permission of 3.0X for industrial uses;
- (2) direct the Chief Planner and Executive Director, City Planning Division to prepare Official Plan and Zoning By-law amendments for the Liberty Village Area to implement the direction outlined in this report and that the Zoning By-law be brought back to Council in the first quarter of 2007;
- (3) direct the Chief Planner and Executive Director, City Planning Division, in consultation with the Toronto Parking Authority and Transportation Services, to conduct a detailed parking analysis of Liberty Village Area and to make recommendations on maintaining an adequate supply of parking to serve local businesses and visitors to the area;
- (4) request the Toronto Transit Corporation (TTC) to report back on potential service improvements in the area;
- (5) direct the General Manager of Transportation Services, in consultation with the Waterfront Secretariat, other City Divisions and the Toronto Waterfront Revitalization Corporation (TWRC), to report on the implementation of a local road from Dufferin Street to Strachan Avenue, as shown in the Front Street Extension Environmental Assessment including the cost of construction and any necessary property requirements, before the 2007 Capital Budget is finalized and the alternative of an independent Environmental Assessment for the local road only;
- (6) direct the Director of Transportation Services to undertake improvements to the operations of the intersection of Liberty and Dufferin Streets, and to identify

replacement parking for any loss of boulevard or street parking as a result of these improvements;

- (7) request the Director of Heritage Preservation Services to work with the community on initiating a Heritage Conservation District;
- (8) direct the Chief Planner and Executive Director, City Planning Division, to develop Urban Design Guidelines for the area to accompany amendments to the Official Plan and Zoning for the area; and
- (9) direct the Chief Planner and Executive Director, City Planning Division, to take any other actions necessary to implement the directions outlined in this report.

**9. Refusal Report – Official Plan Amendment and Rezoning Application – 45 Lisgar Street (Ward 18 – Davenport)**

Report (June 27, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) refuse the proposed amendments to the Official Plan and Zoning By-law 438-86 for the reasons outlined in this report;
- (2) direct staff to continue negotiations with the applicant to revise their plans to conform with the current Official Plan objectives and the May 30, 2006 request for Directions Report for the West Queen West triangle by the Director, Community Planning, Toronto and East York District; and
- (3) instruct the City Solicitor, together with appropriate City staff and experts as needed, to attend any Ontario Municipal Board hearing in support of the positions recommended in this report.

**10. Request for Direction Report - Official Plan Amendment and Rezoning Application – 150 Sudbury Street (Ward 18 – Davenport)**

Report (June 26, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) direct staff to continue negotiations with the applicant to revise their plans generally to:
  - (a) provide non-residential uses as part of the proposed development, in keeping with City Planning's recommendation for no-net-loss of non-residential uses in the West Queen West Triangle;
  - (b) provide a setback from the railway corridor which is acceptable to City Planning in consultation with Canadian National Railway and Go Transit;
  - (c) convey the lands required for the extensions of Abell Street and Sudbury Street;
  - (d) reduce the heights, density and massing of the proposed development;
  - (e) improve the landscaped open space at the north end of the site by minimizing at-grade servicing and loading access routes;
  - (f) increase the mix of dwelling unit types to include housing suitable for families with children;
  - (g) provide a master servicing study for this proposal in the context of the redevelopment of the entire West Queen West Triangle;
  - (h) provide a master transportation impact study for this proposal in the context of the redevelopment of the entire West Queen West Triangle; and
  - (i) secure community benefits in exchange for height and density under Section 37 of the *Planning Act*;
- (2) instruct the City Solicitor, together with appropriate City staff and experts as needed, to attend any Ontario Municipal Board hearing in support of the positions recommended in this report; and
- (3) direct staff to take such other steps as may be required to implement these recommendations.

**11. Final Report - King Spadina Secondary Plan Review Study (Ward 20 - Trinity-Spadina)**

Report (June 27, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:



It is recommended that City Council:

- (1) receive the King-Spadina Review Study included as Attachment 1 to this report;
- (2) direct the Chief Planner and Executive Director, City Planning Division to prepare Official Plan and Zoning By-law amendments for the King-Spadina Plan Area in accordance with the recommended amendments set out in this report and that these amendments be brought back to the September 2006 City Council meeting;
- (3) direct the Chief Planner and Executive Director, City Planning Division to modify the Urban Design Guidelines and the Community Improvement Plan for the King-Spadina Plan Area as recommended in this report and that these modified documents be brought back to the September 2006 City Council meeting;
- (4) direct the Chief Planner and Executive Director, City Planning Division to review and evaluate all development applications in King-Spadina – including existing applications - in the context of the in-force planning framework, the King-Spadina Review Study and the recommended modifications and amendments to the planning framework for the Plan area set out in this staff report;
- (5) direct the Chief Planner and Executive Director, City Planning Division to use the King-Spadina Review Study and the recommended amendments and modifications to the planning framework set out in this report for any applications that are currently or may be appealed to the Ontario Municipal Board;
- (6) direct the Chief Planner and Executive Director, City Planning Division to consult with Toronto Hydro to seek improvements to lighting on public lanes throughout the Plan area;
- (7) request the Manager of Heritage Preservation Services to undertake a further review of heritage buildings in the Plan area to identify potential additional buildings for inclusion on the City's Inventory of Heritage Properties, and as necessary and appropriate, work with the local Councillor and the community on initiating a Heritage Conservation District under the *Ontario Heritage Act* for the Plan area; and
- (8) direct the Chief Planner and Executive Director, City Planning Division, to take any other actions necessary to implement the directions outlined in this report.

**(Copies of Attachment 2: King Spadina Secondary Plan Review is distributed to Members of the Committee and appropriate staff only.)**

**12. Removal of the Holding Symbol from a Portion of the West Don Lands, Phase 1 (Ward 28 – Toronto Centre-Rosedale)**

Report (June 8, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) remove the Holding Symbol (“h”) from the easterly portion of the West Don Lands, referred to as Phase 1, currently zoned RA(h) as generally shown on the key map;
- (2) before introducing the Bills to City Council for enactment, require the owner to register on title the fully executed Subdivision Agreement for Phase 1; and
- (3) before introducing the Bills to City Council for enactment, require the owner to provide a Ministry of Environment approved and acknowledged Risk Assessment/Risk Management Plan.

**13. South of Eastern Planning Study - Eastern Avenue to Lake Shore Boulevard, the Don Valley to Coxwell Avenue (Ward 30 - Toronto-Danforth and Ward 32 – Beaches-East York)**

Report (June 27, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) endorse expanding the range of employment uses, developing development standards and producing guidelines to enhance the South of Eastern Employment District;
- (2) authorize staff to schedule the Public Meeting under the Planning Act targeting the final Toronto East York Community Council meeting of 2006 or a meeting in the first quarter of 2007 to consider the final Official Plan and Zoning By-law Amendments for the South of Eastern Employment District;
- (3) direct City Planning staff, in consultation with Technical Services and other appropriate staff, to report further on possible improvements to Eastern Avenue and to propose Public Realm Guidelines for the frontage of both sides of the street;

- (4) direct City Planning staff to develop Urban Design Guidelines for development within the South of Eastern Employment District; and
- (5) forward this report to Economic Development and Parks Committee for their information.

**14. Inclusion on the City of Toronto Inventory of Heritage Properties – 103 Walnut Avenue (Mallett Tool and Machine Works Building) (Ward 19 - Trinity-Spadina)**

Report (April 7, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the property at 103 Walnut Avenue (Mallett Tool and Machine Works Building) 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.

**14(a).** Communication (June 23, 2006) from the City Clerk, Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (April 7, 2006) from the Director, Policy and Research, City Planning Division.

**15. Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act* - 53 Turner Road (John Agnew House) (Ward 21 - St. Paul's)**

Report (May 26, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the property at 53 Turner Road (John Agnew House) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 53 Turner Road (John Agnew House) under Part IV of the *Ontario Heritage Act*;
- (3) 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*;
- (4) 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
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**15(a).** Communication (June 23, 2006) from the City Clerk, Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (May 26, 2006) from the Director, Policy and Research, City Planning Division.

**16. Demolition of a Structure within the South Rosedale Heritage Conservation District - 80 Elm Avenue (Ward 27 - Toronto Centre-Rosedale)**

**AND**

**Residential Demolition Application – 80 Elm Avenue (Ward 27 - Toronto Centre-Rosedale)**

Report (May 25, 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 80 Elm Avenue be approved; and
- (2) the owner be required to landscape the property located at 80 Elm Avenue substantially in accordance with the landscape plan by Holbrook & Associates Landscape Architects Inc. dated October 28, 2005, on file with the Manager of

Heritage Preservation Services, within one year of the date of issuance of the demolition permit for the existing residence; and

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

**16(a).** Report (June 19, 2006) from the Deputy Chief Building Official and Director.

Recommendations:

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

- (1) refuse the application to demolish the subject residential building; or
- (2) approve the application to demolish the subject residential building without conditions; or
- (3) approve the application to demolish the subject residential building with the following conditions:
  - (a) a Heritage Permit is approved by City Council;
  - (b) approval from Parks, Forestry and Recreation regarding public tree removal is obtained.

**16(b).** Communication (June 23, 2006) from the City Clerk, Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (May 25, 2006) from the Director, Policy and Research, City Planning Division.

**17. Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 15 Pricefield Road (Ward 27 - Toronto Centre-Rosedale)**

Report (May 23, 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 “unrated” building located at 15 Pricefield Road be approved;

- (2) the plans for the replacement building as shown in the plans submitted by Drawing Room Architect Inc., stamped by Stuart J. Watson, Architect, date stamped May 19, 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.

**17(a).** Communication (June 23, 2006) from the City Clerk, Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (May 23, 2006) from the Director, Policy and Research, City Planning Division.

**18. Application for Approval to Demolish a Heritage Structure Located Within the Yorkville-Hazelton Heritage Conservation District and Approval of Plans for a Replacement Building - 121 Scollard Street (Ward 27 - Toronto Centre-Rosedale)**

Report (May 29, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) the application for demolition of the building at 121 Scollard Street under Section 42 (1) of the *Ontario Heritage Act* be approved;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto; and
- (3) the approval be granted for the replacement building substantially in accordance with the attached plans.

**18(a).** Communication (June 23, 2006) from the City Clerk, Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations

Section of the report (May 29, 2006) from the Director, Policy and Research, City Planning Division.

**19. Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act* – 1233 Yonge Street (Aeneas Court Apartments) (Ward 27 - Toronto Centre-Rosedale)**

Report (May 25, 2006) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the property at 1233 Yonge Street (Aeneas Court Apartments) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 1233 Yonge Street (Aeneas Court Apartments) under Part IV of the *Ontario Heritage Act*;
- (3) 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*;
- (4) 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
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**19(a).** Communication (June 23, 2006) from the City Clerk, Toronto Preservation Board.

Recommendation:

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

- (1) adopt the following staff Recommendations (1) and (5) in the Recommendations Section of the report (May 25, 2006) from the Director, Policy and Research, City Planning Division:
  - “(1) City Council include the property at 1233 Yonge Street (Aeneas Court Apartments) on the City of Toronto Inventory of Heritage Properties; and
  - (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”; and

(2) receive staff Recommendations (2), (3), (4).

**20. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code and from By-law No. 13409 "the University Avenue By-law" - 700 University Avenue (Ward 20 – Trinity-Spadina)**

**(Postponed from June 13, 2006)**

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

Recommendation:

It is recommended that the requested variance to permit, for identification purposes, two illuminated fascia signs in the form of a corporate name and logo at the 15<sup>th</sup> floor on the south and east elevations of the building at 700 University Avenue be refused.

- 20(a).** Communications from the following submitted to the June 13, 2006 meeting  
(June 8, 2006) from Arthur Gron  
(June 8, 2006) from Adriana Beemans;  
(June 8, 2006) from David Nichol;  
(June 8, 2006) from Jennefer Laidley;  
(June 8, 2006) from Alison Gorbould, Toronto Public Space Committee;  
(June 12, 2006) from Scott Donais;  
(June 12, 2006) from Xzavier Onasis;  
(June 12, 2006) from Josh Paterson;  
(June 12, 2006) from Andrew Brown;  
(June 12, 2006) from Michael Greco;  
(June 13, 2006) from Stewart Russell;  
(June 13, 2006) from Heather McDonald;  
(June 12, 2006) from Steve Mercer;  
(June 12, 2006) from Alice Barton;  
(June 11, 2006) from Sara Lipson; and  
(June 11, 2006) from Darren Cooney.

**21. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 442 Bloor Street West (Ward 20 – Trinity-Spadina)**

Report (June 21, 2006) from the Director, Community Planning, Toronto and East York District.



Recommendations:

It is recommended that the Request for variances to permit, for third party advertising purposes, a non-illuminated fascia sign on the east elevation of the building at 442 Bloor Street West be refused.

**22. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 527 Russell Hill Road (Ward 22 – St. Paul’s)**

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that City Council deny the application for driveway widening at 527 Russell Hill Road.

**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 28 Glenavy Avenue (Ward 22 – St. Paul’s)**

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

Recommendation:

It is recommended that City Council deny the application for front yard parking for a second vehicle at 28 Glenavy Avenue and the area be brought to conformity of the former City of Toronto Municipal Code, as initially approved.

**24. Request for an Exemption from Chapter 313 of the Former City of Toronto Municipal Code to Permit Residential Boulevard Parking for Two Vehicles at 524 Soudan Avenue (Ward 22 – St. Paul’s)**

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

Recommendation:

It is recommended that City Council deny the request for residential boulevard parking for two vehicles at 524 Soudan Avenue.

**25. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 40 Kingsmount Park Road (Ward 32 - Beaches-East York)**

Report (June 12, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that City Council deny the application for driveway widening at 40 Kingsmount Park Road.

**26. Maintenance of a Wooden Fence and Storage Shed – Summerhill Avenue at the Rear of 40 Whitehall Road (Ward 27 - Toronto Centre-Rosedale)**

Report (June 26, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the maintenance of a 1.94 m high closed board wooden fence with gates and storage shed on Summerhill Avenue at the rear of premises No. 40 Whitehall Road be approved, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the fence with gates and storage shed 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 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 City; and

- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services.

**27. To name the public lanes between Lewis Street and Saulter Street, south of Queen Street East as “June Callwood Way” (Ward 30 – Toronto-Danforth)**

Draft By-law from the City Solicitor. naming the public lanes between Lewis Street and Saulter Street, south of Queen Street East as “June Callwood Way”.

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

**28. Preliminary Report - Official Plan and Zoning By-law Amendment Applications – 60 Murray Street (Ward 20 – Trinity-Spadina)**

Report (June 14, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) Council receive this report for information; and
- (2) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

**29. Preliminary Report - Official Plan Amendment and Rezoning Application – 582 Sherbourne Street and 28 Linden Street (Ward 27 - Toronto Centre-Rosedale)**

Report (June 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; and
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

**30. Preliminary Report - Official Plan and Zoning By-law Amendment Application – 19 River Street (Ward 28 - Toronto Centre-Rosedale)**

Report (June 22, 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; and
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

**31. Preliminary Report – Application to Amend Zoning By-law 438-86 – 1359 Dupont Street (Ward 18 – Davenport)**

Report (June 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. Final Report - Part Lot Control Exemption Application - 200, 202, 204 and 206 Moore Avenue (Ward 27 - Toronto Centre-Rosedale)**

Report (June 16, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor to introduce Bills in Council exempting the lots identified on Part of Lots 1, 2, 3 and 4 in Block H on Registered Plan 646 from Part Lot Control for a period of two years following the enactment of the by-law provided that:
  - (a) the Owner submits to the Commissioner of Works and Emergency Services, at least 3 weeks prior to the introduction of the Bills in Council, a copy of the final Reference Plan of Survey, in metric and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the new lots and any permanent right-of-way/easements, before being deposited in the appropriate Land Registry Office;
  - (b) the Owner first registers, to the satisfaction of the City Solicitor, a Section 118 Restriction under the *Land Titles Act* agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate;
  - (c) the City Solicitor be authorized to take the necessary steps to delete the Section 118 Restriction from title to the subject lands, upon receipt of written confirmation by the Owner that the Common Element Condominium Plan has been registered; and
  - (d) the Owner provides confirmation of payment of any outstanding taxes to the satisfaction of the Revenue Services Division, Finance Division.

**33. 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 May 9, 2006 and June 13, 2006)**

Report (March 21, 2006) from the Manager, Municipal Licensing and Standards, reporting, as requested by Toronto and East York Community Council, on the proliferation of illegal third party signs and 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.

**33(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.

**34. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 85 Hanna Avenue (Ward 19 – Trinity-Spadina)**

Report (June 26, 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 two top floor logo signs and five third storey fascia signs at 85 Hanna Avenue; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**35. Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code - 553 Eglinton Avenue West (Ward 22 – St. Paul’s)**

Report (June 22, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for a variance to permit, for identification purposes, a non- illuminated fascia sign on the front elevation of the building at 553 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.

**36. Request for Approval of Variances from By-law No. 64-87 of the former Borough of East York - 1042-1048 Broadview Avenue (Ward 29 – Toronto-Danforth)**

Report (June 21, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the requested variances be approved to maintain, for identification purposes, two temporary fascia signs on the south and west elevations of the building at 1042-1048 Broadview Avenue with a condition that signs be approved for a period of four months from the date of Council approval; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**37. King Liberty Village Block Public Art Plan – Blocks 1, 2A, 2B/11A and Part of 4, 5, 6 and 7 Hanna Avenue (Ward 20 – Trinity-Spadina)**

Report (June 26, 2006) from the Director, Urban Design.

Recommendation:

It is recommended that City Council approve the King Liberty Village Block Public Art Plan.

**38. Zip: Battery Park at Liberty Village Public Art Plan and Program – 50 Lynn Williams Street and 60 Pirandello Street (Ward 20 – Trinity-Spadina)**

Report (June 26, 2006) from the Director, Urban Design.

Recommendation:

It is recommended that City Council approve the proposed Zip: Battery Park at Liberty Village Public Art Plan and Program.

**39. London on the Esplanade Public Art Plan: 38 The Esplanade and 1 Scott Street (Ward 28 – Toronto Centre-Rosedale)**

Report (June 26, 2006) from the Director, Urban Design.

Recommendation:

It is recommended that City Council approve the proposed London on the Esplanade Public Art Plan.

**40. Naming of Public Lane Abutting 43 Rear Northumberland Street (Ward 19 - Trinity-Spadina)**

Report (June 26, 2006) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that:

- (1) the public lane abutting 43 Rear Northumberland Street, extending southerly from Northumberland Street, be named “Roof Garden Lane”; and



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

**41. Naming of Public Lane Located North of King Street West, Extending Easterly from Portland Street (Ward 20 – Trinity-Spadina)**

Report (June 26, 2006) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that:

- (1) the public lane located north of King Street West, extending easterly from Portland Street, be named “Silkknit Lane”; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**42. Naming of Public Lane Located North of Carr Street, Extending Westerly from Ryerson Avenue (Ward 20 – Trinity-Spadina)**

Report (June 21, 2006) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that:

- (1) the public lane located north of Carr Street, extending westerly from Ryerson Avenue, be named “Egerton Lane”; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**43. Installation of a Glycol Heating System – 86 Binscarth Road (Ward 27 - Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) City Council approve the installation of a glycol heating system within portions of the public right of way fronting 86 Binscarth Road, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the glycol heating system at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - (c) obtain approval for associated work on private property from the Building Division;
  - (d) obtain clearances from the various utility companies indicating that they have no objections to the installation of the glycol heating system and satisfying any of their requirements;
  - (e) provide “as built” drawings upon completion of all installations;
  - (f) remove the heating system upon receiving 90 days written notice to do so;
  - (g) pay for the cost of preparing the Agreement and the registration of the agreement on title; and
  - (h) 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 and execute the Encroachment Agreement.

**44. Maintenance of a Glycol Heating System – 27 South Drive (Ward 27 – Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of a glycol heating system within portions of the public right of way fronting 27 South Drive, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - (b) maintain the glycol heating system at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - (c) obtain approval for associated work on private property from the Building Division;
  - (d) obtain clearance from the various utilities within the vicinity of the project and satisfying any of their requirements;
  - (e) provide “as built” drawings upon completion of all installations;
  - (f) remove the heating system upon receiving 90 days written notice to do so;
  - (g) pay for the cost of preparing the Agreement and the registration of the agreement on title; and
  - (h) 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 and execute the Encroachment Agreement.

**45. Request to Place One Planter Box on the West Side of Dovercourt Road, North of Mackenzie Crescent (Ward 18 – Davenport)**

Report (June 22, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) a bylaw be prepared to alter the west side of Dovercourt Road at its intersection with Mackenzie Crescent, as depicted below:

“the Placement of one additional 1.0m x 1.0m planter box on the west side of Dovercourt Road approximately 7.6m north of Mackenzie Crescent, generally as shown in the attached print of Drawing No. 42IF-8395, dated June, 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.

**46. Installation of Decorative Plastic Panels on the Building Façade – Fronting 165 John Street, Renfrew Place Flank and St. Patrick’s Market Rear (Ward 20 – Trinity-Spadina)**

Report (June 26, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation of decorative plastic panels along the building façade within the public right of way fronting 165 John Street, Renfrew Place flank and St. Patrick’s Market rear, 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 decorative plastic panels 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 decorative plastic panels upon receiving 90 days written notice to do so;
  - (d) obtain approval for associated work on private property from the Building Division;
  - (e) pay for the costs of preparing the agreement and the registration of the agreement on title; and
  - (f) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
- (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.

**47. Proposed Installation of Speed Bumps in Public Lane System Bounded by Dundas Street West, Heintzman Street, Indian Grove and C.P.R. Tracks (Ward 14 – Parkdale-High Park)**

Report (June 27, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the installation of speed bumps in the public lane system bounded by Dundas Street West, Heintzman Street, Indian Grove and C.P.R. Tracks, of the type and design noted and at the locations shown on Drawing No. 421F-8392 dated June 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.

**48. Proposed Installation of Speed Humps - Kilbarry Road, between Forest Hill Road and Oriole Parkway (Ward 22 – St. Paul's)**

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendation:

It is recommended that this report be received for information.

**49. Speed Hump Poll Results - Pape Avenue, between Dundas Street East and Gerrard Street East (Ward 30 – Toronto-Danforth)**

**(Postponed from June 13, 2006)**

Report (May 29, 2006) from the Director, Transportation Services, Toronto and East York District, reporting as requested by Councillor Paula Fletcher, on the results of a poll of households on Pape Avenue, between Dundas Street East and Gerrard Street East, to determine community support for the implementation of speed humps.

Recommendation:

It is recommended that this report be received for information.

**50. Evaluation for the Installation of Speed Humps - Redwood Avenue, between Gerrard Street East and Walpole Avenue (Ward 30 – Toronto-Danforth)**

Report (June 19, 2006) from the Director, Transportation Services, Toronto and East York District, reporting, as requested by Councillor Fletcher, on the feasibility of installing speed humps on Redwood Avenue, between Gerrard Street East and Walpole Avenue.

Recommendation:

It is recommended that this report be received for information.

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

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

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

**52. Proposed Intersection Reconstruction - Eglinton Avenue West and the William R. Allen Road (Northbound On-ramp) (Ward 21 – St. Paul’s)**

Report (June 19, 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 Eglinton Avenue West and the William R. Allen Road (northbound on-ramp), as described below:  
  
“the narrowing of the travelled portion of the on-ramp from Eglinton Avenue West to the northbound William R. Allen Road by realigning the curb on the northeast corner and removing the pedestrian island, generally as shown on the attached Drawing No. 421F-8375 dated May 2006”; 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.

**53. Interim Report - Highway Alterations and Traffic Regulations for Implementation of Streetcar Right-of-Way on Fleet Street, between Strachan Avenue and Bathurst Street (Wards 19 and 20 – Trinity-Spadina)**

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that Toronto and East York Community Council request the General Manager, Transportation Services, in consultation with staff of the Technical Services Division and the Toronto Transit Commission, to report directly to City Council, at its meeting of July 25, 26 and 27, 2006, on the necessary highway alterations and traffic regulation changes required to give effect to the future streetcar right-of-way on Fleet Street, between Bathurst Street and Strachan Avenue.

**54. Installation of Turn and Entry Prohibitions to 637 Lake Shore Boulevard West (Tip Top Lofts) (Ward 20 – Trinity-Spadina)**

Report (June 26, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended, in conjunction with the completion and opening of Tip Top Lofts at 637 Lake Shore Boulevard West, that:

- (1) a westbound left-turn prohibition at anytime be installed along Lake Shore Boulevard West at the existing westerly circular driveway entrance serving 637 Lake Shore Boulevard West, generally in accordance with the attached Drawing No. 421F-8411, dated June 2006;
- (2) a no entry prohibition be installed along Lake Shore Boulevard West at the existing easterly circular driveway exit serving 637 Lake Shore Boulevard West, generally in accordance with the attached Drawing No. 421F-8411, dated June 2006;
- (3) a northbound no left turn prohibition at anytime from the existing easterly circular driveway exit serving 637 Lake Shore Boulevard West to Lake Shore Boulevard West, generally in accordance with the attached Drawing No. 421F-8411, dated June 2006;
- (4) the proponent be required to pay all costs associated with the related civil works and the amendments to the traffic regulations, referred to in Recommendation (1) to (3), above, plus any additional costs for urban design improvements/enhancements related to this work; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that are required.



**55. Temporary Occupation of Sidewalk and Boulevard to Establish a Construction Staging Area - Huron Street, at the Rear of 110 St. George Street (Ward 20 – Trinity-Spadina)**

Report (June 26, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a three-storey building addition at 110 St. George Street, the request for the establishment of a construction staging area at the Huron Street rear within the sidewalk and boulevard from a point 30.0 metres south of Harbord Street to a point 55.0 metres further south as shown on the attached print of Drawing No. 421F-8410, dated June 2006, for a period from July 2006 to July 2007, be approved;
- (2) in conjunction with Recommendation (1) above, “Stop” signs be installed for westbound traffic on Classic Avenue, approaching Huron Street and on Huron Street, for northbound and southbound traffic approaching Classic Avenue;
- (3) in conjunction with Recommendation (1) above, parking be prohibited at all times on the east side of Huron Street, from a point 30.0 metres south of Harbord Street to a point 55.0 metres further south;
- (4) the traffic and parking regulations presently in effect on the subject section of Huron Street be reinstated upon the completion of this project; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**56. Proposed Relocation of Southbound Weekday Peak Period Entry Prohibition - Eglinton Avenue West and Braemar Avenue (Ward 22 – St. Paul’s)**

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

Recommendations:

It is recommended that:

- (1) the southbound entry prohibition to Braemar Avenue from Eglinton Avenue West, in effect between the hours of 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday (bicycles excepted), be rescinded;
- (2) a southbound “No Through Traffic” prohibition, between the hours of 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday (bicycles excepted), at a point on Braemar Avenue, 37 metres south of Eglinton Avenue West, be enacted; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**57. Temporary Road Occupation to Accommodate Construction Staging Area - 50-56 Gerrard Street East and 380 Church Street (Ward 27 – Toronto Centre-Rosedale)**

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 12-storey condominium at a site on the west side of Church Street, the sidewalk and curb lane on the west side of Church Street between a point 34.0 metres north of Gerrard Street East and a point 15.3 metres further north be closed to vehicular traffic for a period of seven months commencing September 6, 2006 and ending March 7, 2007;
- (2) stopping be prohibited at all times on the west side of Church Street, between a point 24.0 metres north of Gerrard Street East and a point 31.3 metres further north;
- (3) the existing No Stopping, 7:30 a.m. to 9:30 a.m., except Saturday, Sunday and Public Holidays regulation on the west side of Church Street, between a point 24.0 metres north of Gerrard Street East and a point 31.3. further north, be rescinded;
- (4) the existing No Parking, 3:30 p.m. to 6:30 p.m., except Saturday, Sunday and Public Holidays regulation on the west side of Church Street, between a point 24.0 metres north of Gerrard Street East and a point 31.3 metres further north, be rescinded;

- (5) the existing 60-minute parking regulation from 9:30 a.m. to 3:30 p.m., Monday to Friday, and from 8:00 a.m. to 6:00 p.m. Saturday, on the west side of Church Street, between a point 24.0 metres north of Gerrard Street East and a point 31.3 metres further north, be rescinded;
- (6) upon completion of this project, Church Street revert to its pre-construction traffic operation; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**58. Extension of Overnight On-Street Permit Parking Hours on Sunnyside Avenue, between Marion Street and Pearson Avenue (Ward 14 – Parkdale-High Park)**

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

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Sunnyside Avenue, between Marion Street and Pearson Avenue, be extended from 12:01 a.m. to 10:00 a.m., 7 days a week, to 24 hour permit parking, 7 days a week;
- (2) part “S” of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Sunnyside Avenue, between Marion Street and Pearson Avenue;
- (3) the existing one-hour maximum parking regulation in effect from 10:00 a.m. to 6:00 p.m. daily, on the east side of Sunnyside Avenue, between The Queensway and Garden Avenue, be amended to be in place from the The Queensway to Marion Street, and from Pearson Avenue to Garden Avenue; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**59. Introduction of Parking Regulations and Intersection Controls on East Liberty Street, Lynn Williams Street, Pirandello Street and Western Battery Road - King Liberty Village Development (Ward 19 – Trinity-Spadina)**

Report (June 26, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) In order to establish appropriate traffic and parking regulations for new streets in the King Liberty Village Development subdivision, namely East Liberty Street, Lynn Williams Street, Pirandello Street and Western Battery Road:
  - (a) the parking regulations outlined in Appendix 1 of this report be implemented;
  - (b) the intersection controls outlined in Appendix 2 of this report be implemented; and
  - (c) the speed limits outlined in Appendix 2 of this report be implemented; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**60. Amendment to Hours of Operation for Daycare Pick-up/Drop-off Area fronting 132 (Orde Satellite Daycare) St. Patrick Street, West Side, South of Dundas Street West (Ward 20 – Trinity-Spadina)**

Report (June 14, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing ten minute maximum parking limit, from 7:30 a.m. to 9:00 a.m. and from 4:30 p.m. to 6:30 p.m., Monday to Friday, on the west side of St. Patrick Street, from a point 54.0 metres south of Dundas Street West to a point 25.0 metres further south thereof, be amended to operate from 7:30 a.m. to 9:30 a.m. and from 4:30 p.m. to 6:30 p.m., Monday through Friday;
- (2) the existing “No Parking, from 9:00 a.m. to 4:30 p.m. and from 6:30 p.m. of one day to 7:30 a.m. the next following day”, be amended to operate from 9:30 a.m. to 4:30 p.m. and from 6:30 p.m. of one day to 7:30 a.m. of the next following day, Monday to Friday and anytime on Saturdays and Sundays; 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.

**61. Implementation of an Overnight “No Stopping” Prohibition - Brant Street, west and east sides, between King Street West and Adelaide Street West (Ward 20 – Trinity-Spadina)**

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) permit parking, from 12:00 midnight to 7:00 a.m. on the east side of Brant Street, from King Street West to Adelaide Street West, be rescinded;
- (2) stopping be prohibited, from 9:00 p.m. of one day to 6:00 a.m. of the next following day on both sides of Brant Street, from King Street West to Adelaide Street West; 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.

**62. Amendment to Existing Parking Regulations and Adjustment to the Hours of Operation/Location - Student Pick-up/Drop-off area - Warwick Avenue, north side, from Bathurst Street to Chiltern Hill Road – (Ward 21 – St. Paul’s)**

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing 15 minute maximum parking limit, from 7:15 a.m. to 9:15 a.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday, on the north side of Warwick Avenue from Chiltern Hill Road to a point 110.5 metres east thereof, be amended so as to operate from 8:00 a.m. to 9:00 a.m. and from 2:30 p.m. to 4:00 p.m. Monday to Friday, on the north side of Warwick Avenue, from Chiltern Hill Road to a point 180.5 metres east thereof;

- (2) the existing “No Parking, from 9:15 a.m. to 3:00 p.m. and from 6:00 p.m. to 7:15 a.m. of the next following day, Monday to Friday and all day Saturday and Sunday”, on the north side of Warwick Avenue from Chiltern Hill Road to a point 110.5 metres east of Chiltern Hill Road be rescinded;
- (3) parking be prohibited from 9:00 a.m. to 2:30 p.m., Monday to Friday, from 4:00 p.m. to 8:00 a.m., Monday to Saturday, from 3:00 p.m. to midnight on Saturday and all day Sunday, on the north side of Warwick Avenue, from Chiltern Hill Road to a point 180.5 metres east;
- (4) the existing “No Parking at Anytime” prohibition on the north side of Warwick Avenue from Bathurst Street to a point 110.5 metres east of Chiltern Hill Road be rescinded;
- (5) parking be prohibited at anytime on the north side of Warwick Avenue, from Bathurst Street to a point 40.1 metres west of Bathurst Street; and
- (6) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**63. Request to Provide Additional On-Street Parking Spaces - Avenal Drive, both sides, from Bathurst Street to Chiltern Hill Road (Ward 21 – St. Paul’s)**

Report (June 23, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) standing be prohibited from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Avenal Drive, from a point 15 metres west of Bathurst Street to a point 101.7 metres further west;
- (2) parking be allowed for a maximum period of 15 minutes from 8:00 a.m. to 9:00 a.m. and from 2:30 p.m. to 4:00 p.m., Monday to Friday, on the south side of Avenal Drive, from a point 123.5 metres west of Bathurst Street to a point 46.9 metres further west;
- (3) the existing “No Parking at Anytime” prohibition on the north side of Avenal Drive, from Bathurst Street to Strathearn Road, be rescinded;
- (4) parking be prohibited from Monday to Friday and all day Sunday, and from 12:00 midnight to 8:00 a.m. and from 3:00 p.m. to 12:00 midnight on Saturdays,

on the north side of Avenal Drive, from Bathurst Street to Chiltern Hill Road, and at anytime from Chiltern Hill Road to Strathearn Road; and

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

**64. Poll Results – Implementation of Overnight On-Street Permit Parking on Durham Avenue, between Winnett Avenue and the Eastern End of Durham Avenue (Ward 21 – St. Paul’s)**

Report (June 26, 2006) from the City Clerk, reporting, as requested by City Council, on the results of a poll of the residents of Durham Avenue, between Winnett Avenue and the Eastern End of Durham Avenue, to determine support for the implementation of overnight on-street permit parking.

Recommendation:

It is recommended that this report be received for information.

**65. Poll Results – Implementation of Overnight On-Street Permit Parking on Gloucester Grove, between Winona Drive and Winnett Avenue (Ward 21 – St. Paul’s)**

Report (June 26, 2006) from the City Clerk, reporting, as requested by City Council, on the results of a poll of the residents of Gloucester Grove, between Winona Drive and Winnett Avenue, to determine support for the implementation of overnight on-street permit parking.

Recommendation:

It is recommended that this report be received for information.

**66. Poll Results – Implementation of Overnight On-Street Permit Parking on Atlas Avenue, between Durham Avenue and Eglinton Avenue West (Ward 21 – St. Paul’s)**

Report (June 26, 2006) from the City Clerk, reporting, as requested by City Council, on the results of a poll of the residents of Atlas Avenue, between Durham Avenue and Eglinton Avenue West, to determine support for the implementation of overnight on-street permit parking.

Recommendation:

It is recommended that this report be received for information.

**67. Poll Results – Implementation of Overnight On-Street Permit Parking on both sides of Warland Avenue between O’Connor Drive and Donlands Avenue (Ward 29 – Toronto-Danforth)**

Report (June 26, 2006) from the City Clerk, reporting, as requested by City Council, on the results of a poll of the residents of Warland Avenue, between O’Connor Drive and Donlands Avenue, to determine support for the implementation of overnight on-street permit parking.

Recommendation:

It is recommended that this report be received for information.

**68. Amendment to the existing Student Pick-up/Drop-off Zone - Poplar Plains Road, between Balmoral Avenue (east branch) and Lynwood Avenue (Ward 22 – St. Paul’s)**

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

Recommendations:

It is recommended that:

- (1) the existing fifteen-minute maximum parking limit in operation from 8:15 a.m. to 9:00 a.m., 11:15 a.m. to 1:00 p.m. and from 3:15 p.m. to 4:00 p.m., Monday to Friday, on the east side of Poplar Plains Road, from Balmoral Avenue (east branch) to Lynwood Avenue, be adjusted to operate from 8:15 a.m. to 9:15 a.m., 11:15 a.m. to 1:00 p.m. and from 3:15 p.m. to 4:00 p.m., Monday to Friday;
- (2) the existing “No Stopping” regulation in operation on the east side of Poplar Plains Road, from Balmoral Avenue (east branch) to Lynwood Avenue, from 12:01 a.m. to 8:15 a.m., 9:00 a.m. to 11:15 a.m., 1:00 p.m. to 3:15 p.m., and from 4:00 p.m. to 12:00 a.m., Monday to Friday and anytime Saturday and Sunday, be adjusted to operate from 12:01 a.m., to 8:15 a.m., 9:15 a.m. to 11:15 a.m., 1:00 p.m. to 3:15 p.m., and from 4:00 p.m. to 12:00 a.m., Monday to Friday and anytime Saturday and Sunday;
- (3) the existing “No Stopping” regulation in effect on the west side of Poplar Plains Road, from Balmoral Avenue (east branch) to Lynwood Avenue from 7:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:00 p.m. and from 3:00 p.m. to 6:00 p.m., Monday to



Friday, be adjusted to operate from 7:00 a.m. to 9:15 a.m., 11:00 a.m. to 1:00 p.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday; and

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

**69. Extension of Overnight On-Street Permit Parking Hours on Whitewood Road, between Davisville Avenue and Millwood Road (Ward 22 – St. Paul’s)**

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

Recommendations:

It is recommended that:

- (1) overnight on-street permit parking hours of operation on Whitewood Road, between Davisville Avenue and Millwood Road, be extended from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 p.m., 7 days a week;
- (2) part “G” of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate Whitewood Road, between Davisville Avenue and Millwood Road;
- (3) the existing one-hour maximum parking regulation in effect from 8:00 a.m. to 6:00 p.m., daily on the east side of Whitewood Road, between Davisville Avenue and Millwood Road, be rescinded; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**70. Amendment to Parking Regulations - Dundas Street East, between De Grassi Street and West Avenue (Ward 30 – Toronto-Danforth)**

Report (June 22, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in order to adjust the existing parking and bicycle lane configuration on Dundas Street East, from De Grassi Street to West Avenue, to accommodate the transfer of parking spaces from the south side to the north side of the street:

- (a) the regulations listed in the attached Appendix “A” be rescinded;
  - (b) regulations listed in the attached Appendix “B” be enacted; 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.

**71. Parking Regulations - Munro Street, between Dundas Street East and Gerrard Street East (Ward 30 – Toronto-Danforth)**

Report (June 26, 2006) from the Director, Transportation Services, Toronto and East and District.

Recommendations:

It is recommended that:

- (1) parking be allowed for a maximum period of one hour from 10:00 a.m. to 6:00 p.m., daily, on the east side of Munro Street, between Dundas Street East and Gerrard Street East; 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.

**72. School Bus Loading Zones and Student Pick-up/Drop-off Areas – Selwyn Avenue, between St. Clair Avenue East and Westview Boulevard (G. A. Brown Public School, Selwyn Public School and Day Care Centre) (Ward 31 – Beaches-East York)**

Report (June 26, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the parking prohibition at anytime on the east side of Selwyn Avenue between St. Clair Avenue East and a point 5 metres north of the easterly projection of the north side of Dalecrest Drive be rescinded;
- (2) parking be allowed on the east side of Selwyn Avenue for a maximum period of fifteen minutes from 7:30 a.m. to 9:30 a.m., 11:30 a.m. to 1:30 p.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday, from:

- (a) a point 15 metres south of Joanith Drive to a point 16.5 metres further south;
  - (b) Joanith Drive to a point 36 metres further north;
  - (c) a point 9 metres south of Gardens Crescent to a point 23 metres further south; and
  - (d) a point 24 metres north of Gardens Crescent to a point 25.5 metres further north;
- (3) a “School Bus Loading Zone” be delineated on the east side of Selwyn Avenue from:
- (a) a point 9 metres north of Gardens Crescent to a point 15 metres further north; and
  - (b) Joanith Drive to a point 15 metres further south;
- (4) parking be prohibited from 6:00 p.m. to 8:00 a.m., Monday to Friday and at all times Saturday and Sunday, on the east side of Selwyn Avenue from St. Clair Avenue East to Dalecrest Drive;
- (5) parking be prohibited from 9:30 p.m. to 11:30 a.m., from 1:30 p.m. to 3:00 p.m., on the east side of Selwyn Avenue from:
- (a) a point 15 metres south of Joanith Drive to a point 16.5 metres further south;
  - (b) Joanith Drive to a point 36 metres further north;
  - (c) a point 9 metres south of Gardens Crescent to a point 23 metres further south; and
  - (d) a point 24 metres north of Gardens Crescent to a point 25.5 metres further north;
- (6) parking be prohibited at any time on the east side of Selwyn Avenue from St. Clair Avenue East to a point 38 metres further north;
- (7) parking be prohibited at any time on the east side of Selwyn Avenue from a point 49.5 metres north of Gardens Crescent to Dalecrest Drive;
- (8) parking be prohibited at any time on the west side of Selwyn Avenue from St. Clair Avenue East to Joanith Drive; and
- (9) 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.

**73. Installation/Removal of On-Street Parking Spaces for Persons with Disabilities (Ward 14 – Parkdale-High Park; Ward 18 – Davenport; Ward 19 – Trinity-Spadina; Ward 30 – Toronto-Danforth and Ward 32 – Beaches-East York)**

Report (June 27, 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.

**74. Surplus Land Declaration and Proposed Closing of the Northerly Portion of the Public Lane, extending easterly from Gledhill Avenue, then northerly, from the North Limit of 17 Gledhill Avenue, to the North Limit of 25 Gledhill Avenue (Ward 31 - Beaches-East York)**

**(Postponed from June 13, 2006)**

Report (May 17, 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 portion of the public lane extending northerly from the north limit of 17 Gledhill Avenue to the north limit of 25 Gledhill Avenue, shown as Part 1 on Sketch No. PS-2005-009 (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 2300 Danforth Avenue and 19 to 25 Gledhill Avenue; 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.

**75. Sale of 502R Spadina Avenue (Ward 20 – Trinity-Spadina)**

Report (June 19, 2006) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from The Scott Mission to purchase 502R Spadina Avenue, being part of the public lane lying to the east of the easterly limit of Lot 5 on Registered Plan 106 and closed by By-law 21890, subject to the retention of a permanent easement over the entire property for sewer purposes (the “Property”), be accepted substantially on the terms and conditions outlined in Appendix “A” to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to the Property and the completion of the sale transaction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**76. Sale 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 (June 19, 2006) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from St. Michael's Hospital (the "Hospital") to purchase the above-grade portion of the public lane known as Victoria Street Lane, shown as Part 1 on Sketch No. PS-2006-012 (the "Lane Air Rights"), be accepted substantially on the terms and conditions outlined in Appendix "A" to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds of closing to pay the City's expenses related to the Lane Air Rights and the completion of the sale transaction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**77. Request from Hydro One Networks Inc. for a Subsurface Encroachment on City-owned Property - 1491 Lake Shore Boulevard West (Ward 14 - Parkdale-High Park)**

Report (June 22, 2006) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the City grant a subsurface encroachment in favour of Hydro One for the amount of \$660.00 for the installation of an underground electrical facility on the Property shown as Part 1 on the attached sketch;
- (2) the City Solicitor be authorized to complete the transaction on behalf of the City, including title registration and payment of any necessary expenses, substantially on the terms and conditions outlined in Appendix "A" and as she may from time to time consider reasonable; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**78. Use of Nathan Phillips Square: "WinterCity", January 25 to February 8, 2007 (Ward 27 – Toronto Centre-Rosedale)**

Report (June 6, 2006) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) exemption be given to the event organizers to operate a tented beer, wine and spirits 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; and
  - d) receipt of the necessary permits associated with the production of the event i.e., building permit;
- (2) subject to review and approval of the Fire Chief, exemption be given to the Tourism Division of the Economic Development, Culture and Tourism Division to use atmospheric fire performances that will feature fire breathers, eaters and jugglers and to use special effects pyrotechnics under Class 7.2.5 of the Federal Explosives Regulations on Nathan Phillips Square; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**79. Appointments to the Eastview Neighbourhood Community Centre (Ward 30 – Toronto-Danforth)**

Communication (June 16, 2006) from Susan Neal, Executive Director, Eastview Neighbourhood Community Centre, recommending that Catherine Currie, Alice Mann, Shirley Leigh and Barbara Shaw be appointed to the Committee of Management to replace Marylin Hall, Joanne Murrell, Candis Ollivierre and Kevin Perkins.



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**TORONTO AND EAST YORK COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 6**

**Date of Meeting:** June 11, 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

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**13. South of Eastern Planning Study - Eastern Avenue to Lake Shore Boulevard, the Don Valley to Coxwell Avenue (Ward 30 - Toronto-Danforth and Ward 32 – Beaches-East York)**

**13(a).** Communication (July 5, 2006) from Sharmaine Ryan and Jason McCumber.

**32. Final Report - Part Lot Control Exemption Application - 200, 202, 204 and 206 Moore Avenue (Ward 27 - Toronto Centre-Rosedale)**

**Re: 32** Revised page 1 of the report (June 16, 2006) from the Director, Community Planning, Toronto and East York District.

**NEW ITEMS**

**80. Limiting Distance Agreement Affecting City-owned Lands Adjoining 1 Davenport Road - Frank Stollery Parkette (Ward 27 - Toronto-Centre Rosedale)**

Report (June 27, 2006) from the Chief Corporate Officer.

**Recommendations:**

It is recommended that:

- (1) the City enter into a Limiting Distance Agreement with the property owner of 8-10 Scollard Avenue for a portion of 1 Davenport Road, Frank



Stollery Parkette shown as Part 1 and Part 2 on the attached draft reference plan dated May 31, 2006 attached as Appendix "A" (the "Plan") which includes the cost of the limiting distance associated with the \$125,000.00 Letter of Credit received and an administration fee of \$600.00, plus any applicable G.S.T. and on such terms and conditions, as are satisfactory to the General Manager of Parks, Forestry and Recreation, in a form and content acceptable to the City Solicitor; and

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

### **81. Requests for Endorsement of Events for Liquor Licensing Purposes**

- 81(a).** Communication (July 5, 2006) from Eموke Jordan, Hungarian Canadian Cultural Centre, requesting a letter of non-objection for the Summer Sidewalk Sale taking place at the , Hungarian Canadian Cultural Centre August 18 to 20, 2006 from 11:00 a.m. to 11:00 p.m.; and
- 81(b).** Communication (undated) from Kathryn Westoll, SummerWorks Theatre Festival, requesting a letter of non-objection for the SummerWorks Theatre Festival, taking place on August 3-13, 2006, and advise the Ontario Alcohol and Gaming Commission that it has no objection to the Factory Theatre, 125 Bathurst Street being granted a temporary liquor licence extension to encompass the outdoor courtyard in conjunction with this event.