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

**Date of Meeting:** September 13, 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 - 16	2:00 p.m.:	Items 19 - 26
11:00 a.m.:	Item 17	4:00 p.m.:	Items 27 - 37
11:30 a.m.:	Item 18	5:00 p.m.:	Items 38 - 40

**1. Renaming the east-west portion of the Public Highway Hanna Avenue, extending easterly from Atlantic Avenue, to “Snooker Street” (Ward 19 – Trinity-Spadina)**

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

Draft By-law from the City Solicitor

- 1(a).** Clause 87 of Toronto and East York Community Council Report 3, entitled “Renaming of Portion of Hanna Avenue to ‘Snooker Street’ (Ward 19 – Trinity-Spadina)”, which was adopted by City Council on April 25, 26 and 27, 2006

**2. Naming the Public Lane north of College Street, between Shaw Street and Roxton road as “Achtman Lane” (Ward 19 – Trinity-Spadina)**

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

Draft By-law from the City Solicitor

- 2(a).** Clause 88 of Toronto and East York Community Council Report 7, entitled “Naming of Public Lane – North of College Street, between Shaw Street and Roxton Road (Trinity-Spadina, Ward 19)”, which was adopted by City Council on September 28, 29 and 30, 2005

**3. Naming of the Private Street located between 480 and 500 Queens Quay West, as “Yo-Yo Ma Lane” (Ward 20 – Trinity-Spadina)**

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

Draft By-law from the City Solicitor

- 3(a).** Clause 59 of Toronto and East York Community Council Report 6, entitled “Naming of Private Street located between 480 and 500 Queens Quay West (Trinity-Spadina, Ward 20)”, which was adopted by City Council on July 19, 20, 21 and 26, 2005

**4. Permanently Close a portion of the Public Highway known as Hilltop Road, abutting 27 Ridge Hill Drive (Ward 21 – St. Paul’s)**

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

Draft By-law from the City Solicitor

- 4(a).** Clause 76 of Toronto and East York Community Council Report 3, entitled “Sale of a portion of Hilltop Road abutting 27 Ridge Hill Drive (Ward 21 – St. Paul’s)”, which was adopted by City Council on April 25, 26 and 27, 2006

**5. Naming of the Private Lane located 124 metres north of Carlton Street, extending between Jarvis Street and Mutual Street, as “Sirman Lane” (Ward 27 – Toronto Centre-Rosedale)**

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

Draft By-law from the City Solicitor

**5(a).** Clause 49 of Toronto and East York Community Council Report 8, entitled “Naming of Private Lane located 124 metres north of Carlton Street, extending from Jarvis Street to Mutual Street (Ward 27 – Toronto Centre-Rosedale)”, which was adopted by City Council on October 26, 27, 27 and 31, 2005

**6. Permanently Close the above-grade portion of the Public Lane known as Victoria Street Lane, between 26 and 38 Shuter Street (Ward 27 – Toronto Centre-Rosedale)**

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

Draft By-law from the City Solicitor

**6(a).** Clause 59 of Toronto and East York Community Council Report 4, entitled “Surplus Land Declaration and Proposed Closing of the above-grade portion of the Public Lane known as Victoria Street Lane, between 26 and 38 Shuter Street (Ward 27 – Toronto Centre-Rosedale)”, which was adopted by City Council on May 23, 24 and 25, 2006

**7. Permanently Close Four Untravelled Public Lanes located within the West Don Lands Precinct (Ward 28 – Toronto Centre-Rosedale)**

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

Draft By-law from the City Solicitor

**7(a).** Clause 87 of Toronto and East York Community Council Report 5, entitled “Toronto Waterfront Revitalization – West Don Lands Precinct Surplus Land Declaration and Proposed Closing and Leasing of Four Untravelled Public Lanes located within the Precinct (Ward 28 – Toronto Centre-Rosedale)”, which was adopted by City Council on June 27, 28 and 29, 2006

**8. Naming of the proposed private lane at 301 Cedarvale Avenue as “Carruthers Lane” (Ward 31 – Beaches-East York)**

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

Draft By-law from the City Solicitor

**8(a).** Clause 86 of Toronto and East York Community Council Report 3, entitled “Naming of Proposed Private Lane – 301 Cedarvale Avenue (Ward 31 – Beaches-East York)”, which was adopted by City Council on April 25, 26 and 27, 2006

**9. Final Report - Rezoning Application - 1359 Dupont Street (Ward 18 – Davenport)**

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

Report (August 11, 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 attached as Attachment No. 8;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required;
- (3) require the owner, prior to the introduction of the Bills in Council to submit to the Executive Director, Technical Services, for review and acceptance, a site servicing study to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (5) require the owner to provide space within the development for the construction of any transformer vaults, and Hydro, Bell and sewer maintenance holes required in connection with this development;
- (6) require the owner to submit, at least three 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 freehold townhouses to enable the preparation of building envelope plans;
- (7) require the owner to provide for any municipal infrastructure improvements as may be determined upon completion of the review of the site servicing study;
- (8) require the owner to provide cash-in-lieu of trees, for street trees that could not be planted along Dupont Street; and
- (9) require the owner to provide and maintain, on the project, a minimum of 21 square metres of green roof per unit.

**10. Final Report - Official Plan Amendment and Rezoning Application - 204 Bloor Street West (Ward 20 - Trinity-Spadina)**

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

Report (August 22, 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, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an agreement pursuant to Section 37 of the *Planning Act* to secure facilities, services and matters associated with the approval of this development proposal.

**11. Final Report - Rezoning Application - 524 Dupont Street and 903 Palmerston Avenue (Ward 20 - Trinity-Spadina)**

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

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

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (2) authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendment as may be required;
- (3) require the owner to submit all environmental site assessment reports (three copies of each) prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan based on the site condition standards approach, to the Executive Director, Technical Services, for peer review prior to site plan approval being granted;

- (4) require the owner pay all costs associated with the City retaining a third-party peer reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$3,000.00 as an initial deposit towards the cost of the peer review to the Executive Director, Technical Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer;
- (5) require the owner, at the completion of the site remediation process, submit a Statement from a Qualified Person, to the Executive Director, Technical Services, for peer review and concurrence, that, based on all necessary supporting environmental documents:
  - (i) the land to be conveyed to the City meets the Site Condition Standards of the most environmentally sensitive adjacent land use; and
  - (ii) it is unlikely that there is any off-site contamination resulting from past land uses on or in the vicinity of the development site, that has migrated on to the adjacent public rights-of-way, at levels that would exceed the applicable Site Condition Standards;
- (6) require the owner to file the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit the Ministry of Environment's Letter of Acknowledgement of Filing of Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Technical Services;
- (7) require the owner to submit a storm water management report, site servicing plan and a site grading plan prior to site plan approval;
- (8) require the owner to submit to the Executive Director of Technical Services, for review and acceptance, prior to depositing in the appropriate Land Registry Office, a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing the co-ordinate values at the main corners of the development lands, and delineating thereon, by separate PARTS, the lands to be conveyed to the City, and any appurtenant rights-of-way;
- (9) require the owner convey to the City, at nominal cost, a 1.63 metre wide strip of land abutting the west limit of the north-south public lane, such lands to be free and clear of all encumbrances, save and except utility poles, and subject to a right-of-way in favour of the Grantor, until such time as said lands have been laid out and dedicated for public highway purposes; and

- (10) require the owner to pave the lane widening lands, at no cost to the City, in accordance with the requirements of the Executive Director of Technical Services.

**12. Final Report - Official Plan and Zoning By-law Amendment Application - 155 Dan Leckie Way and 170 Fort York Boulevard (Ward 20 - Trinity-Spadina)**

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

Report (August 23, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) amend the Railway Lands West Secondary Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 12;
- (2) amend Zoning By-law 1994-0805 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 13;
- (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 the owner to complete and obtain approval of their Stage 2 Archaeological Assessment prior to Site Plan Approval;
- (5) require the owner to provide a total parking supply for the development in accordance with the requirements of the Site Specific By-law 1994-0805 except for the market condominium units and public library, which must have parking supplies in accordance with the following ratios:

Bachelor	0.3 spaces per unit
1-bedroom units	0.7 spaces per unit
2-bedroom units	1.0 spaces per unit
3 or more bedroom units	1.2 spaces per unit
Visitors	0.06 spaces per unit
Public Library	1 space/250 m <sup>2</sup> gross floor area

- (6) require the owner to comply with the locational requirements for the parking spaces required by Site Specific By-law No. 1994-0805 with the exception of up to 20 resident parking spaces for Block 36 may be located on Block 32;

- (7) require the owner to provide loading space(s) on the site in accordance with Site Specific By-law No. 1994-0805;
- (8) require the owner to enter into the necessary agreements with the City, to the satisfaction of the Executive Director, Technical Services, in consultation with the City Solicitor, to secure, among other matters, the Owner's obligations and responsibilities respecting the construction of and/or payment for its proportionate share of the municipal infrastructure improvements as follows:
  - (a) payment of 1/3 of the cost to design and construct Fort York Boulevard and associated municipal services between Dan Leckie Way and Bathurst Street;
  - (b) payment of all costs associated with the design and construction of the new local streets (currently identified on the plans as Northern Railway Street and Garrison Way) and associated municipal services;
  - (c) payment of 1/2 of the costs to design and construct Dan Leckie Way and associated municipal services between Fort York Boulevard and its northerly limit;
  - (d) payment of 33 $\frac{1}{3}$ % of 50% of the cost to design and construct the Dan Leckie Way/Fort York Boulevard intersection and associated municipal services;
  - (e) payment of 33 $\frac{1}{3}$ % of 50% of the costs to design and upgrade the Dan Leckie Way/Fort York Boulevard intersection with traffic control signals in order to allow full turning movements at this intersection in the event that there is a future dedicated transit facility on Fort York Boulevard;
  - (f) payment of 5.5% of the costs to design and construct the modifications to the intersection of Bathurst Street and Fort York Boulevard;
  - (g) in the event that it is determined in conjunction with the review and acceptance of the traffic impact assessment that the development requires the build-out of the segment of Dan Leckie Way between Fort York Boulevard and Lake Shore Boulevard West, enter into front-ending agreements with the City to provide for the early construction of this facility;
  - (h) front-ending provisions to design and construct the roads required to accommodate this development in the event that the construction of such roads has not been commenced by other landowners in the Railway Lands West;



- (i) payment for upgrades to the CN Plaza pumping station as necessary to accommodate sewage flows expected to be generated by the development;
- (j) the conveyance of lands, at a nominal cost, to the City for public highway purposes including the cost for preparation and registration of a draft reference plan;
- (k) the preparation and submission of all required environmental documentation, at the owner's cost;
- (l) payment of the costs for the City to undertake a third-party review of all environmental documentation;
- (m) financial obligations for the construction of the new streets identified above;
- (n) posting of securities for all infrastructure work related to the development blocks; and
- (o) payment of all applicable fees and costs associated with the environmental remediation, design, and construction of the new streets and municipal services.

**13. Final Report - Application for Draft Plan of Condominium and to Amend the Official Plan - 317 and 319 Lonsdale Road (Ward 22 - St. Paul's)**

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

Report (August 17, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 6;

- (4) authorize Draft Approval of the Plans of Condominium for 317 & 319 Lonsdale Road, date stamped as received on June 24, 2005 subject to the Conditions set forth in Recommendation (5) below and authorize the Chief Planner to permit such red line revisions as he may deem appropriate;
- (5) require the owner to fulfill the following conditions of Draft Approval of the Plan of Condominium, including the execution and satisfactory registration of any condominium agreement deemed necessary by the City Solicitor, prior to the City's consent for final registration and authorize the City Solicitor to prepare any necessary condominium agreement to secure the conditions, as the City Solicitor deems necessary:
  - A. the plan of condominium (declaration and description) shall be registered within 3 years from the date of this Council decision authorizing this Draft Plan of Condominium, otherwise the approval shall lapse and be of no further force and effect;
  - B. the declarant shall, at its own expense not to be passed on to the tenants of the buildings, carry out and complete a comprehensive building condition report, prior to registration of the plan of condominium (declaration and description), identifying the physical state of the buildings and needed repairs anticipated within the next 20 years, together with the estimated cost of any such repairs.

The comprehensive building condition report shall include in addition to a component inventory and assessment of each item within the component inventory, a detailed list of:

- (i) the repairs and components to be replaced as a result of outstanding work orders issued by the City of Toronto,
- (ii) the repairs and components to be replaced in order to bring the building into compliance with c. 629, Property Standards, of the City of Toronto Municipal Code, and
- (iii) any other repairs and components to be replaced which in the opinion of the consultant(s) carrying out such a report should be completed by the owner prior to registration of the plan of condominium (declaration and description) against the lands; and

In addition to their signatures, the persons conducting the comprehensive building report of property shall include the following statement in the study:

“Notwithstanding that our fee for this study will be paid by the Owner (or Condominium Corporation as the case may be) and that we have prepared

this study for the Owner (or Condominium Corporation as the case may be), we acknowledge that the Condominium Corporation which will be created upon registration of the plan of condominium and the purchasers and prospective purchasers of units within the building are relying upon this study and the opinions and findings expressed herein, and consent and agree to such reliance.”

- C. require the declarant, at its own expense, to undertake any repairs required to satisfy any outstanding work orders issued by the City of Toronto, and bring the building into compliance with c.629, Property Standards, of the City of Toronto Municipal Code;
- D. require the declarant to provide a tax certificate, which confirms that all municipal taxes have been paid in full;
- E. require the declarant not to pass on, in the form of rent increases to building tenants as of the date of registration, any costs associated with any renovations or alterations of the building related to the conversion or any increase in property taxes due to a change in the assessed value of the property identified in this application;
- F. require the declarant to provide and maintain on the site not less than 13 parking spaces of which not less than 12 shall be provided for residents and not less than 1 shall comprise visitor parking;
- G. require the declarant to install and maintain clearly visible signage designating the visitor parking spaces;
- H. require the declarant to install and maintain clearly visible signage along the north-south driveway and at the rear of the site advising outbound motorists to yield to inbound vehicles;
- I. require the declarant to submit an application to the City for approval to maintain the existing metal fences within the Lonsdale Road public right-of-way and enter into an Encroachment Agreement in respect of any approved encroachments;
- J. require the declarant to apply for municipal numbering; and
- K. require that all work on the premises has been carried out to the standard required by the Condominium Act and Regulations.

**14. Final Report – Rezoning Application - 13 Balmuto Street (Ward 27 – Toronto Centre-Rosedale)**

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

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

Recommendations:

It is recommended that:

- (1) Zoning By-law 438-86 for the former City of Toronto be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) the City Solicitor be authorized to take any necessary action to fulfill the approval of this application should modifications be required to be made to the new Official Plan as a result of on going modifications;
- (4) before introducing the necessary Bills to Council for enactment, the conveyance of Parts 1 and 2, Plan 63R-1072 by the City to the owner shall have been completed satisfactory to the Executive Director, Facilities and Real Estate Division, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor;
- (5) before introducing the necessary Bills to Council for enactment, the owner shall provide assurances satisfactory to the Executive Director of Technical Services and the City Solicitor that it is either the registered owner or has existing rights in perpetuity in the nature of an easement for access purposes over the lands having a width of not less than 3.08 metres immediately south of the lot, which lands are intended as part of the proposed access;
- (6) before introducing the necessary Bills to Council for enactment, require the owner to execute one or more agreements with the City pursuant to Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement(s) to be registered on title to the lands to secure the following facilities, services and matters:
  - (a) a cash contribution in the amount of \$475,000 made prior to the issuance of any above grade building permit for the building to be erected on the lot, for the following local community improvement initiatives:
    - (i) \$175,000 toward the Toronto Transit Commission (TTC) Cumberland subway entrance renovations; and

- (ii) \$300,000 toward design and implementation of streetscape improvements for Balmuto Street between Bloor Street East and Charles Street;
- (b) provide public art contribution in accordance with the City of Toronto's Percent for Public Art Program for a value not less than one percent of the gross construction cost, indexed annually, of all buildings and structures on the lands;
- (c) submission of documentation respecting Leadership in Energy and Environmental Design ("LEED") certification of the development in accordance with the following:
  - 1. in conjunction with the construction and marketing of the development, the owner shall provide to the Chief Planner and Executive Director, City Planning Division, such documentation as is requested with respect to LEED Certification and the marketing materials that include information on LEED Certification;
  - 2. the owner shall:
    - (a) use reasonable commercial efforts to obtain LEED Certification of the building on the lot;
    - (b) prior to receiving Site Plan Approval, register the development with the Canada Green Building Council "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 for the development, make the LEED Application and provide the Chief Planner with a copy together with written confirmation that it has been submitted and, if requested, include copies of all documentation submitted with the LEED Application;
    - (d) upon the receipt of a CaGBC Report provide the Chief Planner with a copy of such CaGBC Report, if requested;
    - (e) submit a response to the CaGBC regarding any CaGBC Report as required and provide the Chief Planner with a copy, if requested;
    - (f) upon receipt of the CaGBC's decision as to whether LEED Certification has been granted, provide the Chief Planner with a copy, if requested; and

- (g) provide the Chief Planner with a copy of the owner's marketing materials for the development that contain information regarding LEED and all LEED Certification documents, if requested;
- (d) provision of quality building materials for the podium and tower facades of the building, satisfactory to the Chief Planner and Executive Director, City Planning Division, as follows:
  - (i) the masonry components of the west façade of the entire podium will be of limestone and/or granite; and
  - (ii) the masonry components of a portion of the north and south facades of the podium will be of limestone and/or granite to the extent that those elevations are viewed or exposed to Balmuto Street;
- (e) prior to issuance of the first above grade building permit for the building, the provision of assurances satisfactory to the Executive Director of Technical Services and the City Solicitor that the owner of the lot has existing rights in perpetuity in the nature of an easement for access purposes over the lands having a width of not less than 3.08 metres immediately south of the lot;
- (f) improvements to the street right-of-way immediately abutting the lot on the east side of Balmuto Street, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry and Recreation Division and the Executive Director, Technical Services Division and in a manner that is consistent with the landscaping approved for the lot in the development site plan approval process pursuant to Section 41 of the *Planning Act*;
- (g) provision and maintenance of an irrigation system for any proposed trees within the public right-of-way abutting the lot, which system includes an automatic timer, is designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and is constructed with a back flow preventer, all to the satisfaction of the General Manager, Parks, Forestry and Recreation Division and the Executive Director, Technical Services Division;
- (h) provision of space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes; and
- (i) any other conditions to ensure the orderly development of the lands shown on Map 1; and

- (7) authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

**15. Final Report – Rezoning Application - 555 Sherbourne Street (Ward 28 – Toronto Centre-Rosedale)**

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

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

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (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 Bill to Council for enactment, require the owner to execute one or more agreements with the City pursuant to Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement(s) to be registered on title to the lands to secure the following facilities, services and matters:
  - (a) a lease for a minimum term of 5 years for Art City in St. James Town, or other non-profit arts organization, for 120 square metres of at-grade space within the property municipally known as 545 Sherbourne Street, at a monthly rate of \$1000 plus applicable Goods and Services Tax, to the satisfaction of the General Manager of Economic Development, Culture and Tourism;
  - (b) construction of improvements to St. James Town West Park to the satisfaction of the General Manager of Parks, Forestry and Recreation up to a maximum value of \$44,500, and provision of a letter of credit in that amount prior to Site Plan Approval to the satisfaction of the General Manager of Parks, Forestry and Recreation; and
  - (c) provision and maintenance of exterior design, materials, and landscaping for the north façade and for the roof of the portion of the building in the area designated “E” on Plan 3 and on Plan 4, both attached to and forming

part of this by-law, to be secured in an agreement pursuant to Section 41 of the *Planning Act*;

- (4) before introducing the necessary Bill to City Council for enactment, require the owner to provide an architectural elevation and/or renderings of the north façade of the proposed addition, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- (5) before introducing the necessary Bill to City council for enactment, require the owner to provide an architectural plan and/or renderings of the roof of the proposed addition, to include a green roof, or a combination of an appropriately landscaped roof and other architectural design treatment and exterior materials, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- (6) require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development; and
- (7) authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

**16. Final Report – Proposal to Amend Zoning By-law 438-86 and Modify the Central Waterfront Secondary Plan for the Lands between Lower Jarvis Street and Small Street to the south of Lake Shore Boulevard East (Ward 28 – Toronto Centre-Rosedale)**

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

Report (August 23, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) approve the modification of the Central Waterfront Secondary Plan, Map C and Map E, Section 2.6 and Schedule A, substantially in accordance with the Maps C and E in Attachment 1, modifications to Section 2.6 of the Central Waterfront Secondary Plan and the revised Schedule A;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft zoning by-law amendment in Attachment No. 2;



- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan modification and/or draft zoning by-law amendment as may be required;
- (4) at the request of landowners whose properties abut the Lake Shore Boulevard East/Gardiner Expressway corridor and subject to a final design decision on the function of the Lake Shore Boulevard East/Gardiner Expressway corridor, a review of the Precinct Plan and zoning may be undertaken on the understanding that the costs associated with this work will be borne by the applicant(s) and that the final results of the review will be based on no inferred density or be “density neutral” and will address primarily issues of the impact of such changes on the permitted built form and uses of the adjacent development;
- (5) authorize the Chief Planner and Executive Director, City Planning to undertake community consultation on the design guidelines for the East Bayfront – West Precinct area and report back to Council in early 2007 on the results of this work; and
- (6) authorize the City Solicitor to seek approval of the Central Waterfront Secondary Plan with respect to the East Bayfront – West Precinct with modifications as may be appropriate in accordance with Recommendation 1 of this report and with the material presented in this report.

**Coloured versions of “Map C – Parks and Open Space Plan” (Page 14) and “Map E – Land Use Plan” (Page 15) attached to Attachment 1 of the staff report are provided with this agenda for Members of Community Council and appropriate staff only.**

**16(a).** Communication (August 25, 2006) from Mike DeHaan

**17. Final Report - Official Plan Amendment - Eastern Avenue to Lake Shore Boulevard East, Don Valley Parkway to east of Woodfield Road (Ward 30 - Toronto-Danforth and Ward 32 - Beaches-East York)**

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

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

Recommendations:

It is recommended that City Council amend the Official Plan for the South of Eastern Employment District substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1.

**18. Designation of Queen Street West, between University Avenue and Bathurst Street, as a Heritage Conservation District under Part V of the *Ontario Heritage Act* (Ward 20 – Trinity-Spadina)**

**(Public Meeting under the *Ontario Heritage Act*)**

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

Recommendations:

It is recommended that:

- (1) in accordance with Section 41 of the *Ontario Heritage Act*, Council designate by By-law the area shown on Attachment No. 1 as the Queen Street West Heritage Conservation District; and
- (2) Council adopt by By-law the Queen Street West Heritage Conservation District Plan, dated July, 2006, as the District Plan for the Queen Street West Heritage Conservation District, to act as a guide for property owners, City staff and Council when making decisions regarding matters set out under Section 42 of the *Ontario Heritage Act*; and
- (3) if there are any objections to the By-law under Section 41 of the *Ontario Heritage Act*, the City Solicitor be directed to appear before the Ontario Municipal Board to defend the By-law; and
- (4) until such time as the By-law designating the area as the Queen Street West Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the *Ontario Heritage Act*, be listed in the City's Inventory of Heritage Properties; and
- (5) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto, including the introduction of Bills in Council.

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

**(Deferred from July 11, 2006)**

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.

**20. Refusal and Request for Direction Report - Rezoning and Site Plan Applications - 371, 373-377 and 379 King Street West (Ward 20 - Trinity-Spadina)**

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

Recommendations:

It is recommended that City Council:

- (1) refuse the March 21, 2006 revised submission to Zoning By-law Amendment application 05 210463 STE 20 OZ and Site Plan Approval application 05 210467 STE 20 SA respecting the proposal to construct a 34-storey building; and
- (2) authorize the City Solicitor, other appropriate City staff and outside consultants as appropriate, to oppose the applicant's appeal to the Ontario Municipal Board on the grounds of Council's failure to make a decision on the application.

**21. Refusal Report – Official Plan Amendment and Rezoning and Site Plan Applications – 18 Brownlow Avenue (Ward 22 – St. Paul's)**

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

Recommendations:

It is recommended that City Council:

- (1) direct the City Solicitor to advise the Ontario Municipal Board (the "OMB") that the City of Toronto requests the OMB to refuse the applicant's September 2, 2005

revision to Official Plan and Zoning By-law Amendment Application 05 177537 STE 22 OZ and the associated site plan application respecting the construction of a 26-storey plus single-storey amenity component with the preservation of the existing 19-storey rental apartment building;

- (2) approve a development guideline for an alternate form of development consisting of a new 16-storey residential building (instead of the proposed 26-storey building), five new 3-storey townhouses fronting onto Redpath Avenue together with the preservation of the existing 19-storey apartment building;
- (3) instruct the City Solicitor to request the OMB to impose the conditions set out in this report, under Section 37 of the *Planning Act*, in the event the OMB approves a form of development either as proposed by the applicant or as set out in the alternate guidelines for a 16-storey building; and
- (4) authorize the City Solicitor, the Chief Planner and Executive Director, City Planning Division and any other appropriate staff to appear at the OMB hearing now scheduled to commence on January 8, 2007, in support of the City's position as set out in recommendations (1), (2) and (3) of this report.

**22. Refusal Report - Official Plan Amendment and Rezoning Application - 8, 10, 10R Price Street and 1095-1107 Yonge Street (Ward 27 - Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the Official Plan and Zoning By-law for a 26-storey mixed use building containing residential, retail and office uses at 8, 10 and 10R Price Street and 1095-1107 Yonge Street;
- (2) authorize the City Solicitor and appropriate City officials to appear in opposition to the proposed redevelopment in the event of an appeal to the Ontario Municipal Board; and
- (3) authorize the Chief Planner and Executive Director, City Planning Division to hold an information meeting in the community and to notify landowners and residents within 120 metres of the site in the event of an appeal to the Ontario Municipal Board.

**23. Refusal and Directions Report - Official Plan Amendment and Rezoning Application - 444 Yonge Street (Ward 27 - Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the Official Plan and Zoning By-law in its current form;
- (2) request the applicant to revise the application to address the planning issues identified in this report; and
- (3) authorize the City Solicitor and other appropriate City staff and experts as needed, to oppose any appeal of Council's refusal of the application to the Ontario Municipal Board.

**24. Supplementary Report regarding Section 37 – 4, 6 and 8 St. Thomas Street and 100-110 Charles Street West (Ward 27 - Toronto Centre-Rosedale)**

**AND**

**Private Tree Removal – 4, 6 and 8 St. Thomas Street and 100-110 Charles Street West (Ward 27 – Toronto Centre-Rosedale)**

Report (August 17, 2006) from the Director, Community Planning, Toronto and East York District

Recommendations:

It is recommended that City Council:

- (1) confirm the following community benefits:
  - (i) \$200,000 to be paid to the City for the Toronto Heritage Grant Program;
  - (ii) \$250,000 to be paid to the City for upgrades to the Museum Subway Station; and
  - (iii) \$50,000 for area streetscape improvements;

all for the purpose of achieving Development Guideline 2(ii)(g) regarding public benefits, including streetscape improvements, which form part of the Development Guidelines adopted at the City Council meeting of January 31, February 1 and 2, 2006.

**24(a).** Report (August 8, 2006) from the General Manager, Parks, Forestry and Recreation

Recommendations:

It is recommended that:

- (1) the request for a permit for tree removal at 4, 6 and 8 St. Thomas Street, 100-110 Charles Street West be denied; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**25. Liberty Village Area Study - Live/Work Uses (Ward 14 – Parkdale-High Park)**

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

Recommendations:

It is recommended that Council receive this report for information.

**25(a).** Clause 8 of Toronto and East York Community Council Report 6, entitled “Liberty Village Area Study (Ward 14 – Parkdale-High Park)”, which was adopted without amendment by City Council on July 25, 26 and 27, 2006.

**26. Request for Direction Report - Site Plan Approval Application - 1250 Bayview Avenue (375 Mount Pleasant Road) (Mount Pleasant Cemetery) (Ward 22 - St. Paul's)**

**AND**

**Removal of Eleven (11) and Injury of Three (3) Privately-owned Trees – 1250 Bayview Avenue – Mount Pleasant Cemetery (Ward 22 – St. Paul’s)**

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

Recommendations:

It is recommended that City Council:

- (1) advise the OMB that the City supports the approval of Site Plan application No. 06 105037 STE 22 SA, subject to the Notice of Approval Conditions contained in Attachment 6 to this report;
- (2) authorize the Director of Community Planning, Toronto and East York District to execute the site plan agreement required to secure the said site plan conditions;
- (3) request the OMB to withhold its Order approving the site plan until informed by the City that the site plan agreement has been executed and registered on title;
- (4) advise the OMB that the City supports the OMB directing the City to issue a Permit to Injure Private Trees, (pursuant to Chapter 331 of the City's Municipal Code, enacted pursuant to section 135 of the *Municipal Act, 2001*), upon the conditions set out in this report.
- (5) authorize and direct the City Solicitor and necessary staff to attend at the OMB to present Council's position set out in Recommendations 1, 3 and 4; and
- (6) authorize the City Solicitor, in consultation with appropriate civic officials, to amend existing easement agreements related to the property to:
  - (a) effect the relocation of the Belt Line Trail easement to an alignment and development standard satisfactory to the Chief Planner and the General Manager of Parks, Forestry and Recreation; and
  - (b) allow the linear extension and expansion of the existing storm sewer easement to a 12.0 metre width over the property as referenced in Notice of Approval Conditions (4) and (5), subject to the conditions referenced in Recommendations (6) through (11), all as contained in Attachment 6 to this report, and to permit the easement to be developed for parking purposes in addition to roadway purposes already permitted.

**26(a).** Report (August 16, 2006) from the General Manager, Parks, Forestry and Recreation

Recommendations:

It is recommended that:

- (1) the request for a permit to remove eleven trees and injure three trees located on private property at 1250 Bayview Avenue, known as Mount Pleasant Cemetery, be approved conditional on:
  - (a) the property owner not removing the eleven (11) trees or injuring the three (3) trees in question until permitted construction and/or demolition related

activities in accordance with plans approved under Site Plan Approval Application No. 06 105037 STE 22 SA commence, which warrant the destruction and injury of the trees;

- (b) the owner planting replacement trees in accordance with Landscape Plan L-1, prepared by NAK Design Group/Strasman Architects Inc., date stamped as received by City Planning on May 12, 2006 and on file with City Planning;
  - (c) completion of the planting, the applicant must contact Gary LeBlanc, Urban Forestry Planner at 416-392-0494 for a site inspection to confirm that the required planting has been completed to the satisfaction of Urban Forestry, allowing the permit application file to be closed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**26(b).** Communication (July 12, 2006) from the City Clerk, forwarding City Council's action of June 27, 28 and 29, 2006, regarding Notice of Motion J(30), titled "Proposed 'Visitation Centre' – Mount Pleasant Cemetery".

**27. Intention to Designate under Part IV of the *Ontario Heritage Act*, Approval of Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement – 570 King Street West (Toronto Silver Plate Building) (Ward 20 – Trinity-Spadina)**

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

Report (April 23, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 570 King Street West (Toronto Silver Plate Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;



- (4) the alterations to the heritage building at 570 King Street West, be approved substantially in accordance with the plans by Climans Green Liang Architects Inc. as identified in Attachment No. 3, on file with the Manager of Heritage Preservation Services, subject to the owner:
  - (a) prior to final site plan approval:
    - (i) entering into a Heritage Easement Agreement with the City for the Toronto Silver Plate Building;
    - (ii) providing a Conservation Plan for the restoration of the Toronto Silver Plate Building, satisfactory to the Manager, Heritage Preservation Services;
    - (iii) providing a landscape plan for the subject property;
  - (b) prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property:
    - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
    - (ii) providing a record of the as-found condition of all buildings currently location on the subject property;
    - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
  - (c) prior to release of the Letter of Credit:
    - (i) providing and implementing an Interpretation Program for the Toronto Silver Plate Building satisfactory to the Manager of Heritage Preservation Services;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 570 King Street West (Toronto Silver Plate Building), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (6) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

- 27(a).** Extract from Clause 101 of Toronto and East York Community Council Report 5, entitled “Intention to Designate under Part IV of the *Ontario Heritage Act*, Approval of Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement – 570 King Street West (Toronto Silver Plate Building) (Ward 20 – Trinity-Spadina)

The Toronto and East York Community Council postponed consideration of the report (April 23, 2006) from the Director, Policy and Research, City Planning Division to its meeting on September 13, 2006 and requested the Director, Policy and Research, City Planning Division to report to that meeting on the action taken by the Committee of Adjustment at its meeting on July 12, 2006 on the minor variance application on this property.

- 27(b).** Communication (May 19, 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 23, 2006) from the Director, Policy and Research, City Planning Division.

- 27(c).** Communication (June 12, 2006) from Ernie Victor, Aird and Berlis, LLP

**28. Inclusion on the City of Toronto Inventory of Heritage Properties – 1006 Bloor Street West (Paradise Theatre) (Ward 18 – Davenport)**

Report (July 17, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council include the property at 1006 Bloor Street West (Paradise Theatre) 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.

**29. Intention to Designate under Part IV of the *Ontario Heritage Act* and Approval of Alterations to a Heritage Building – 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) (Ward 19 – Trinity-Spadina)**

Report (August 17, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council include the property at 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) 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;
- (5) the alterations to the heritage building at 109 Atlantic Avenue, be approved substantially in accordance with the plans by IBI Group Architects, as identified in Attachment No. 4, on file with the Manager of Heritage Preservation Services, subject to the owner:
  - (a) prior to final site plan approval:
    - (i) providing a Conservation Plan for the restoration of the Gowans, Kent and Company Warehouse, satisfactory to the Manager of Heritage Preservation Services; and
    - (ii) providing a landscape plan for the subject property;
  - (b) prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property:
    - (i) providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
    - (ii) providing a record of the as-found condition of all buildings currently located on the subject property; and
    - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services; and
  - (c) prior to the release of the Letter of Credit:

- (i) providing and implementing an Interpretation Program for the Gowans, Kent and Company Warehouse, satisfactory to the Manager of Heritage Preservation Services; and
- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**30. Intention to Designate 12 Properties under Part IV of the *Ontario Heritage Act* - 312-356 Dundas Street West (Ward 20 - Trinity-Spadina)**

Report (June 15, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the following 12 properties on Dundas Street West under Part IV of the *Ontario Heritage Act*:
  - (i) 312 Dundas Street West (James Travers House)
  - (ii) 314 Dundas Street West (James Travers House)
  - (iii) 322 Dundas Street West (Inglis Lough House)
  - (iv) 324 Dundas Street West (Joseph Goulding House)
  - (v) 326 Dundas Street West (Howard Bryant House)
  - (vi) 330 Dundas Street West (infill building)
  - (vii) 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses)
  - (viii) 340 Dundas Street West (Edwin Coleman House)
  - (ix) 344 Dundas Street West (Laxton House)
  - (x) 346 Dundas Street West (Laxton House)
  - (xi) 350 Dundas Street West (William McCaw House)
  - (xii) 356 Dundas Street West (William Mollington Houses); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**31. Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act* – 285 Spadina Avenue (Standard Theatre) (Ward 20 – Trinity-Spadina)**

Report (August 3, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council include the property at 285 Spadina Avenue (Standard Theatre) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 285 Spadina Avenue (Standard Theatre) 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.

**32. Inclusion on the City of Toronto Inventory of Heritage Properties – 401 Richmond Street West (Macdonald Manufacturing Company Buildings) (Ward 20 – Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 401 Richmond Street West (Macdonald Manufacturing Company Buildings) 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.

**33. Inclusion of 14 Properties on the City of Toronto Inventory of Heritage Properties – Eden Smith Survey (Ward 22 – St. Paul's)**

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

Recommendations:

It is recommended that:

- (1) City Council include the following 14 properties on the City of Toronto Inventory of Heritage Properties:
  - (i) 233 Balmoral Avenue (Frederick Jones House);
  - (ii) 72 Clarendon Avenue (Hamilton Cassels House);
  - (iii) 75 Forest Hill Road (James McMurrich House);
  - (iv) 77 Forest Hill Road (Michael McLaughlin House);
  - (v) 217 Poplar Plains Road (Martha Wilkes House);
  - (vi) 291 Russell Hill Road (Arthur Morrice House);
  - (vii) 51 Russell Hill Road (Charles Weisner House);
  - (viii) 279 Russell Hill Road (Kenneth Dunston House);
  - (ix) 350 Russell Hill Road (Grace Church on the Hill);
  - (x) 350 Russell Hill Road (convenience address: 352 Russell Hill Road – Grace Church Rectory);
  - (xi) 9 Shorncliffe Avenue (George Lee House);
  - (xii) 34 Warren Road (Francis Jemmett House);
  - (xiii) 109 Warren Road (Algernon Temple House); and
  - (xiv) 177 Warren Road (Jane Thompson House); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**34. Inclusion on the City of Toronto Inventory of Heritage Properties – 215 Lonsdale Road (Etta Flick House) (Ward 22 – St. Paul’s)**

Report (July 19, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council include the property at 215 Lonsdale Road (Etta Flick House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**35. Refusal of Demolition Application under the *Ontario Heritage Act* – 200 Russell Hill Road (Ward 22 – St. Paul’s)**

Report (August 11, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) Council refuse the application for demolition of the Fredrick J. Capon House located at 200 Russell Hill Road under section 34 of the *Ontario Heritage Act*; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**35(a).** Report (August 23, 2006) from the Acting Director, Plan Review, Toronto and East York District

Recommendations:

Staff recommends that Toronto and East York Community Council adopt and recommend that City Council refuse the application to demolish the subject residential building.

As an alternative, Toronto and East York Community Council may also adopt and recommend that City Council either:

- (1) approve the application to demolish the subject residential buildings without conditions; or,
- (2) approve the application to demolish the subject residential buildings with any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

**36. Inclusion of 13 Properties on the City of Toronto Inventory of Heritage Properties – 1-17 and 2-10 Percy Street (James Queen Row Houses) (Ward 28 – 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 following 13 properties on the City of Toronto Inventory of Heritage Properties:
  - (i) 1 Percy Street (James Quinn House)
  - (ii) 2 Percy Street (James Quinn Row House)

- (iii) 3 Percy Street (James Quinn House)
- (iv) 4 Percy Street (James Quinn Row House)
- (v) 5 Percy Street (James Quinn House)
- (vi) 6 Percy Street (James Quinn Row House)
- (vii) 7 Percy Street (James Quinn House)
- (viii) 8 Percy Street (James Quinn Row House)
- (ix) 9 Percy Street (James Quinn House)
- (x) 10 Percy Street (James Quinn Row House)
- (xi) 11 Percy Street (James Quinn House)
- (xii) 15 Percy Street (James Quinn House)
- (xiii) 17 Percy Street (James Quinn House); and

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

**37. Inclusion of 11 Properties on the City of Toronto Inventory of Heritage Properties – Broadview Avenue Survey (Ward 30 – Toronto-Danforth)**

Report (August 18, 2006) from the Director, Policy and Research, City Planning Division

Recommendations:

It is recommended that:

- (1) City Council include the following 11 properties on the City of Toronto Inventory of Heritage Properties:
  - (i) 650 Broadview Avenue (David Wagstaff House);
  - (ii) 658 Broadview Avenue (Thomas Cruttenden House);
  - (iii) 662 Broadview Avenue (Frederick Hubbard House);
  - (iv) 664 Broadview Avenue (Robert Boyd House);
  - (v) 670 Broadview Avenue (John Treloar House);
  - (vi) 672 Broadview Avenue (Frederick Booz House);
  - (vii) 674 Broadview Avenue (Robert Fair House);
  - (viii) 678 Broadview Avenue (Green Gable Apartments);
  - (ix) 682 Broadview Avenue (William Hiltz House);
  - (x) 686 Broadview Avenue (George F. Smith House); and
  - (xi) 688 Broadview Avenue (Frank Hallman House); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**38. Driveway Widening – 527 Russell Hill Road (Ward 22 - St. Paul's)**



Communication (August 2, 2006) from the City Clerk advising that City Council at its meeting on July 25, 26 and 27, 2006, amended and adopted Clause 21 of Toronto and East York Community Council Report 6, entitled “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)”, and in so doing:

- (1) referred this Clause back to the Toronto and East York Community Council for consideration at its next meeting on September 13, 2006;
- (2) requested the City Solicitor, in consultation with the appropriate City staff, to provide a supplementary report to the Toronto and East York Community Council, for consideration with this matter, on the concerns raised in the communication (July 25, 2006) from Neil M. Smiley, Fasken Martineau; and
- (3) requested the City Clerk to provide appropriate notice to both the owner of 527 Russell Hill Road and all speakers who appeared before the Toronto and East York Community Council at its meeting in July 2006, advising that this matter will again be considered by the Community Council at its meeting on September 13, 2006.

**38(a).** Report (August 29, 2006) from the City Solicitor

Purpose:

To advise Toronto and East York Community Council with respect to issues arising from the driveway parking licence issued to the owner of 527 Russell Hill Road.

Recommendation:

It is recommended that this report be received for information.

**39. 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)**

**(Deferred from July 11, 2006)**

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.

**39(a).** Communication (July 27, 2006) from Michael J. Reid

**40. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 15 Bin-Scarth Road (Ward 27 - Toronto Centre-Rosedale)**

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

Report (May 17, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendation:

It is recommended that City Council deny the application for driveway widening at 15 Bin-Scarth Road.

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

**41. Preliminary Report – Application to Amend the Official Plan and Draft Plan of Condominium – 114 Vaughan Road (Ward 21 - St. Paul's)**

Report (August 1, 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 tenants and owners of the subject building, and landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and serve as notice of the public meeting required by Council approved meeting requirements for condominium.

**42. Preliminary Report – Official Plan Amendment and Condominium Application – 1 Clarendon Avenue (Ward 22 - St. Paul's)**

Report (August 16, 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 tenants of the subject building, landowners and residents within 120 metres of the site, and the general public by way of a newspaper advertisement; and
- (3) notice for the Public Meeting under the Planning Act serve as notice of the public meeting required by Council for condominium conversion and demolition permits.

**43. Preliminary Report – Official Plan Amendment and Rezoning Application – 1121 Yonge Street (Ward 27 - Toronto Centre-Rosedale)**

Report (August 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;
- (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.

**44. Preliminary Report – Official Plan Amendment and Rezoning Application – 80 Crescent Road (Ward 27 - Toronto Centre-Rosedale)**

Report (August 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;
- (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.

**45. Preliminary Report – Rezoning Application - 832 and 860 Bay Street (Ward 27 - Toronto Centre-Rosedale)**

Report (August 21, 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.

**46. Preliminary Report – Application for Zoning By-law Amendment - 406 Adelaide Street East (Ward 28 - Toronto Centre-Rosedale)**

Report (August 17, 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) staff be directed to establish a working committee for review of the proposal together with the Ward Councillor.

**47. Preliminary Report – Zoning By-law Amendment Application - 549 King Street East and 33 Sumach Street (Ward 28 - Toronto Centre-Rosedale)**

Report (August 24, 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.

**48. Preliminary Report – Rezoning Application - 630 Queen Street East (Ward 30 – Toronto-Danforth)**

Report (August 8, 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.

**49. Preliminary Report – Rezoning Application - 625 Queen Street East (Ward 30 – Toronto-Danforth)**

Report (August 29, 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.

**50. Information Report - 799, 803, 803 R, 807, 809 Broadview Avenue and 21 R Pretoria Avenue (Ward 29 – Toronto-Danforth)**

Report (August 8, 2006) from the City Solicitor reporting on a decision of the Ontario Municipal Board approving the zoning by-law amendment as agreed to by City Council.

Recommendation:

It is recommended that this report be received for information.

**51. Status Report - North St. James Town Planning Framework (Ward 28 - Toronto Centre – Rosedale)**

Report (August 21, 2006) from the Director, Community Planning, Toronto and East York District updating the status and steps to be taken to review and report on a planning framework for North St. James Town.

Recommendation:

It is recommended that this report be received for information.

**52. Status Report - St. Lawrence Neighbourhood Community Improvement Plan (Ward 28 - Toronto Centre – Rosedale)**

Report (August 22, 2006) from the Director, Community Planning, , Toronto and East York District informing Council of the status of work on the St. Lawrence Neighbourhood Community Improvement Plan.

Recommendation:

It is recommended that this report be received for information.

**53. Status Report - Appeal of Official Plan and Zoning By-law - Bridgepoint Health and City of Toronto, 430 Broadview Avenue, 14 St. Mathews Road and 548, 550, 558, 562 Gerrard Street East (Ward 30 – Toronto-Danforth)**

Report (August 18, 2006) from the City Solicitor.

Recommendation:

It is recommended that the Chief Planner and the City Solicitor to report directly to Council as may be necessary to seek direction as a result of mediation proceedings or in connection with the hearing related to the appeals of the official plan and zoning amendments enacted by Council for the redevelopment of Bridgepoint Hospital site and surrounding lands.

**54. Further Report No. 2 - Official Plan Amendment and Rezoning Application 146 - 160 Wellesley Street East (Ward 27 - Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that City Council:

- (1) authorize the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division and the General Manager, Parks, Forestry and Recreation Division, to amend Section 3 of the registered Section 37 Agreement to permit any residual funds from the design and construction of the public park on Blocks 2 and 5 to be directed, firstly, towards specific public realm and open space improvements on Block 4, then Block 8 and Block 3 as they interface with the public park and relate to implementation of the overall conceptual landscape plan; and
- (2) authorize City officials to take necessary steps, including the execution and registration of an amending Section 37 Agreement in a manner satisfactory to the City Solicitor, to give effect to Recommendation 1.

**55. Final Report – Part Lot Control Exemption Application – 132R East Liberty Street (Ward 19 – Trinity-Spadina)**

Report (August 23, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Control Exemption By-law with respect to the subject property shown on Plan 66R-21239 as Parts 1, 2, 3 and 4;
- (2) authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment;
- (3) require the owner to provide proof of payment to the satisfaction of staff that all current property taxes for the subject site prior to registration of the Part Lot Control Exemption By-law; and
- (4) require the Owner to register, 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 written consent of the Chief Planner or his designate prior to the introduction of the Bills in Council.

**56. Final Report – Part Lot Control Exemption Application – 112 - 126 Kingston Road, 2110 Dundas Street East and Part of 15 and 17 Edgewood Avenue (Ward 32 – Beaches-East York)**

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

Recommendations:

It is recommended that City Council:

- (1) enact a Part Lot Control Exemption By-law, with respect to the subject lands be prepared to the satisfaction of the City Solicitor;
- (2) authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment;
- (3) require the owner to provide proof of payment to the satisfaction of staff that all current property taxes for the subject site prior to registration of the Part Lot Control Exemption By-law;
- (4) require the owner to register, 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 written consent of the Chief Planner or his designate prior to the introduction of Bills in Council;
- (5) authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered; and
- (6) authorize and direct the City Solicitor to register the by-law on title.

**57. Request for Approval of Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 900 Dufferin Street (Ward 18 – Davenport)**

Report (August 2, 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, an illuminated 1.80m wide and 1.04m high fascia sign on the east elevation of the building at 900 Dufferin Street be approved; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**58. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 171 East Liberty Street (Ward 19 – Trinity-Spadina)**

Report (August 8, 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 2 entrance signs at 171 East Liberty Street; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**59. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 137 Yonge Street (Ward 28 – Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) the request for variances to permit decorative vertical architectural lighting on the front elevation curtain walls of the building at 137 Yonge Street be approved with a condition that the lights are turned off from mid-night to 7:00 a.m. by means of an automated timing device; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**60. Request for Approval of Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code – 431 Parliament Street (Ward 28 – Toronto Centre-Rosedale)**

Report (August 3, 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, an illuminated 3.05m wide and 0.91m high fascia sign at the north end of the first floor level, on the front elevation of the building at 431 Parliament Street be approved; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**61. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 145 Queen Street West (Ward 28 – Toronto Centre-Rosedale)**

Report (August 17, 2006) from the Director, Community Planning, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the request for variances, to permit for first party identification and advertising purposes, illuminated fascia signs on the north, south, east and west elevations on the Four Seasons for the Performing Arts at 145 Queen Street West, be approved; and
- (2) the applicant be advised, should Council approve the variances, of the requirement to obtain the necessary sign permits from the Chief Building Official for each sign substantially in accordance with the drawings, date stamped as received on July 27, 2006, and on file with the City Planning Division.

**62. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 852 – 854 Danforth Avenue (Ward 29 – Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) the request for variances to permit, for identification purposes, an illuminated fascia sign and an awning sign on the front elevation of the building at 852-854 Danforth Avenue 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.

**63. Request for Approval of Variances from Chapter 297, Signs, of the former City of Toronto Municipal Code – 573 Gerrard Street East (Ward 30 – Toronto-Danforth)**

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

Recommendations:

It is recommended that:

- (1) the request for variances to permit an illuminated, carved stone “Toronto Chinese Archway” with engraved Chinese goodwill messages on the north elevation and a time and a temperature clock on the west elevation of the archway 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.

**64. King Liberty Village Public Art Program – Block 2A, 55 and 59 East Liberty Street (Ward 19 – Trinity-Spadina)**

Report (August 23, 2006) from the Director, Urban Design.

Recommendation:

It is recommended that City Council approve the King Liberty Village Public Art Program for Block 2A, 55 and 59 East Liberty Street.

**65. Festival Tower Public Art Plan (328-356 King Street West) (Ward 20 - Trinity-Spadina)**

Report (August 23, 2006) from the Director, Urban Design.

Recommendation:

It is recommended that City Council approve the proposed Festival Tower Public Art Plan.

**66. Four Seasons Hotel and Residences Public Art Plan (36, 38-48 Yorkville Avenue, 1263 Bay Street and 55 Scollard Street) (Ward 27 - Toronto Centre-Rosedale)**

Report (August 23, 2006) from the Director, Urban Design.

Recommendation:

It is recommended that City Council approve the Four Seasons Hotel and Residences Public Art Plan at 36, 38-48 Yorkville Avenue, 1263 Bay Street and 55 Scollard Street.

**67. X-The Condominium Public Art Plan - 110 Charles Street East (Ward 27 - Toronto Centre-Rosedale)**

Report (August 23, 2006) from the Director, Urban Design.

Recommendation:

It is recommended that City Council approve the X-The Condominium Public Art Plan for 110 Charles Street East.

**68. Construction Staging Areas - 155 Wellington Street West – RBC Center (Ward 20 - Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) the request for the establishment of a construction staging area at Premises No. 155 Wellington Street West (RBC Center) within the south curb lane of Wellington Street West, from Simcoe Street to a point 105 metres west and within the west curb lane of Simcoe Street, from Wellington Street West to a point 60 metres south as shown on the attached print of Drawing No. 421F-8513, dated August 2006, for a period from October 1, 2006 to March 31, 2009, be approved;
- (2) in conjunction with Recommendation No. 1, above:
  - (a) stopping be prohibited at any time on the south side of Wellington Street West, from Simcoe Street to a point 177 metres west;
  - (b) stopping be prohibited at any time on the south side of Wellington Street West, from Simcoe Street to a point 45 metres east;
  - (c) stopping be prohibited at any time on both sides of Simcoe Street, from Wellington Street West to a point 83 metres south;
  - (d) the stopping prohibition on the south side of Wellington Street West in effect from 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays, be rescinded between the limits noted in Recommendation No. 2(a) above;
  - (e) the stopping prohibition on the south side of Wellington Street West in effect from 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(b) above;
  - (f) the stopping prohibition on both sides of Simcoe Street in effect from 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays, be rescinded between the limits noted in Recommendation No. 2(c) above;
- (3) the parking and traffic regulations presently in effect on the subject section of Wellington Street West and Simcoe Street be reinstated upon the completion of this project; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**69. Construction Staging Area - fronting 468 Avenue Road (Ward 22 - St. Paul's)**

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

Recommendations:

It is recommended that:

- (1) the request for the establishment of a construction staging area at Premises No. 468 Avenue Road within the west curb lane of Avenue Road, from St. Clair Avenue West to a point approximately 30.0 metres south as shown on the attached print of Drawing No. 421F-8514, dated August 2006, for a period from October 1, 2006 to June 30, 2008, be approved;
- (2) in conjunction with Recommendation No. 1 above:
  - (a) stopping be prohibited at any time on the west side of Avenue Road from Lynwood Avenue to St. Clair Avenue West;
  - (b) stopping be prohibited at any time on the west side of Avenue Road from St. Clair Avenue West to a point 100 metres north of St. Clair Avenue West;
  - (c) stopping be prohibited at any time on the east side of Avenue Road from a point 35 metres south of Foxbar Road to St. Clair Avenue West;
  - (d) stopping be prohibited at any time on the east side of Avenue Road from St. Clair Avenue West to a point 138 metres north of St. Clair Avenue West;
  - (e) the stopping prohibition on the west side of Avenue Road in effect from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(a) above;
  - (f) the stopping prohibition on the west side of Avenue Road in effect from 7:00 a.m. to 9:00 a.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(b) above;
  - (g) the stopping prohibition on the east side of Avenue Road in effect from 3:00 p.m. to 7:00 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation No. 2(c), above; and
  - (h) the stopping prohibition on the east side of Avenue Road in effect from 4:00 p.m. to 6:00 p.m., Monday to Friday, be rescinded between the limits noted in Recommendation 2(d) above;
- (3) the parking and traffic regulations presently in effect on the subject section of Avenue Road be reinstated upon the completion of this project; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**70. Expansion of an Existing Construction Staging Area - 825 Bay Street (Ward 27 – Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) in order to facilitate a staging area for construction of a 34-storey condominium at the south end of a site on the east side of Bay Street, stopping be prohibited at all times on the south side of Grenville Street, from Bay Street to a point 65.0 metres east of Bay Street for a period of 26 months commencing September 28, 2006 and ending November 30, 2008;
- (2) the existing parking machine regulation in effect from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday, on the south side of Grenville Street, between Yonge Street and Bay Street, be amended to be in operation between Yonge Street and a point 65.0 metres east of Bay Street;
- (3) the existing approval for the closure of the public laneway between Grenville Street and a public laneway 44.5 metres north of Grenville Street, in order to accommodate a construction staging area, be rescinded;
- (4) upon completion of this project, Grenville Street revert to its pre-construction traffic operation; 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.

**71. Temporary Road Occupation to Accommodate Construction Staging Area – 25 York Street (Ward 28 – Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) in order to facilitate construction of a 29-storey office building at a site on the north-east corner of York Street and Bremner Boulevard, the sidewalk and curb lane on the north side of Bremner Boulevard between York Street and a point 103.4 metres east of York Street be closed to vehicular traffic for a period of 25 months commencing September 28, 2006 and ending October 31, 2008;
- (2) stopping be prohibited at all times on the north side of Bremner Boulevard, between York Street and a point 103.4 metres east of York Street;



- (3) the existing No Standing Anytime regulation on the north side of Bremner Boulevard, between York Street and a point 44 metres east and from a point 69 metres east of York Street and the east end of the east-west leg be rescinded;
- (4) the existing No Standing, 1:00 a.m. to 6:00 p.m. regulation on the north side of Bremner Boulevard, between a point 44 metres east of York Street and a point 25 metres further east, be rescinded;
- (5) the existing Taxi-Cab Stand, 6:00 p.m. to 1:00 a.m. regulation on the north side of Bremner Boulevard, between a point 44 metres east of York Street and a point 25 metres further east, be rescinded;
- (6) upon completion of this project, Bremner Boulevard revert to its pre-construction traffic and parking operation and regulations; and
- (7) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

**72. Reduction of the Speed Limit - Macpherson Avenue, between Spadina Road and Avenue Road (Ward 22 - St. Paul's)**

Report (August 15, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the maximum speed limit be reduced from 50 kilometres per hour to 40 kilometres per hour on Macpherson Avenue, from Spadina Road to Avenue Road; 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.

**73. Reduction of the Speed Limit to fifty kilometres per hour - University Avenue, between College Street and Front Street West (Ward 20 - Trinity-Spadina and Ward 28 - Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) the maximum speed limit of 60 kilometres per hour on University Avenue, between College Street and Front Street West be reduced to 50 kilometres per hour; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**74. Reduction of the Speed Limit - Lake Shore Boulevard East/West, 100 metres east of Jarvis Street to a point 100 metres west of Spadina Avenue, and Harbour Street, from Lake Shore Boulevard West to Lake Shore Boulevard East (Ward 20 - Trinity-Spadina and Ward 28 - Toronto Centre-Rosedale)**

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

Recommendation:

It is recommended that the speed limit on Lake Shore Boulevard East/West, from a point 100 metres east of Jarvis Street to a point 100 metres west of Spadina Avenue and on Harbour Street, from Lake Shore Boulevard West to Lake Shore Boulevard East, not be reduced from 60 kilometres per hour to 50 kilometres per hour.

**75. Proposed Installation of Speed Bumps in Public Lane system Bounded by Bloor Street West, Margueretta Street, College Street and St. Clarens Avenue (Ward 18 – Davenport)**

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

Recommendation:

It is recommended that:

- (1) the installation of speed bumps in the public lane system bounded by Bloor Street West, Margueretta Street, College Street and St. Clarens Avenue, of the type and design noted and at the locations shown on Drawing Nos. 421F-8525, 421F-8526, 421F-8527, 421F-8528 and 421F-8529 dated August 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.

**76. Request for Installation of Speed Humps - Beaconsfield Avenue, between Queen Street West and Afton Avenue (Ward 18 – Davenport)**

Report (August 15, 2006) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install four speed humps on Beaconsfield Avenue between Queen Street West and Afton Avenue.

Recommendation:

It is recommended that this report be received for information.

**77. Request for Installation of Speed Humps - Foxley Street, between Ossington Avenue and Dovercourt Road (Ward 19 – Trinity-Spadina)**

Report (August 15, 2006) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install three speed humps on Foxley Street, between Ossington Avenue and Dovercourt Road.

Recommendation:

It is recommended that this report be received for information.

**78. Request for Installation of Speed Humps - Hallam Street, between Ossington Avenue and Shaw Street (Ward 19 – Trinity-Spadina)**

Report (August 15, 2006) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install one speed hump on Hallam Street, between Ossington Avenue and Shaw Street.

Recommendation:

It is recommended that this report be received for information.

**79. Request for Installation of Speed Humps - Ellsworth Avenue between Vaughan Road and Christie Street (Ward 21 - St. Paul's)**

Report (August 15, 2006) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install speed humps on Ellsworth Avenue between Vaughan Road and Christie Street.

Recommendation:

It is recommended that this report be received for information.

**80. Request for Installation of Speed Humps - Howland Avenue between Bridgman Avenue and Davenport Road (Ward 21 - St. Paul's)**

Report (August 29, 2006) from the Director, Transportation Services Toronto and East York District outlining the findings of an investigation to install speed humps on Howland Avenue between Bridgman Avenue and Davenport Road.

Recommendation:

It is recommended that this report be received for information.

**81. Evaluation for the Installation of Speed Humps - Main Street, between Lumsden Avenue and Hamstead Avenue (Ward 31 - Beaches-East York)**

Report (August 3, 2006) from the Director, Transportation Services Toronto and East York District reporting, as requested by Councillor Janet Davis, on the feasibility of installing speed humps on Main Street, between Lumsden Avenue and Hamstead Avenue.

Recommendation:

It is recommended that this report be received for information.

**82. Evaluation for the Installation of Speed Humps - Coleman Avenue, between Barrington Avenue and Dawes Road (Ward 31 - Beaches-East York)**

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

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Coleman Avenue, between Barrington Avenue and Dawes Road to determine resident support, in accordance with the City of Toronto Traffic Calming Policy; and public notice be given pursuant to the Municipal Class Environmental Assessment Act, including Notice of Study Commencement to the Ministry of Environment, Fire Service, Emergency Medical Service and Toronto Police Service;
- (2) subject to favourable results of the poll:
  - (i) A by-law be prepared for the alteration of sections of the roadway on Coleman Avenue, between Barrington Avenue and Dawes Road for traffic calming purposes generally as shown on the attached copy of Drawing No. 421F-8491;
  - (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued;
  - (iii) The speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Coleman Avenue, between Barrington Avenue and Dawes Road, coincident with the implementation of speed humps; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**83. Installation/removal of On-Street Parking Spaces for Persons with Disabilities (Ward 14 - Parkdale-High Park; Ward 18 - Davenport; Ward 21 - St. Paul's; Ward 30 - Toronto-Danforth; Ward 31 - Beaches-East York and Ward 32 - Beaches-East York)**

Report (August 29, 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.

**84. Construction of a lay-by and implementation a Disabled Persons Loading Zone - Bloor Street West, south side, west of Queen's Park/Avenue Road (Ward 20 - Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) approval be given to widen the pavement on the south side of Bloor Street West, from a point 92 metres west of Queen's Park/Avenue Road to a point 20 metres further west, for the purpose of creating a lay-by, as follows:

“The widening of the pavement on the south side of Bloor Street West, from a point 92 metres west of Queen's Park/Avenue Road to a point 20 metres further west, by the construction of a lay-by, generally as shown on attached Drawing No. 421F-8522, dated August, 2006”;
- (2) coincident with the implementation of the lay-by:
  - (a) the designation of a “Disabled Persons Loading Zone” be approved within the lay-by area on the south side of Bloor Street West, from a point 92 metres west of Queen's Park/Avenue Road to a point 20 metres further west;
  - (b) the “No Stopping Anytime” prohibition on the south side of Bloor Street West, from Queen's Park/Avenue Road to a point 143 metres further west, be rescinded;
  - (c) stopping be prohibited at all times, on the south side of Bloor Street West, from Queen's Park/Avenue Road to a point 92 metres further west; and
  - (d) stopping be prohibited at all times, on the south side of Bloor Street West, from a point 112 metres west of Queen's Park/Avenue Road to a point 31 metres further west;
- (3) the Royal Ontario Museum be responsible for all costs associated with the construction and signage required for the implementation of the lay-by as described in this report; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**85. Provision of an on-street loading zone for disabled and other persons fronting 130 - Eglinton Avenue East, north side, between Yonge Street and Redpath Avenue (Ward 22 - St. Paul's)**

Report (August 17, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) standing be prohibited on the north side of Eglinton Avenue East, from 6:00 p.m. of one day to 7:00 a.m. of the next following day and at anytime on Saturdays and Sundays, from a point 118 metres west of Redpath Avenue to a point 11 metres further west; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

**86. Provision of a “Student Pick-up and Drop-off Area” with a ten-minute maximum parking limit - Mill Street, south side, from Parliament Street to Cherry Street (Ward 28 - Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) the two hour maximum parking regulation from 8:00 a.m. to 6:00 p.m., Monday to Saturday on the south side of Mill Street, from Trinity Street to Cherry Street, be amended to operate on the south side of Mill Street, from a point 20 metres east of Trinity Street to Cherry Street;
- (2) the “No Parking Except by Permit, 12:01 a.m. to 7:00 a.m.” regulation on the south side of Mill Street, from Trinity Street to Cherry Street, be adjusted to apply from a point 20 metres east of Trinity Street to Cherry Street;
- (3) the regulation authorizing the operation of parking machines on the south side of Mill Street, between Trinity Street and Cherry Street, for a maximum of period of 2-hours, from 8:00 a.m. to 6:00 p.m., Monday to Saturday, be amended to operate on the south side of Mill Street, from a point 20.0 metres east of Trinity Street to Cherry Street;

- (4) the regulation authorizing the operation of parking machines on the south side of Mill Street, between Trinity Street and Cherry Street, for a maximum of 3-hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m., Sunday, be amended to operate on the south side of Mill Street, from a point 20.0 metres east of Trinity Street to Cherry Street;
- (5) a “Student Pick-up and Drop-off Area” be delineated and parking be allowed for a maximum period of ten minutes at all times, on the south side of Mill Street, from a point 9.0 metres east of Trinity Street to a point 11.0 metres further east thereof; and
- (6) 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.

**87. Provision of a “School Bus Loading Zone” and a “Student Pick-up and Drop-off Are” – Durant Avenue, west side, between Cosburn Avenue and Plains Road (Ward 29 - Toronto-Danforth)**

Report (August 28, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing “No Parking, 8:30 a.m. to 4:30 p.m., Monday to Friday, Except Public Holidays” regulation on the west side of Durant Avenue, between a point 37.0 metres north of Cosburn Avenue and a point 46.0 metres south of Durant Avenue, be rescinded;
- (2) the existing “School Bus Loading Zone” authorized on the west side of Durant Avenue, between Cosburn Avenue and a point 37.0 metres north thereof, be rescinded;
- (3) parking be allowed on the west side of Durant Avenue for a maximum period of ten minutes from 7:30 a.m. to 4:30 p.m., Monday to Friday:
  - (a) from a point 46.0 metres south of Plains Road to a point 22.0 metres further south thereof; and
  - (b) from a point 98.0 metres south of Plains Road to a point 85.0 metres further south thereof;



- (4) a "School Bus Loading Zone" be delineated on the west side of Durant Avenue, from a point 68.0 metres south of Plains Road to a point 30.0 metres further south thereof; and
- (5) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**88. Installation of “Stop” Controls - Miles Place, between Garnet Avenue and Melville Avenue (Ward 19 - Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) “Stop” controls be approved on Miles Place at its intersections with:
  - (a) Garnet Avenue, for southbound traffic;
  - (b) Yarmouth Road, for northbound and southbound traffic;
  - (c) Melville Avenue, for northbound traffic; 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.

**89. Proposed “Stop” Control - Intersection Public Lane and Jersey Avenue (Ward 19 - Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) a “Stop” control be approved for northbound traffic on the public lane at Jersey Avenue; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**90. Installation of a “Stop” sign for eastbound traffic - Laneway intersecting Dermott Place, opposite 13 Dermott Place (Ward 28 - Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) "Stop" control be approved for eastbound traffic on the public lane first south of Carlton Street at Dermott Place, opposite Premises No. 13 Dermott Place; 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.

**91. Proposed Installation of Traffic Control Signals - Dundas Street West and Sheridan Avenue (Ward 18 - Davenport)**

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

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Dundas Street West and Sheridan Avenue and the existing pedestrian crossover be removed coincident with the installation; 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.

**92. Installation of Traffic Control Signal - Spadina Avenue and Wellington Street West (Ward 20 - Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) Pedestrian, mid-block traffic control signals be installed at the intersection of Spadina Avenue and Wellington Street West subject to no motor vehicle access being permitted across the TTC exclusive streetcar right-of-way; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that are required.

**93. Proposed Installation of Traffic Control Signals - Spadina Crescent and Russell Street (east branch) (Ward 20 - Trinity-Spadina)**

Report (August 28, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Spadina Crescent and Russell Street (east branch);
- (2) pedestrians crossings be prohibited on Spadina Crescent, between the south curb line of Russell Street (east branch) and a point 30.5 metres north of the north curb line of Russell Street (east branch);
- (3) the University of Toronto be required to cover all costs associated with the installation of the traffic control signals noted in Recommendation No. 1, above; and
- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**94. Installation of Vapour Extraction Wells and Shallow and Deep Injection Wells, and Excavation of Portions of the Public Right of Way for Soil Remediation - Ward Street Flank of 224 Wallace Avenue (Ward 18 – Davenport)**

Report (August 28, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation and maintenance of two vapour extraction wells with header pipes, twelve shallow and deep injection wells and any additional infrastructure within the public right of way on Ward Street in accordance with the Work Plan for Remedial Activities – Ward Street Site dated May, 2006 which includes the Remedial Action Plan Ward Street Site, by Gartner Lee Limited dated January 30, 2006 and the site plan drawings in Appendix B subject to GE Canada entering into a licence agreement with the City of Toronto and obtaining the necessary permits;
- (2) GE Canada, through a licence agreement, permitting process or otherwise, be required as a minimum to:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
  - (b) maintain all the necessary works and equipment, including the vapour extraction wells, header pipes, shallow and deep injection wells, in proper repair and a condition satisfactory to the General Manager of Transportation Services and the Ministry of the Environment and not make any additions or modifications to the system beyond what is allowed under the terms of the Agreement;
  - (c) obtain the requisite permit for the proposed infrastructure for the Gartner Lee Remedial Action Plan, affecting the public right of way on Ward Street;
  - (d) be responsible for all waste generated during the wells installation and soil remediation work with regard to proper storage and proper disposal in accordance with Regulation 347;
  - (e) maintain and operate the installation until the levels of trichloroethylene (TCE) within the public right of way either:
    - (i) meet the criteria prescribed in O. Reg. 153/04 for residential property use in a non-potable ground water area for a period of 12 months following cessation of the active extraction process; or
    - (ii) cannot be further reduced from a technical feasibility perspective, in which case a risk assessment will be carried out and completed in accordance with O. Reg. 153/04 to determine that the residential

levels of TCE present within the public right of way do not pose a risk to human health or the environment;

- (f) decommission all wells and header pipes within the public right of way in accordance with Ontario Regulation 903 criteria and remove from the public right of way within 3 months of completion of the Remedial Action Plan;
  - (g) provide evidence of written notice to the residents in the immediate vicinity of the Ward Street site, together with the commercial space occupants in order to make them aware of the soil contamination problem, and the objectives for the remediation system;
  - (h) inform the City of proposed amendments to the Remedial Action Plan that involve installation of any new infrastructure within the public right of way and apply for any further permits;
  - (i) provide a certified cheque in the amount of \$5,500.00 to guarantee the permanent restoration of the pavement, sidewalk, curb and boulevard to City specifications as defined by the Works Plan Examiner Inspector;
  - (j) submit a letter of credit to in the amount of \$1,176.00 to protect the existing trees in close proximity to the work area;
  - (k) provide copies of all reports prepared by its consultant in connection with the Remedial Action Plan, and all reports provided to the Ministry of the Environment, to the City of Toronto, Technical Services, Soil and Groundwater Improvement Unit;
  - (l) upon completion of the Remedial Action Plan, provide to the City a report prepared by GE's consultant that verifies that the Remedial Action Plan has been carried out and completed in accordance with subsection (e) and (f) above;
  - (m) if the site conditions within the public right of way pose an immediate threat during the course of carrying out the Remedial Action Plan, at the request of the City, and at GE Canada's sole expense, undertake remedial work to eliminate the threat; and
  - (n) meet such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
- (3) the appropriate City Officials be authorized and directed to undertake the steps necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be necessary.

**95. Permanent closure of portion of Cottingham Street and Gange Avenue currently closed to vehicular traffic, abutting Lionel Conacher Park (Ward 22 – St Paul’s)**

Report (August 28, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) subject to compliance with the requirements of the *Municipal Act, 2001*, the portion of the public highways Cottingham Street and Gange Avenue, shown as Part 1 on Sketch No. PS-2006-094 (the “Highways”), the Highways be permanently closed as public highways and jurisdiction of the Highways be transferred to PF & R;
- (2) notice be given to the public of a proposed by-law to permanently close the Highways, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and Toronto and East York Community Council hear any member of the public who wishes to speak to this matter during consideration of the draft by-law;
- (3) following the closure of the Highways, easements be granted to Enbridge, Toronto Hydro and other utility companies as may be required, for access, operation, use, inspection, repair, maintenance, reconstruction or alteration of existing services and for the construction of additional or new services; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any bills necessary to give effect thereto.

**96. Second Interim Report - Request to permit eastbound to northbound left turns – The Queensway and Roncesvalles Avenue/Queen Street West/King Street West (Ward 14 - Parkdale-High Park)**

Report (August 28, 2006) from the Director, Transportation Services Toronto and East York District reporting as requested by City Council, at its meeting of June 27, 28 and 29, 2006, to the Toronto and East York Community Council on the feasibility of permitting eastbound to northbound left turns at all times at the intersection of The Queensway and Roncesvalles Avenue.

Recommendations:

It is recommended that this report be received for information.

**97. Prohibition of westbound left turns at a specific time at the driveway leading from 1 Dundas Street West - Bay Street, south of Dundas Street West (Ward 27 – Toronto Centre-Rosedale)**

Report (August 9, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in conjunction with the completion and opening of Premises No. 1 Dundas Street West a “No Left Turn, from 7:30 a.m. to 9:30 a.m., and from 3:30 p.m. to 6:30 p.m., Monday to Friday” regulation be implemented for westbound traffic emerging from the private driveway on the east side of Bay Street, at a point 71 metres north of Hagerman Street; and
- (2) 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.

**98. Prohibition of northbound and eastbound left turns to/from 824 Pape Avenue - Pape Avenue, south of Browning Avenue (Ward 29 - Toronto-Danforth)**

Report (August 28, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) in conjunction with the completion and opening of Premises No. 824 Pape Avenue:
  - (a) eastbound left turns be prohibited at all times from the driveway at Premises No. 824 Pape Avenue to northbound Pape Avenue; and
  - (b) northbound left turns be prohibited at all times from Pape Avenue to the driveway at Premises No. 824 Pape Avenue; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

**99. Prohibition of eastbound left-turns and northbound left turns - Kingston Road and the driveway to 112 Kingston Road (Ward 32 - Beaches-East York)**

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

Recommendations:

It is recommended that:

- (1) eastbound left turns be prohibited at all times, to Kingston Road from the driveway to Premises No. 112 Kingston Road, located on the west side of Kingston Road, approximately 44 metres north of Dundas Street East;
- (2) northbound left turns be prohibited from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, from Kingston Road to the driveway to Premises No. 112 Kingston Road, located on the west side of Kingston Road, approximately 44 metres north of Dundas Street East; 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.

**100. Implementation of a “No Standing Anytime” Prohibition - Sudbury Street, north and south sides (Ward 19 – Trinity-Spadina)**

Report (August 17, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the following “No Parking at Anytime” prohibitions be rescinded:
  - (a) on the north side of Sudbury Street, from a point 111 metres west of King Street West to a point 74 metres further west thereof; and
  - (b) on the south side of Sudbury Street, from a point 98 metres east of Dovercourt Road to a point 20 metres further east, be rescinded;
- (2) the following “No Standing at Anytime” prohibitions be enacted:
  - (a) on the north side of Sudbury Street, from a point 115.2 metres west of King Street West to a point 87.4 metres further west thereof; and



- (b) on the south side of Sudbury Street, from a point 102.1 metres west of King Street West to a point 97.4 metres further west thereof; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**101. Proposed Westbound Lane Designations - Blue Jays Way and Navy Wharf Court (Ward 20 - Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) southerly westbound lane on Blue Jays Way, from Navy Wharf Court to a point 30.5 metres east thereof, be designated for left turns only;
- (2) northerly westbound lane on Blue Jays Way, from Navy Wharf Court to a point 30.5 metres east thereof, be designated for through movements only; 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.

**102. Request for Alternate Side Parking - Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road (Ward 18 – Davenport)**

Report (August 28, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the current “No Parking Anytime, each Thursday, from April 1st to November 30th” prohibition on the north and east sides of Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road, be rescinded;
- (2) the current “No Parking Anytime, except each Thursday, from April 1st to November 30th” prohibition on the south and west sides of Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road, be rescinded;

- (3) the current permit parking regulation, from 12:01 a.m. to 7:00 a.m., daily on the odd (south and west) side of Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road, be rescinded;
- (4) parking be prohibited at anytime on the south and west sides of Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road, from the first day to the 15<sup>th</sup> day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>;
- (5) parking be prohibited at anytime on the north and east sides of Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road, from the 16<sup>th</sup> day to the last day of each month, April 1<sup>st</sup> to November 30<sup>th</sup> and from December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive;
- (6) permit parking be implemented from 12:01 a.m. to 7:00 a.m., daily, from the first day to the 15<sup>th</sup> day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive, on the even (north and east) side of Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road;
- (7) permit parking be implemented from 12:01 a.m. to 7:00 a.m., daily from the 16<sup>th</sup> day to the last day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive, and December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive on the odd (south and west) side of Mackenzie Crescent, between Beaconsfield Avenue and Dovercourt Road; and
- (8) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**103. Twenty minutes maximum parking regulation in the vicinity of the Children's Aid Society of Toronto building - Isabella Street, south side, east of Yonge Street (Ward 27 – Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that:

- (1) the "No Parking Anytime" regulation on the south side of Isabella Street, from Yonge Street to a point 91.4 metres east thereof, be rescinded;
- (2) the regulation authorizing the operation of parking machines on the south side of Isabella Street, from a point 78 metres east of Yonge Street to Church Street for a

maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday at a rate of \$2.00 per hour, be rescinded;

- (3) the regulation authorizing the operation of parking machines on the south side of Isabella Street, from a point 78 metres east of Yonge Street to Church Street for a maximum period of three hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and 1:00 p.m. to 9:00 p.m. on Sunday at a rate of \$2.00 per hour be rescinded;
- (4) the one hour parking regulation associated with the former operation of parking meters on the south side of Isabella Street, between Yonge Street and Jarvis Street, be rescinded;
- (5) parking be prohibited at all times on the south side of Isabella Street from Yonge Street to 62 metres east thereof;
- (6) the operation of parking machines for a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday at a rate of \$2.00 per hour be authorized on the south side of Isabella Street, from a point 62 metres east of Yonge Street to a point 38 metres further east thereof;
- (7) the operation of parking machines for a maximum period of three hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m. on Sunday at a rate of \$2.00 per hour be authorized on the south side of Isabella Street, from a point 62 metres east of Yonge Street to a point 38 metres further east thereof;
- (8) the operation of parking machines for a maximum period of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday at a rate of \$2.00 per hour be authorized on the south side of Isabella Street, from a point 117 metres east of Yonge Street to Church Street;
- (9) the operation of parking machines for a maximum period of three hours from 6:00 p.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m. on Sunday at a rate of \$2.00 per hour be authorized on the south side of Isabella Street, from a point 117 metres east of Yonge Street to Church Street;
- (10) parking be allowed at all times, for a maximum period of 20 minutes, on the south side of Isabella Street from a point 100 metres east of Yonge Street to a point 17 metres further east thereof; and
- (11) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto including the introduction in Council of any Bills that may be required.

**104. Installation of Pay-and-Display Parking Machines and Adjustments to Existing Parking Regulations - Dovercourt Road, west side, south of College Street (Ward 18 - Davenport)**

Report (August 17, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the existing “1 hour from 9:00 a.m. to 6:00 p.m., Monday to Saturday” maximum parking regulation on the west side of Dovercourt Road, from a point 30 metres south of College Street and a point 12 metres south thereof, be rescinded;
- (2) the existing “1 hour from 8:00 a.m. to 6:00 p.m., Monday to Saturday” maximum parking regulation on the west side of Dovercourt Road, from a point 42 metres south of College Street and a point 67.1 metres north of Heydon Park Road, be rescinded;
- (3) pay-and-display parking machines, operating for a maximum period of two hours, from 9:00 a.m. to 6:00 p.m., Monday to Saturday, at a rate of \$1.00 per hour; be installed on the west side of Dovercourt Road, from a point 30.5 metres south of College Street and a point 52.5 metres south thereof; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**105. Proposed amendments to Parking Regulations - Dundas Street West, between Dovercourt Road and Sterling Road (Ward 18 - Davenport)**

Report (August 17, 2006) from the Director, Transportation Services Toronto and East York District reporting on a request from Councillor Adam Giambone to amend the parking regulations on Dundas Street West, between Dovercourt Road and Sterling Road.

Recommendation:

It is recommended that this report be received for information.

**106. Proposed amendments to Parking Regulations - Shaw Street, between Queen Street West and Argyle Street (Ward 19 – Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) the existing “No Parking, from 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the east side of Shaw Street, between a point 71.6 metres north of Logie Place and Argyle Avenue be rescinded; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**107. Feasibility of Establishing a Separate Permit Parking Area - 201 and 203 Carlaw Avenue (Ward 30 - Toronto-Danforth)**

Report (August 28, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) the City Clerk be instructed to conduct a formal poll of residents of Carlaw Avenue, between Queen Street East and Dundas Street East, to determine support for the implementation of permit parking, on an area basis, within the boundary of permit area 8D, with the operating hours of 12:01 a.m. to 7:00 a.m., 7 days a week;
- (2) the City Clerk report the results of the poll to the Toronto and East York Community Council; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**108. Amendments to Parking Regulations – Columbine Avenue, south side, east of Rainsford Road (Ward 32 - Beaches-East York)**

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

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulation on the south side of Columbine Avenue, between Rainsford Road and a point 22.9 metres east of Rainsford Road, be rescinded;
- (2) the existing “No Standing Anytime” regulation on the south side of Columbine Avenue, between Woodbine Avenue and a point 15 metres west thereof, be rescinded;
- (3) the existing “Permit Parking, 12:01 a.m. to 7:00 a.m.” regulation on the south side of Columbine Avenue, from 22.9 metres east of Rainsford Road to Woodbine Avenue, be rescinded;
- (4) a “Permit Parking, 12:01 a.m. to 7:00 a.m.” regulation be implemented on the south side of Columbine Avenue, between Rainsford Road and Woodbine Avenue; and
- (5) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**109. Curb Realignment to Access Driveway - 1015 Lake Shore Boulevard East (Ward 30 - Toronto-Danforth)**

Report (August 17, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) a by-law be enacted for the alteration of the south side of Lake Shore Boulevard East, west of Leslie Street to provide, as described below:

“an exclusive 3.25 metre wide eastbound right-turn deceleration lane, which consists of a 60.0 metre taper and a 35.0 metre parallel section, generally as shown on Drawing No. 421F-8459, dated August 2006”

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

**110. Request for Alternate Side Parking - Coolmine Road between St. Annes Road and Dundas Street West (Ward 18 – Davenport)**

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

Recommendations:

It is recommended that:

- (1) the current “No Parking Anytime” prohibition on the east side of Coolmine Road between St. Annes Road and Dundas Street West, be rescinded;
- (2) the current permit parking regulation from 12:01 a.m. to 11:00 a.m., daily on the even (west) side of Coolmine Road between St. Annes Road and Dundas Street West, be rescinded;
- (3) parking be prohibited at anytime on the east side of Coolmine Road from St. Annes Road to Dundas Street West, from the first day to the 15<sup>th</sup> day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>;
- (4) parking be prohibited at anytime on the west side of Coolmine Road from St. Annes Road to Dundas Street West, from the 16<sup>th</sup> day to the last day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>; and from December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive;
- (5) permit parking be implemented from 12:01 a.m. to 11:00 a.m., daily from the first day to the 15<sup>th</sup> day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive, on the even (west) side of Coolmine Road, from St. Annes Road to Dundas Street West;
- (6) permit parking be implemented from 12:01 a.m. to 11:00 a.m., daily from the 16<sup>th</sup> day to the last day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive, and December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive on the odd (east) side of Coolmine Road, from St. Annes Road to Dundas Street West; and

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

**111. Request for Alternate Side Parking - Yarmouth Gardens, between Palmerston Avenue and Manning Avenue (Ward 20 - Trinity-Spadina)**

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

Recommendations:

It is recommended that:

- (1) the current “No Parking Anytime” prohibition on the north side of Yarmouth Gardens, between Palmerston Avenue and Manning Avenue, be rescinded;
- (2) the current permit parking regulation, from 12:01 a.m. to 10:00 a.m., daily on the odd (south) side of Yarmouth Gardens, between Palmerston Avenue and Manning Avenue, be rescinded;
- (3) the current one hour maximum parking regulation, between the hours of 10:00 a.m. to 6:00 p.m., daily on the odd (south) side of Yarmouth Gardens, between Palmerston Avenue and Manning Avenue, be amended to operate from 10:00 a.m. to 6:00 p.m., from the first day to the 15<sup>th</sup> day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive;
- (4) a one hour maximum parking regulation from 10:00 a.m. to 6:00 p.m., daily be implemented on the even (north) side of Yarmouth Gardens, from Palmerston Avenue to Manning Avenue from the 16<sup>th</sup> day to the last day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive, and from December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive;
- (5) parking be prohibited at anytime on the north side of Yarmouth Gardens, from Palmerston Avenue to Manning Avenue, from the first day to the 15<sup>th</sup> day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>;
- (6) parking be prohibited at anytime on the south side of Yarmouth Gardens, from Palmerston Avenue to Manning Avenue, from the 16<sup>th</sup> day to the last day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>;
- (7) parking be prohibited at anytime on the south side of Yarmouth Gardens, from Palmerston Avenue to Manning Avenue, from December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive;



- (8) permit parking be implemented from 12:01 a.m. to 10:00 a.m., daily, from the first day to the 15th day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive, on the odd (south) side of Yarmouth Gardens, from Palmerston Avenue to Manning Avenue;
- (9) permit parking be implemented from 12:01 a.m. to 10:00 a.m., daily, from the 16<sup>th</sup> day to the last day of each month, April 1<sup>st</sup> to November 30<sup>th</sup>, inclusive, and from December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive on the even (north) side of Yarmouth Gardens, from Palmerston Avenue to Manning Avenue; and
- (10) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

**(Deferred from July 11, 2006)**

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.

**112(a).** Report (August 25, 2006) from the Director, Transportation Services Toronto and East York District responding to a request from Toronto and East York Community Council to report on the cost and design to modify the roadway alignment by narrowing the intersection of Dovercourt Road at Mackenzie Crescent.

Recommendation:

It is recommended that this report be received for information.

**113. Request to place two planter boxes at the intersection of Middleton Street and Sheridan Avenue (Ward 18 – Davenport)**

Report (August 17, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) a bylaw be prepared to alter Middleton Street at its intersection with Sheridan Avenue, as depicted below:

“the Placement of one 1.0m x 1.0m planter box on the north side of Middleton Street approximately 5.0m west of Sheridan Avenue; and the Placement of one 1.0m x 1.0m planter box on the east side of Sheridan Avenue approximately 0.5m north of Middleton Street, generally as shown in the attached print of Drawing No. 421F-8464, dated August, 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.

**114. Request to place one planter box on the west side of Rusholme Road, south of Heydon Park Road (Ward 18 – Davenport)**

Report (August 17, 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 Rusholme Road at its intersection with Heydon Park Road, as depicted below:

“the Placement of one 1.0m x 1.0m planter box on the west side of Rusholme Road approximately 4.6m south of Heydon Park Road, generally as shown in the attached print of Drawing No. 421F-8466, dated August, 2006”;

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

**115. Request to place two planter boxes at the intersection of Rusholme Road and St. Annes Road (Ward 18 – Davenport)**

Report (August 17, 2006) from the Director, Transportation Services Toronto and East York District.

Recommendations:

It is recommended that:

- (1) a bylaw be prepared to alter Rusholme Road at its intersection with St. Annes Road, as depicted below:

“the Placement of one 1.0m x 1.0m planter box on the west side of Rusholme Road approximately 5.0m south of St. Annes Road; and the Placement of one 1.0m x 1.0m planter box on the south side of St. Annes Road approximately 5.0m east of Rusholme Road, generally as shown in the attached print of Drawing No. 421F-8463, dated August, 2006”;

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

**116. Request to place one planter box on the west side of Robert Street, south of Bloor Street West, on a trial basis (Ward 20 – Trinity-Spadina)**

Report (August 24, 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 Robert Street at its intersection with Bloor Street West, as depicted below:

“the placement of one 1.0m x 1.0m planter box, on a trial basis, on the west side of Robert Street approximately 5.0m south of Bloor Street West, generally as shown in the attached print of Drawing No. 421F-8521, dated August, 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.

**117. Installation of Decorative Sidewalks with Granite Pavers - 11 St. Thomas Street and on the Charles Street West Flank (Ward 27 - Toronto Centre-Rosedale)**

Report (August 25, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation of the decorative sidewalks with granite pavers fronting 11 St. Thomas Street and on the Charles Street West flank, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
  - (b) maintain the decorative sidewalks with granite pavers 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 granite pavers beyond what is allowed under the terms of the Agreement;
  - (c) indemnify the City and utility/telecommunication companies of any damage sustained to the decorative sidewalks with granite pavers in the event of a need to access the areas;
  - (d) pay for the costs of preparing and the registration of the agreement on title; and
  - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;

- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the General Manager of Transportation Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services; and
- (3) Legal Services be requested to prepare, execute and arrange to register the Encroachment Agreement on title.

**118. Installation of Decorative Sidewalks with Stone and Granite Paving - 116 Yorkville Avenue and on Hazelton Avenue Flank (Ward 27 - Toronto Centre-Rosedale)**

Report (August 25, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation of decorative granite and natural stone pavers within the public right of way fronting 116 Yorkville Avenue and on the Hazelton Avenue flank, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
  - (b) maintain the decorative sidewalks with granite pavers 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 granite pavers beyond what is allowed under the terms of the Agreement;
  - (c) indemnify the City and utility/telecommunication companies of any damage sustained to the decorative sidewalks in the event of a need to access the area;
  - (d) 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

- (e) 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
- (2) Legal Services be requested to prepare, execute and arrange to register the Encroachment Agreement on title.

**119. Installation of Five Cross Street Displays on Danforth Avenue, from Broadview Avenue to Jones Avenue – Greek Town and Danforth Business Improvement Areas (Ward 29 – Toronto-Danforth)**

Report (August 25, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve the installation of five cross street displays at various locations along Danforth Avenue, subject to the respective Business Improvement Areas 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 cross street displays at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the displays beyond what is allowed under the terms of the Agreement;
  - (c) ensure that all parts of the decorative elements are mounted in such a manner to clear the pavement by a minimum of 5.49 metres;
  - (d) ensure that no traffic signal colours - red, yellow and green are used in the decorative elements that would distract motorists' vision from the traffic signal indications and other regulatory signage;
  - (e) accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;

- (f) an exemption from the former Metropolitan By-law Nos. 118 and 211-74, as amended, be granted to permit the decorative elements to span Danforth Avenue on the proposed street light poles; and
  - (g) the appropriate City Officials be authorized and directed to undertake the steps necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be necessary; and
- (2) Legal Services be requested to prepare and execute the Encroachment Agreement.

**120. Proposed Installation of Pedestrian Crossover (PXO) - Vaughan Road and Louise Avenue (Ward 21 – St. Paul’s)**

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

Recommendations:

It is recommended that:

- (1) a pedestrian crossover (PXO) be installed across Vaughan Road at Louise Avenue on the south side of the intersection; 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.

**121. Request to install a pedestrian crossover - Elizabeth Street, between Dundas Street West and Edward Street (Ward 27 – Toronto Centre-Rosedale)**

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

Recommendations:

It is recommended that a pedestrian crossover in a diagonal configuration not be installed on Elizabeth Street, between Dundas Street West and Edward Street, as such an arrangement cannot comply with certain uniform installation requirements of the Ontario Highway Traffic Act.

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

**(Deferred from July 11, 2006)**

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.

**123. Expansion of an Existing Tunnel beneath Bremner Boulevard Linking 15 York Street (Maple Leaf Square) to 40 Bay Street (Air Canada Centre) (Ward 28 – Toronto Centre-Rosedale)**

Report (August 25, 2006) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) City Council approve, “in principle”, the construction of the expansion of an existing below grade tunnel beneath Bremner Boulevard, approximately 23 m north of the curb line of Lakeshore Boulevard West, linking 15 York Street and 40 Bay Street, subject to the property owners of 40 Bay Street entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such



permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;

- (b) design, construct and maintain the below grade tunnel at their own expense and in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the below grade tunnel beyond what is allowed under the terms of the Agreement;
  - (c) design and construct the tunnel to comply with Canadian Highway Bridge Design Code (CAN/CSA S6-00) for highway loading purposes, as amended, superseded or replaced from time to time, including allowance for impact factors;
  - (d) pay an annual rental fee for the below grade tunnel as determined by the Director, Real Estate Services, Facilities & Real Estate, to be adjusted annually by the Consumer Price Index (CPI);
  - (e) limit the life of the Agreement to the removal of the encroachment or the date of the demolition the buildings, whichever is the less;
  - (f) pay for the costs of preparing the agreement and the registration of the agreement on title;
  - (g) provide as constructed drawings within 90 days of completing the construction of the below grade tunnel;
  - (h) obtain approval for associated work on private property from Buildings;
  - (i) satisfy any utility requirements prior to the issuance of a construction permit authorizing work within the public right of way including the relocation of such utility at their expense; and
  - (j) 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 authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the General Manager of Transportation Services;

- (3) Legal Services be requested to prepare, execute and arrange to register the Encroachment Agreement on title; and
- (4) in the event that the lands subject to the encroachment agreement are closed and conveyed to the owner of 40 Bay Street and/or 15 York Street, the City Solicitor be required to release the Encroachment Agreement from title.

**124. Designation of Fire Routes in the City of Toronto, Toronto and East York Community Council Area (Ward 20 – Trinity-Spadina and Ward 27 – Toronto Centre-Rosedale)**

Report (August 24, 2006) from the District Chief, Fire Prevention – South Command.

Recommendations:

It is recommended that:

- (1) that part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880 – Fire Routes:
  - (a) 637 Lake Shore Boulevard West;
  - (b) 281 Mutual Street;
  - (c) 275 Bloor Street West; and
  - (d) 944 Kingston Road; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**125. Interim Status Report - Feasibility of Streetscape Improvements and Other Measures to Enhance Pedestrian Environment and Cycling Infrastructure in the Waterfront in connection with 15 York Street (Ward 20 – Trinity-Spadina and Ward 28 – Toronto Centre-Rosedale)**

Report (August 29, 2006) from the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that:

- (1) that bicycle lanes on Yonge Street, from Queen's Quay to Front Street be approved in principle;
- (2) that 4 m wide zebra crosswalks be installed in lieu of concrete sidewalks at the intersection of Harbour Street and York Street and Lake Shore Boulevard West and York Street and that this work be implemented in connection with the Clean and Beautiful City project work currently scheduled to be completed in 2006;
- (3) the removal of the southbound to westbound and westbound to northbound channelized right-turn lanes at the intersection of York Street and Lake Shore Boulevard West, as recommended in Clause No. 5 in Report No. 6 of the Toronto and East York Community Council, be deferred at this time, subject to a report on alternative solutions to be submitted by Transportation Services to Community Council early in 2007;
- (4) the implementation of bicycle lanes on Bremner Boulevard between Spadina Avenue and Lake Shore Boulevard West and on Lower Simcoe Street between Queen's Quay West and Bremner Boulevard, be deferred for future staff report; 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.

**126. Naming of Public Lane South of Queen Street West, Extending Westerly From Peter Street (Ward 20 - Trinity - Spadina)**

Report (August 24, 2006) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that, subject to City Council granting an exception to its policy of avoiding the naming of streets after living persons:

- (1) the public lane located south of Queen Street West, extending westerly from Peter Street, be named "Jack Cooper Lane"; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**127. Naming of Private Lane Located West of Spadina Avenue, Extending Northerly From Fort York Boulevard (Ward 20 - Trinity - Spadina)**

Report (August 24, 2006) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that:

- (1) the proposed private lane located west of Spadina Avenue, extending northerly from Fort York Boulevard, be named "Telegram Mews";
- (2) Concord Adex Development Corporation pay the costs, estimated to be in the amount of \$300.00, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**128. Sale of Surplus Property - Portion of 28 Bathurst Street at the rear of 73 Niagara Street (Ward 20 - Trinity-Spadina)**

Report (August 16, 2006) from the Chief Corporate Officer.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Laura June MacLachlan and Ian Roderick MacLeod to purchase the City-owned property known as part of 28 Bathurst Street and located at the rear of 73 Niagara Street, and being part of Block A, Plan 655, City of Toronto, designated as Part 13 on Plan 64R-15954 (the "Property"), in the amount of \$8,654.47, 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 Property and the completion of the sale transaction;
- (3) the City Solicitor be authorized to complete the transaction(s) 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.

**129. Surplus Land Declaration and Proposed Closing of a portion of the Public Lane abutting 286 King Street East and 501 Adelaide Street East (Ward 28 – Toronto Centre-Rosedale)**

Report (July 31, 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 abutting Premises Nos. 286 King Street East and 501 Adelaide Street East, shown as Part 1 on Sketch No. PS-2005-145 (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 abutting owner, Context (King Adelaide) Inc.; 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.

**130. Sale of a parcel of vacant land at the rear of 17 and 25 Gledhill Avenue (Ward 31 – Beaches-East York)**

Report (August 21, 2006) from the Chief Corporate Officer.

Recommendations:

- (1) the Offer to Purchase from M. Ison Limited, to purchase in the amount of \$9,200.00 for the PIN 10428-0985 (LT) Lot 19, Plan 869, Township of York, Toronto (formerly East York), shown as Part 1 on Sketch PS-2006-117 City of Toronto (the “Lot”), 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) the Offer to Purchase from M. Ison Limited, to purchase Part of PIN 10428-1035 (LT), Part of Lane on Plan 869, Township of York, shown as Part 2 on Sketch PS-2006-117, City of Toronto (the "Lane"), in the amount of approximately \$41,400.00 based on a cost of \$494.00 per square metre for an area of approximately 83.8 m<sup>2</sup> (exact area to be determined once the purchaser deposits a Reference Plan of Survey), 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;
- (3) authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the site and the completion of the sale transactions;
- (4) the City Solicitor be authorized to complete the transactions 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
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**131. Proposed renaming of Avenue Road Playground to Robertson Davies Park (Ward 22 - St Paul's)**

Report (August 17, 2006) from the General Manager, Parks, Forestry & Recreation.

Recommendations:

It is recommended that:

- (1) the Avenue Road Playground located on the east side of Avenue Road, south of Cottingham Street, north of the CNR railway be renamed Robertson Davies Park; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**132. Naming of the Gymnasium at East York Community Centre in honour of Roy Brigham (Ward 29 - Toronto-Danforth)**

Motion J(12) referred by Council on July 25, 26 and 27, 2006, requesting the General Manager, Economic Development, Culture and Tourism, to provide background information and recommendations for the gymnasium at the East York Community Centre (1081 ½ Pape Avenue) to be officially named the “Roy Brigham Gymnasium”.

**132(a).** Report (August 18, 2006) from the General Manager, Parks, Forestry and Recreation.

Recommendations:

It is recommended that:

- (1) the gymnasium located at the East York Community Centre be renamed the Roy Brigham Gymnasium in accordance with all criteria outlined in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**133. 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)**

**(Deferred from July 11, 2006)**

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.

**133(a).** Communication (July 7, 2006) from Carol-Ann Lamanna

**133(b).** Communication (July 9, 2006) from Maryanne Piazza

**134. Pedestrian Connections North side of King Street West to King Liberty Area (Ward 19 – Trinity-Spadina)**

Communication (August 21, 2006) from Deputy Mayor Pantalone.

Recommendation:

That the Chief Planner report to the next meeting of the Community Council on a pedestrian tunnel connection (from Shaw Street south of King Street West) to the Liberty Village area, along with a work plan for achieving the said connection.

**135. 53 Argyle Street (Ward 19 – Trinity-Spadina)**

Communication (August 21, 2006) from Deputy Mayor Pantalone.

Recommendation:

That City Staff report at the next meeting of the Community Council meeting on the unique nature of the commercial/residential zoned property at 53 Argyle Street, its existing paved surface (previously used as a parking pad), and what steps would be required to legalize the parking pad.

**136. Ontario Municipal Board Appeal - 256 Crawford Street (Ward 19 – Trinity-Spadina)**

Communication (August 29, 2006) from Deputy Mayor Pantalone.

Recommendation:

The City of Toronto authorize the City Solicitor and other appropriate City staff to attend the Ontario Municipal Board (OMB) in support of the Committee of Adjustment Decision refusing the variances respecting 256 Crawford Street and in opposition to the associated appeal.

**137. Change to Parking Regulations on Pape Ave between Queen Street East and Louvain Avenue (Ward 30 – Toronto-Danforth)**

Communication (August 28, 2006) from Councillor Fletcher requesting the Toronto and East York Community Council to consider changing the parking regulations on Pape Avenue between Louvain Avenue and Queen Street East.

**138. Appointments to the Central Eglinton Community Centre (Ward 22 – St. Paul's)**

Communication (July 5, 2006) from Susan Kee, Executive Director, Central Eglinton Community Centre recommending that Susan Innes be re-appointed to the Central Eglinton Community Centre (CECC) Board of Management for a second term of office, and that Wilmar Kortlever, Joanne Rice and David Shtern be appointed.



**139. Appointments to the Ralph Thornton Centre (Ward 30 – Toronto-Danforth)**

Communication (August 29, 2006) from Shawn Conway, Executive Director, Ralph Thornton Centre recommending that the following persons be appointed to the Ralph Thornton Centre Board of Management:

Tracy Horwath  
Paul Young  
Peter Duckworth-Pilkington  
Edward Chin  
Patricia Hunt  
Margaret Panter  
Marguerite Campbell  
Susan Martin  
Mo Chak  
James An  
Chris Bedwell



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

**Date of Meeting:** September 13, 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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**11. Final Report - Rezoning Application - 524 Dupont Street and 903 Palmerston Avenue (Ward 20 - Trinity-Spadina)**

*(Public Meeting under the Planning Act)*

Re: 11 Revised Page 3

**18. Designation of Queen Street West, between University Avenue and Bathurst Street, as a Heritage Conservation District under Part V of the Ontario Heritage Act (Ward 20 – Trinity-Spadina)**

*(Public Meeting under the Ontario Heritage Act)*

**18(a).** Communication (September 1, 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 (August 14, 2006) from the Director, Policy and Research, City Planning Division.

**28. Inclusion on the City of Toronto Inventory of Heritage Properties – 1006 Bloor Street West (Paradise Theatre) (Ward 18 – Davenport)**

**28(a).** Communication (September 1, 2006) from the City Clerk, Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board:

- (1) deferred consideration of the report (July 17, 2006) from the Director, Policy and Research, City Planning Division, to the first meeting of the Board in 2007, subject to the Manager, Heritage Preservation Services, receiving an undertaking that the owner will not apply for a demolition permit;
- (2) received the communications (August 16, 2006 and August 29, 2006) from Anthony Lecce, Lecce & Associates, Barristers and Solicitors.

**29. Intention to Designate under Part IV of the *Ontario Heritage Act* and Approval of Alterations to a Heritage Building – 109 Atlantic Avenue (Gowans, Kent and Company Warehouse) (Ward 19 – Trinity-Spadina)**

- 29(a).** Communication (September 1, 2006) from the City Clerk, Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board deferred consideration of the report (August 17, 2006) from the Director, Policy and Research, City Planning Division, until the first meeting of the Board in 2007, subject to the Manager, Heritage Preservation Services, receiving an undertaking that the Owner will not apply for a demolition permit.

**30. Intention to Designate 12 Properties under Part IV of the *Ontario Heritage Act* - 312-356 Dundas Street West (Ward 20 - Trinity-Spadina)**

- 30(a).** Communication (September 1, 2006) from the City Clerk, Toronto Preservation Board.

Recommendation:

The Toronto Preservation Board:

- A. recommended to the Toronto and East York Community Council that City Council:
  - (1) state its intention to designate the following 10 properties under Part IV of the *Ontario Heritage Act*:
    - (i) 312 Dundas Street West (James Travers House);
    - (ii) 314 Dundas Street West (James Travers House);
    - (iii) 322 Dundas Street West (Inglis Lough House);

- (iv) 324 Dundas Street West (Joseph Goulding House);
- (v) 326 Dundas Street West (Howard Bryant House);
- (viii) 340 Dundas Street West (Edwin Coleman House);
- (ix) 344 Dundas Street West (Laxton House);
- (x) 346 Dundas Street West (Laxton House);
- (xi) 350 Dundas Street West (William McCaw House);
- (xii) 356 Dundas Street West (William Mollington Houses);

(2) refer the following property back to the Director, Policy and Research, City Planning Division, for further consultation with the Owner and report to the first meeting of the Toronto Preservation Board in 2007:

- (vii) 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses).

B. deferred consideration of the following property with the request that Heritage Preservation Services staff report directly to City Council on September 25, 26 and 27, 2006, following further consultation with the Owner:

- (vi) 330 Dundas Street West (Infill Building).

**31. Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act* – 285 Spadina Avenue (Standard Theatre) (Ward 20 – Trinity-Spadina)**

**31(a).** Communication (September 1, 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 (August 3, 2006) from the Director, Policy and Research, City Planning Division.

**32. Inclusion on the City of Toronto Inventory of Heritage Properties – 401 Richmond Street West (Macdonald Manufacturing Company Buildings) (Ward 20 – Trinity-Spadina)**

**32(a).** Communication (September 1, 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 (July 20, 2006) from the Director, Policy and Research, City Planning Division.

**33. Inclusion of 14 Properties on the City of Toronto Inventory of Heritage Properties – Eden Smith Survey (Ward 22 – St. Paul’s)**

**33(a).** Communication (September 1, 2006) from the City Clerk, Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board:

- (1) deferred consideration of the report (July 21, 2006) from the Director, Policy and Research, City Planning Division, until the first meeting of the Board in 2007; and
- (2) received communications (a) to (l).

**33(b).** Communication (September 9, 2006) from Ronald A Factor, requesting that the matter be postponed.

**34. Inclusion on the City of Toronto Inventory of Heritage Properties – 215 Lonsdale Road (Etta Flick House) (Ward 22 – St. Paul’s)**

**34(a).** Communication (September 1, 2006) from the City Clerk, Toronto Preservation Board.

Action taken by the Board:

The Toronto Preservation Board:

- (1) deferred consideration of the report (July 19, 2006) from the Director, Policy and Research, City Planning Division, until the first meeting of the Board in 2007, subject to the Manager of Heritage Preservation Services receiving an undertaking that the owner will not apply for a demolition permit; and
- (2) received the communication (August 30, 2006) from Cynthia A. MacDougall, McCarthy Tetrault LLP.

**35. Refusal of Demolition Application under the *Ontario Heritage Act* – 200 Russell Hill Road (Ward 22 – St. Paul’s)**

**35(b).** Communication (September 1, 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 (August 11, 2006) from the Director, Policy and Research, City Planning Division.

**36. Inclusion of 13 Properties on the City of Toronto Inventory of Heritage Properties – 1-17 and 2-10 Percy Street (James Queen Row Houses) (Ward 28 – Toronto Centre-Rosedale)**

**36(a).** Communication (September 1, 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.

**37. Inclusion of 11 Properties on the City of Toronto Inventory of Heritage Properties – Broadview Avenue Survey (Ward 30 – Toronto-Danforth)**

**37(a).** Communication (September 1, 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 (August 18, 2006) from the Director, Policy and Research, City Planning Division.

**38. Driveway Widening – 527 Russell Hill Road (Ward 22 - St. Paul's)**

**38(b).** Report (August 29, 2006) from the Director, Transportation Services, Toronto and East York District

Recommendations:

It is recommended that in light of all of the factors outlined in this report pertaining to the issues of the front parking pad at 527 Russell Hill Road, in this instance:

- (1) the licence issued to the owner of 527 Russell Hill Road not be rescinded;

- (2) the ramp servicing 527 Russell Hill Road be reduced to 3.05 m in width and outer boulevard restored at the City's expense; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**New Items:**

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

**(Postponed from October 18, 2005 and November 15 and 16, 2005)**

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

**Recommendations:**

It is recommended that:

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

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

**(Postponed from November 15 and 16, 2005)**

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

**Recommendations:**

It is recommended that:

- (1) the request for a variance be approved to permit, for identification purposes, an illuminated fascia sign on an existing bulkhead located on the front elevation of the building at 393 Queen Street West; and

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

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

**(Postponed from November 15 and 16, 2005)**

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

Recommendations:

It is recommended that:

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

**143. Request for Endorsement of Event for Liquor Licensing Purposes (Wards 18, 19, 20 and 28)**

Communication (August 25, 2006) from Verle Mobbs, Canadian Music Week, requesting that Canadian Music Week be declared an event of municipal significance and state its support of an extension of liquor licences for the following establishments until 4:00 a.m., March 7-10, 2007:

-	Bovine Sex Club	542 Queen Street West	Ward 20
-	Big BOP (Reverb)	651 Queen Street West	Ward 19
-	Drake Hotel	1150 Queen Street West	Ward 19
-	El Mocambo	464 Spadina Avenue	Ward 20
-	Horseshoe Tavern	370 College Street West	Ward 20
-	Lee's Palace	529 Bloor Street West	Ward 20
-	MOD Club Theatre	720 College Street	Ward 19
-	Pipers Bar & Eatz	Royal York Hotel, 1 Front Street West	Ward 28
-	Revival	783 College Street	Ward 19
-	Rivoli	332 Queen Street West	Ward 20
-	Silver Dollar	486 Spadina Avenue	Ward 20