

THE CITY OF TORONTO

City Clerk's Division

Minutes of The Midtown Community Council

Meeting No. 8

Wednesday, September 12, 2001

The Midtown Community Council met on Wednesday, September 12, 2001 in the Council Chambers, North York Civic Centre, Toronto, commencing at 9:38 a.m.

Members Present:

Councillor Michael Walker, Chair
Councillor Joanne Flint, Vice-Chair
Councillor Anne Johnston
Councillor Joe Mihevc
Councillor Jane Pitfield

Regrets: Councillor Denzil Minnan-Wong

Confirmation of Minutes.

On motion by Councillor Pitfield, the Minutes of the meeting of the Midtown Community Council held on July 10, 2001, were confirmed.

**Moment of Silence in Memory
of the Innocent Victims of the
Terrorist Attack on the U. S. A., September 11, 2001**

Councillor Walker, Chair, called the meeting to order and read the following statement:

“Yesterday there occurred a horrible and vicious act of terrorism upon tens of thousands of innocent American citizens.

This barbaric act is a total violation of the rule of law and an attack against our democracy.

Our hearts go out to all the innocent victims and to their families and to the citizens and the government of the United States.

Together we shall all overcome!"

The Midtown Community Council unanimously adopted a motion to recognize the memory of the innocent victims of the terrorist attack on the U.S. A. on September 11, 2001.

The Midtown Community Council rose and observed a moment of silence in memory of all those innocent victims and their families.

(Clause No. 35(a) , Report No. 7)

8.1 Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 42 Walker Avenue. (St. Paul's - Ward 22)

The Midtown Community Council had before it a report (August 23, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking at 42 Walker Avenue, which does not meet the requirements of the Code; advising that there no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council deny the application for front yard parking at 42 Walker Avenue;

OR

- (2) City Council approve the application to permit front yard parking at 42 Walker Avenue, subject to:
 - (a) the maximum dimensions of the parking area not exceeding 1.6 m by 5.9 m;
 - (b) a formal poll being conducted and that such poll have a favourable result;
 - (c) a minimum clearance of 2.4 m being maintained between the existing tree and the proposed parking area;

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- (d) there being no grade reduction or root cutting between 2.4 m and 4.0 m from the base of the tree;
- (e) all work being carried out in accordance with the requirements of the Forestry Section with respect to existing tree;
- (f) the parking area being paved with semi-permeable paving materials, i.e., ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
- (g) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

The Midtown Community Council also had before it the following communications:

- (i) (September 6, 2001) from Ernest Rovet, Barrister and Solicitor, supporting the application for front yard parking; and
- (ii) (September 11, 2001) from William G. Waters, Toronto, supporting the application for front yard parking.

Paul Richardson, Toronto, appeared before the Midtown Community Council in connection with the foregoing matter.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of Recommendation No. 2 contained in the report (August 23, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, viz:

“City Council approve the application to permit front yard parking at 42 Walker Avenue, subject to:

- (a) the maximum dimensions of the parking area not exceeding 1.6 m by 5.9 m;

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- (b) a formal poll being conducted and that such poll have a favourable result;
- (c) a minimum clearance of 2.4 m being maintained between the existing tree and the proposed parking area;
- (d) there being no grade reduction or root cutting between 2.4 m and 4.0 m from the base of the tree;
- (e) all work being carried out in accordance with the requirements of the Forestry Section with respect to existing tree;
- (f) the parking area being paved with semi-permeable paving materials, i.e., ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and

- (g) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.”

Councillor Walker resumed the Chair.

(Clause No. 1, Report No. 7)

**8.2 Request for an Exemption from Chapter 400
of the Former City of Toronto Municipal
Code to Permit Front Yard Parking at
124 Heath Street West.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 23, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking at 124 Heath Street West, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) City Council deny the application for front yard parking at 124 Heath Street West;
- OR
- (2) City Council approve driveway widening at 124 Heath Street West, as shown on Appendix 'A', notwithstanding that the mutual driveway exceeds 2.6 m in width, subject to:
 - (a) the parking area not exceeding 2.1 m by 5.37 m in dimension;
 - (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services;

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- (c) the existing veranda steps be relocated to facilitate construction of the parking pad; and
- (d) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code;

OR

- (3) City Council approve the application for front yard parking at 124 Heath Street West, as shown on Appendix 'B', notwithstanding that there is an existing driveway and parking on-site and that the required landscaped space would not be provided, subject to:
 - (a) a formal poll being conducted and that such poll have a favourable result;
 - (b) the parking area not exceeding 2.6 m by 5.9 m in dimension;
 - (c) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
 - (d) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

The Midtown Community Council also had before it a communication (September 10, 2001) from Catherine A. Lyons, Goodmans, requesting that the item be deferred.

The following persons appeared before the Midtown Community Council in connection with the foregoing matter:

- Catherine A. Lyons, Goodmans; and
- Cherrida Gray-Messinger

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council deferred consideration of the report (August 23, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, to its next meeting.

Councillor Walker resumed the Chair.

(Commissioner, Works and Emergency Services; c. Manager, Right of Way Management, Transportation Services, District 1; Interested Parties - September 13, 2001)

(Clause No. 35(b), Report No. 7)

8.3 Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Joint Angled Front Yard Parking at 63 and 65 Ellsworth Avenue. (St. Paul's - Ward 21)

The Midtown Community Council had before it a report (August 21, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit joint angled front yard parking at 63 and 65 Ellsworth Avenue, which does not meet the requirements of the Code; advising that there no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council deny the application for joint front yard parking at 63 and 65 Ellsworth Avenue;

OR

- (2) City Council approve the application for joint front yard parking at 63 and 65 Ellsworth Avenue with parking perpendicular to the City sidewalk, as shown on Appendix 'A', subject to:
 - (a) a formal poll being conducted and that such poll have a favourable result;
 - (b) the parking area for each location not exceeding 2.6 m by 5.4 m in dimension;
 - (c) the veranda stairs being relocated to facilitate the parking area;
 - (d) the parking areas being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and

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- (e) the applicants paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

OR

- (3) City Council approve the application for joint angled front yard parking at 63 and 65 Ellsworth Avenue, as shown on Appendix 'B', notwithstanding that the required setback cannot be provided, subject to:
 - (a) a formal poll being conducted and that such poll have a favourable result;
 - (b) the parking area for each location not exceeding 2.4 m by 5.0 m in dimension;
 - (c) the parking areas being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
 - (d) the applicants paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

The Midtown Community Council also had before it the following communications:

- (i) (September 10, 2001) from V. Day, V. Monticciolo and Anne Landrey, Toronto, opposing the application for front yard parking;
- (ii) (not dated) from Virginia Brooks, offering support for the joint application to allow angled front-yard parking;
- (iii) (September 11, 2001) from Virginia Brooks, offering remarks regarding the joint application to allow angled front-yard parking; and
- (iv) (not dated) from Reverend Susan J. Bell, offering remarks regarding the joint application to allow angled front-yard parking.

The following persons appeared before the Midtown Community Council in connection with the foregoing matter:

- Susan Bell;
- Eric Robertson; and
- Veronica Visentin.

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On motion by Councillor Mihevc, the Midtown Community Council recommended to Council:

- (1) adoption of Recommendation No.(1), contained in the report (August 23, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, viz:

“City Council deny the application for joint front yard parking at 63 and 65 Ellsworth Avenue;”
and

- (2) that the application fees be returned to the applicants.

(Clause No. 2 , Report No. 7)

8.4 Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Two Vehicles at 110 Manor Road East. (St. Paul’s - Ward 22)

The Midtown Community Council had before it a report (August 21, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening for two vehicles at 110 Manor Road East, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) City Council deny the request to permit driveway widening for two vehicles at 110 Manor Road East;

OR

- (2) City Council approve the request to permit driveway widening for two vehicles at 110 Manor Road East, subject to:
- (a) the parking area for each space not exceeding 2.1 m by 5.9 m in dimension; and
 - (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.

Julian Hay, appeared before the Midtown Community Council in connection with the foregoing matter.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of Recommendation No. (2), contained in the report (August 23, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, viz:

“City Council approve the request to permit driveway widening for two vehicles at 110 Manor Road East, subject to:

- (a) the parking area for each space not exceeding 2.1 m by 5.9 m in dimension; and

- (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.”

Councillor Walker resumed the Chair.

(Clause No. 3, Report No. 7)

**8.5 Maintenance of a Wooden Fence Within
the Public Right of Way - 241 Belsize Drive.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 22, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on the property owner's request to maintain a wooden picket fence within the public right of way fronting 241 Belsize Drive; advising that there no financial implications resulting from the adoption of this report; and recommending that City Council approve the maintenance of the wooden fence within the public right of way fronting 241 Belsize Drive, subject to the owner:

- (1) modifying the fence to eliminate the spike tops;
- (2) modifying the swing of the gate in towards the property owner's home;
- (3) realigning the westerly portion of the fence so it does not encroach onto the public right of way fronting 239 Belsize Drive; and
- (4) entering into an encroachment agreement with the City of Toronto, as prescribed under Chapter 313 of the former City of Toronto Municipal Code.

The following persons appeared before the Midtown Community Council in connection with the foregoing matter:

- Pauline Rienboth; and
- Julie Brady.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of Recommendations Nos. (3) and (4) contained in the foregoing report; viz

That City Council approve the maintenance of the wooden fence within the public right of way fronting 241 Belsize Drive, subject to the owner:

- “(a) realigning the westerly portion of the fence so it does not encroach onto the public right of way fronting 239 Belsize Drive; and
- (b) entering into an encroachment agreement with the City of Toronto, as prescribed under Chapter 313 of the former City of Toronto Municipal Code.”;

and, further, that the wooden fence be permitted to remain ‘as is’ on the public right-of-way fronting 241 Belsize Drive.

Councillor Walker resumed the Chair.

(Clause No. 4 , Report No. 7)

**8.6 Conversion of Austin Terrace - Between Bathurst Street and Hilton Avenue - from “Street Name Based Permit Parking” to “Area Based Permit Parking”.
(St. Paul’s - Ward 21)**

The Midtown Community Council had before it a report (August 21, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on the conversion of permit parking on Austin Terrace, between Bathurst Street and Hilton Street, from “Street Named Permit Parking” to “Area Based Permit Parking”, with the current operating hours of 12:01 a.m. to 10:00 a.m.; advising that there no financial implications resulting from the adoption of the report; and recommending that:

- (1) the permit parking program on Austin Terrace, between Bathurst Street and Hilton Avenue, be converted from “Street Name Based Permit Parking” to “Area Based Permit Parking”; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 5, Report No. 7)

**8.7 Introduction of Permit Parking on the South Side of Davenport Road - Between Bathurst Street and Kendal Avenue.
(St. Paul’s - Ward 21)**

The Midtown Community Council had before it a report (August 24, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on the introduction of permit parking on the south side of Davenport Road, between Bathurst Street and Kendal Avenue, on an area basis, within permit area 5B, to operate during the hours of 12:01 a.m. to 10:00 a.m., 7 days a week; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) permit parking be introduced on the south side of Davenport Road, between Bathurst Street and Kendal Avenue, on an area basis, within permit area 5B, to operate during the hours of 12:01 a.m. to 10:00 a.m., 7 days a week;

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- (2) Part P of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate the south side of Davenport Road , between Bathurst Street and Kendal Avenue;
- (3) the one hour parking restriction between Bathurst Street and Kendal Avenue, be amended from 8:00 a.m. to 6:00 p.m., Monday to Friday, to 10:00 a.m. to 6:00 p.m., Monday to Friday; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 6, Report No. 7)

**8.8 Request to Extend Parking Prohibition
from 5:00 a.m. to 8:00 a.m. on Conrad Avenue
and Turner Road.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (July 30, 2001) from the Acting City Clerk, advising that Council, at its meeting on July 24, 25 and 26, 2001, struck out and referred Clause No. 15 contained in Report No. 6 of the Midtown Community Council headed "Request to Extend Parking Prohibition from 5:00 a.m. to 8:00 a.m. on Conrad Avenue and Turner Road (St. Paul's - Ward 21)", back to the Community Council for further consideration.

George Kolodziejczak, Toronto, appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Mihevc, the Midtown Community reports having deferred consideration of the foregoing matter until such time as:

- (1) the Ward Councillor has conducted a poll (with staff providing assistance in the wording of such poll); and

- (2) the Director, Transportation Services, District 1, having conducted a study on traffic volume on Conrad Avenue and Tyrell Avenue, and reporting back thereon with a view to changing the speed limits to 30 kmh.

(Commissioner, Works and Emergency Services; c. Councillor Mihevc; Director, Transportation Services, District 1; Interested Parties - September 13, 2001)

(Clause No. 35(c) , Report No. 7)

**8.9 Designation of 35 Woodlawn Avenue West
("Woodlawn")/William Hume Blake House).
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (July 31, 2001) from the Acting City Clerk, reporting on designating the property at 35 Woodlawn Avenue West for architectural and historical reasons under Part IV of the Ontario Heritage Act: advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 35 Woodlawn Avenue West for architectural and historical reasons under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 7 , Report No. 7)

**8.10 330 Spadina Road - Removal of Eight Private Trees.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 21, 2001) from the Commissioner, Economic Development, Culture and Tourism, reporting on a request filed in connection with Official Plan Amendment, Rezoning and Site Plan Approval Application's Nos. 301024 and 100008, for a permit to:

- remove one privately owned 75 centimetre diameter Willow;
- remove one privately owned 40 centimetre diameter European beech;
- remove one privately owned 33 centimetre diameter Blue spruce;
- remove one privately owned 34 centimetre diameter Scots pine;
- remove one privately owned 35 centimetre diameter Schwedler Norway maple;
- remove one privately owned 90 centimetre diameter Willow;
- remove one privately owned 35 centimetre diameter Scots pine; and
- remove one privately owned 35 centimetre diameter Blue spruce;

advising that there no financial implications resulting from the adoption of the report and recommending that:

- (1) the request for a permit for tree removal at 330 Spadina Road be denied; or
- (2) the request for a permit for tree removal at 330 Spadina Road be approved subject to:
 - (a) the trees in question not being removed until permitted construction and/or demolition related activities in accordance with plans approved under Official Plan Amendment, Rezoning and Site Plan Approval Application's Nos. 301024 and 100008 commence which warrant the destruction of the trees.
 - (b) the applicant agreeing to plant replacement trees to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.

On motion by Councillor Mihevc, the
Midtown Community Council
recommended that the request for a permit
for tree removal at 330 Spadina Road, be
denied.

(Clause No. 8, Report No. 7)

**8.11 Request for Variance from the Former
Borough of East York Sign By-law
Requirements for the Property at
85 Thorncliffe Park Drive.
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (July 4, 2001) from the Manager, Building, East District Field Office, reporting on a proposal to install one identification ground sign and five directional signs, at the driveways to the apartment buildings, not in compliance with requirements of the former Borough of East York Sign By-law No. 64-87, as amended; advising that there are no financial implications; and recommending that the Midtown Community Council deny the variance from the requirements of the former Borough of East York Sign By-law to install one identification ground sign, but grant the variance to install five directional signs, at the driveway to the apartment buildings, at 85 Thorncliffe Park Drive.

Tim Kennedy, Alltrade Contracting, appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Pitfield, the Midtown Community Council recommended that Council grant the variance from the requirements of the former Borough of East York Sign By-law to install five directional signs at the driveway to the apartment buildings at 85 Thorncliffe Park Drive; and, further, deferred consideration of the request for variance from the requirements of the former Borough of East York Sign By-law to install one identification ground sign, sine die.

(Commissioner, Urban Development Services; c. Councillor Pitfield; Manager, Building, East District; Vincent G. Fruscione, Project Manager/Owner, Alltrade Contracting; Tim Kennedy, Alltrade Contracting - September 13, 2001)

(Clause No. 9, Report No. 7)

**8.12 1819 Yonge Street - Application No. 901053
Request for Approval of Minor Variances
from Chapter 297 - Signs - of the Former
City of Toronto Municipal Code.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 3, 2001) from the Director, Community Planning, South District, reviewing and making recommendations for an application for minor variances to maintain, for identification purposes, an existing illuminated canopy sign "Ethan Allen" in the form of individual letters at 1819 Yonge Street; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) City Council approve Application No. 901053 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, an illuminated canopy sign in the form of individual letters at 1819 Yonge Street; and
- (2) the applicant be advised, upon approval of Application No. 901053, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 10, Report No. 7)

**8.13 396 (396-480) St. Clair Avenue West
- Application No. 901055 Request
for Approval of a Minor Variance
from Chapter 297 - Signs - of the
Former City of Toronto Municipal Code.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 20, 2001) from the Director, Community Planning, South District, reviewing and making recommendations for an application for a minor variance to permit, for identification purposed, two non-

illuminated projecting banner signs on two existing roof-top light standard poles located on a single-storey building at 396 (396-480) St. Clair Avenue West; advising that their no financial implications resulting from the adoption of the report; and recommending that:

- (1) City Council approve Application No. 901055 for a minor variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two non-illuminated projecting banner signs on two existing roof-top light standard poles located on a single-storey building at 396 (396-480) St. Clair Avenue West; and
- (2) the applicant be advised, upon approval of Application No. 901055, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 11, Report No. 7)

**8.14 Request to Amend Development Agreement
105 Rowena Drive.
(Don Valley East - Ward 34)**

The Midtown Community Council had before it a report (August 23, 2001) from the Director, Community Planning, North District, seeking Council's direction in response to a request from MCLD Architects Inc. to amend the existing Development Agreement for the lands at 105 Rowena Drive; advising that there no financial implications resulting from the adoption of the report; and recommending that City Council authorize the City Solicitor to make necessary amendments to the existing Development Agreement, dated January 26, 1967, as it relates to the number of units permitted in the existing apartment building located at 105 Rowena Drive.

On motion by Councillor Flint, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 12, Report No. 7)

**8.15 Residential Demolition Application -
256 Warren Road.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 23, 2001) from the Commissioner, Urban Development Services, respecting the demolition application for 256 Warren Road; and recommending that City Council choose one of the following recommendations:

- (1) that the application to demolish the subject residential building be refused by City Council, since no replacement building is proposed at this time; or
- (2) that the application to demolish the subject residential building be granted by City Council, provided:
 - (a) that a replacement building is erected on the site not later than two (2) years from the day demolition of the existing building is commenced; and
 - (b) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like matter as municipal taxes, the sum of twenty-thousand (\$20,000.00) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued; or
- (3) that the application to demolish the subject residential building be granted without conditions.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the
Midtown Community Council
recommended to Council adoption of
Recommendation No. (3) contained in the
report (August 23, 2001) from the
Commissioner, Urban Development
Services, viz:

“that the application to
demolish the subject
residential building be
granted without conditions”.

Councillor Walker resumed the Chair.

(Clause No. 13, Report No. 7)

**8.16 Residential Demolition Application -
19 Alexandra Boulevard.
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (August 24, 2001) from the Commissioner, Urban Development Services, respecting the demolition application for 19 Alexandra Boulevard; and recommending that City Council choose one of the following recommendations:

- (1) that the application to demolish the subject residential building be refused by City Council, since no permit application for a replacement building had been made at this time; or
- (2) that the application to demolish the subject residential building be granted by City Council, provided:
 - (a) that a replacement building is erected on the site not later than two (2) years from the day demolition of the existing building is commenced; and
 - (b) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand (\$20,000.00) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued; or
- (3) that the application to demolish the subject residential building be granted without conditions.

The Midtown Community Council also had before it a communication (September 11, 2001 from Rollin Stanley, Toronto, providing information regarding the property at 19 Alexandra Boulevard.

The following persons appeared before the Midtown Community Council in connection with the foregoing matter:

- Sharyn Vincent, on behalf of Trull Funeral Homes;
- Mary Kerber, and provided a written submission;
- William Cunningham; and
- Anne McAlear.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council that the application to demolish the subject residential building be refused, and, further requested the Commissioner, Urban Development Services to:

- (a) in future, include with such reports background planning information; and
- (b) report to the Midtown Community Council on actions the City could take to ensure the subject property is kept in better repair, such report to include comment with respect to the use of the driveway.

(Commissioner, Urban Development Services - September 13, 2001)

(Clause No. 14, Report No. 7)

**8.17 Millwood Road - Between Cleveland Street and Bayview Avenue - Feasibility of Installing Speed Humps.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (July 26, 2001) from the Director, Transportation Services, District 1, responding to a request from Councillor Michael Walker to obtain authority to conduct a poll of residents for the installation of speed humps on Millwood Road, between Cleveland Street and Bayview Avenue; advising that there are no financial implications resulting from the receipt of the report; and recommending that the report be received for information.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council that:

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- (1) that appropriate staff be authorized to conduct a poll of eligible residents on Millwood Road, from Cleveland Street to Bayview Avenue, to determine resident support for a proposed speed hump plan, in accordance with the former City of Toronto policy;
- (2) that a by-law be prepared and public notice given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alteration of sections of the roadway on Millwood Road, from Cleveland Street to Bayview Avenue, for traffic calming purposes, described as follows:

“The construction of speed humps on Millwood Road, from Cleveland Street to Bayview Avenue, generally as shown on the attached print of Drawing No. 42IF-6093 dated July 2001”;
- (3) that pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act which has recently been enacted as Provincial legislation, notice of study commencement be given to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;
- (4) that the speed limit be reduced from 40 km/h to 30 km/h on Millwood Road from Cleveland Street to Bayview Avenue, coincident with

the implementation of speed humps;
and

- (5) that 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.

Councillor Walker resumed the Chair.

(Clause No. 15, Report No. 7)

**8.18 Belsize Drive - Between Yonge Street
and Tullis Road - Feasibility
of Installing Speed Humps.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 10, 2001) from the Director, Transportation Services, District 1, responding to a request from Councillor Michael Walker to obtain authority to conduct a poll of residents for the installation of speed humps on Belsize Drive, between Yonge Street and Mount Pleasant Drive; advising that there are no financial implications resulting from the receipt of this report; and recommending that this report be received for information.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council that:

- (1) that appropriate staff be authorized to conduct a poll of eligible residents on Belsize Drive, from Yonge Street to Tullis Road, to determine resident support for a proposed speed hump plan, in accordance with the former City of Toronto policy;
- (2) that a by-law be prepared and public notice given pursuant to the Municipal Act and Municipal Class

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Environmental Assessment Act for the alteration of sections of the roadway on Belsize Drive, from Yonge Street to Tullis Road, for traffic calming purposes, described as follows:

“The construction of speed humps on Belsize Drive, from Yonge Street to Tullis Road, generally as shown on the attached print of Drawing No. 42IF-6127 dated August 2001”;

- (3) that pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act which has recently been enacted as Provincial legislation, notice of study commencement be given to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;
- (4) that the speed limit be reduced from 40 km/h to 30 km/h on Belsize Drive from Yonge Street to Tullis Road, coincident with the implementation of speed humps; and
- (5) that 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.

Councillor Walker resumed the Chair.

(Clause No. 16, Report No. 7)

**8.19 Chiltern Hill Road - East Side - from
First Laneway South of Eglinton Avenue West
to Dewbourne Avenue - Adjustment to Existing
Parking Prohibition.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 27, 2001) from the Director, Transportation Services, District 1, responding to a request to consider changing the parking prohibition on the east side of Chiltern Hill Road, to provide longer duration parking for both residents and visitors; advising that funds associated with the adjustment of the parking regulations on Chiltern Hill Road, estimated at \$200.00, are contained in the Transportation Services Division, 2001 Operating Budget; and recommending that:

- (1) the City Clerk undertake a poll of the residents on both sides of Chiltern Hill Road, between Eglinton Avenue West and Dewbourne Avenue, to determine majority support in adjusting the existing "No parking from 8:00 a.m. to 6:00 p.m., Monday to Saturday" restriction on the east side of Chiltern Hill Road from the first laneway south of Eglinton Avenue West to Dewbourne Avenue so as to be in effect from 10:00 a.m. to 4:00 p.m., Monday to Saturday";
- (2) subject to the poll results indicating a majority of residents are in favour, Uniform Traffic By-law Nos. 196-84 and 2958-94 be amended to prohibit parking on the east side of Chiltern Hill Road from the first laneway south of Eglinton Avenue West to Dewbourne Avenue, from 10:00 a.m. to 4:00 p.m., Monday to Saturday, and rescind the existing "No parking from 8:00 a.m. to 6:00 p.m., Monday to Saturday" prohibition within the same boundaries; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of the foregoing report, and, further, requested Transportation Services staff to provide, in plain language, an information sheet, explaining the effects of proposed

regulations, such information sheet to be included in the mailing of the poll.

(Director, Transportation Services, District 1; c. Commissioner, Works and Emergency Services; Teresa Carmichael, Transportation Technologist, District - Central; Administrator, Midtown Community Council - September 13, 2001)

(Clause No. 17, Report No. 7)

8.20 St. Clair Avenue West - from a Point 48.5 Metres West of Bathurst Street to Vaughan Road - Adjustment to Parking Regulations. (St. Paul's - Ward 21)

The Midtown Community Council had before it a report (August 10, 2001) from the Director, Transportation Services, District 1, reporting on a request from Councillor Joe Mihevc to introduce a "No Stopping from 7:00 a.m. to 9:30 a.m., Monday to Friday" regulation on the south side of St. Clair Avenue West, from a point 48.5 metres west of Bathurst Street to Vaughan Road; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$500.00 are contained in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) stopping be prohibited from 7:00 a.m. to 9:30 a.m., Monday to Friday, on the south side of St. Clair Avenue West, from a point 48.5 metres west of Bathurst Street to Vaughan Road; and
- (2) the appropriate City officials be requested to take whatever action is required to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 18, Report No. 7)

**8.21 North Leaside - Amendments to
Parking Regulations.
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (August 24, 2001) from the Director, Transportation Services, District 1, recommending parking regulation amendments on several roadways within the North Leaside neighbourhood, in order to deter non-resident daytime parking; advising that funds in the amount of \$5,000.00 associated with the installation of appropriate signs are contained in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) a “One-Hour Parking, 10:00 a.m. to 6:00 p.m., Monday to Friday” regulation be enacted, on both sides of Glenvale Boulevard, between Hanna Road and Sutherland Drive, subject to the favourable results of polling of the affected residents, conducted according to the policy of the former Borough of East York;
- (2) a “One-Hour Parking, 11:00 a.m. to 6:00 p.m., Monday to Friday” regulation be enacted, on both sides of Glenvale Boulevard, between Sutherland Drive and Laird Drive, subject to the favourable results of polling of the affected residents, conducted according to the policy of the former Borough of East York;
- (3) a “One-Hour Parking, 10:00 a.m. to 6:00 p.m., Monday to Friday” regulation be enacted, on both sides of Tanager Avenue, Beaufield Avenue, Sutherland Avenue and Glenbrae Avenue, between Glenvale Boulevard and Broadway Avenue, subject to the favourable results of polling of the affected residents, conducted according to the policy of the former Borough of East York;
- (4) a “No Parking, 8:00 a.m. to 10:00 a.m., Monday to Friday” regulation be enacted, on both sides of Glenvale Boulevard, between Rumsey Road and Sutherland Drive, subject to the favourable results of polling of the affected residents, conducted according to the policy of the former Borough of East York;
- (5) a “No Parking, 8:00 a.m. to 10:00 a.m., Monday to Friday” regulation be enacted, on both sides of Tanager Avenue, Beaufield Avenue, Sutherland Avenue and Glenbrae Avenue, between Glenvale Boulevard and Broadway Avenue, subject to the favourable results of polling of the affected residents, conducted according to the policy of the former Borough of East York; and
- (6) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 19, Report No. 7)

**8.22 Hillsdale Avenue East - Between Mount Pleasant Road and Forman Avenue - Feasibility of Installing Speed Humps.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (July 27, 2001) from the Director, Transportation Services, District 1, responding to a request from Councillor Michael Walker to obtain authority to conduct a poll of residents for the installation of speed humps on Hillsdale Avenue East, between Mount Pleasant Road and Bayview Avenue; advising that there no financial implications resulting from the receipt of this report; and recommending that this report be received for information.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents on Hillsdale Avenue East, from Mount Pleasant Road to Forman Avenue, to determine resident support for a proposed speed hump plan, in accordance with the former City of Toronto policy;
- (2) a by-law be prepared and public notice given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alteration of sections of the roadway on Hillsdale Avenue East, from Mount Pleasant Road to Forman Avenue, for traffic calming purposes, described as follows:

“The construction of speed humps on Hillsdale Avenue East, from Mount Pleasant Road to Forman Avenue, generally as shown on the attached print of Drawing No. 42IF-6032 dated April 2001”;

- (3) that pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act which has recently been enacted as Provincial legislation, notice of study commencement be given to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;
- (4) that the speed limit be reduced from 40 km/h to 30 km/h on Hillsdale Avenue East from Mount Pleasant Road to Forman Avenue, coincident with the implementation of speed humps; and
- (5) that 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.

Councillor Walker resumed the Chair.

(Clause No. 20, Report No. 7)

**8.23 All Way Stop Control - Haddington Avenue
at Kelso Avenue.
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (July 31, 2001) from the Director, Transportation Services, District 3, commenting on the feasibility of installing an all way stop control at the intersection of Haddington Avenue at Kelso Avenue; advising that there are no financial implications; and recommending that the report be received for information.

Terry Gorrie, Business Administrator, Children's Montessori Independent School appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council the installation of an all-way stop control at the intersection of Haddington Avenue and Kelso Avenue and that appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(Clause No. 21, Report No. 7)

**8.24 Installation of On-Street Parking
Spaces for Persons With Disabilities.
(Eglinton-Lawrence - Ward 16, St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 27, 2001) from the Director, Transportation Services, District 1, reporting on requests for the installation of on-street disabled persons' parking spaces; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$600.00 are contained in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) the installation of disabled on-street 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.

The Midtown Community Council also had before it a communication (September 11, 2001) from Councillor Anne Johnston, requesting that Transportation staff report to the October 23, 2001 Midtown Community Council on a short-term solution to accommodate disabled residents needing on-street parking spaces.

On motion by Councillor Johnston, the Midtown Community Council recommended to Council adoption of the foregoing report, and, further, requested that the Director, Transportation Services, District 3, report to the October 23, 2001 Midtown Community Council meeting on a short-term solution to accommodate disabled residents needing on-street parking spaces.

(Director, Transportation Services, District 1; c
Commissioner, Works and Emergency Services -
September 13, 2001)

(Clause No. 22, Report No. 7)

**8.25 Proposed Installation of Speed Bumps in First
Public Lane East of Yonge Street Between
Pleasant Boulevard and Rosehill Avenue.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 27, 2001) from the Director, Transportation Services, District 1, reporting on the proposed installation of speed bumps in a public lane; advising that the implementation cost of this proposal is approximately \$900.00, funds for which are contained in the Works and Emergency Services Department's 2001 Capital Programme for Public Laneway Improvements; and recommending that:

- (1) the installation of speed bumps in the first public lane east of Yonge Street, between Pleasant Boulevard and Rosehill Avenue, of the type and design noted and at the locations shown on Drawing No. 421F-6083 dated July, 2001, be approved; and
- (2) the appropriate City officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report.

Councillor Pitfield was recorded as voting in the negative.

Councillor Walker resumed the Chair.

(Clause No. 23, Report No. 7)

**8.26 Atlas Avenue - from Dundurn Crescent to Vaughan Road - Request for Installation of Speed Humps.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 28, 2001) from the Director, Transportation Services, District 1, responding to a request from Councillor Joe Mihevc to obtain authority to conduct a poll of residents of Atlas Avenue, from Dundurn Crescent to Vaughan Road, to determine support for the installation of speed humps; advising that there no financial implications resulting from the receipt of this report; and recommending that this report be received for information.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council that:

- (1) that the City Clerk be authorized to conduct a poll of eligible residents on Atlas Avenue, from Dundurn Crescent to Vaughan Road, to determine resident support for a proposed speed hump plan, in accordance with the former City of York speed hump policy;
- (2) that a by-law be prepared and public notice given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alteration of sections of the

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roadway on Atlas Avenue, from Dundurn Crescent to Vaughan Road, for traffic calming purposes, described as follows:

“The construction of speed humps on ATLAS AVENUE, from Dundurn Crescent to Vaughan Road, generally as shown on the attached print of Drawing No. 421F-6177, dated August, 2001;

- (3) that pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act which has recently been enacted as Provincial legislation, notice of study commencement be given to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;
- (4) that the speed limit be reduced from 40 kilometres per hour to 30 kilometres per hour on Atlas Avenue, from Dundurn Crescent to Vaughan Road, coincident with the implementation of speed humps; and
- (5) that 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.

Councillor Pitfield was recorded as voting in the negative.

(Clause No. 24, Report No. 7)

**8.27 Installation of “Stop” Control
Hanna Road and Leacrest Road.
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (August 24, 2001) from the Director, Transportation Services, District 1, reporting on the implementation of a “Stop” Control for the southbound approach on Hanna Road at its intersection with Leacrest Road; advising that funds to cover the cost of installing the appropriate sign are contained in the Transportation Services Division 2001 Current Budget estimates; the estimated cost for this work is \$200.00; and recommending that:

- (1) “Stop” Control be established for southbound traffic on Hanna Road at Leacrest Road; and
- (2) the appropriate City officials be authorized to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Pitfield, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

(Clause No. 25, Report No. 7)

**8.28 Stopping Prohibitions - Duncan Mill Road.
(Don Valley East - Ward 34)**

The Midtown Community Council had before it a report (August 27, 2001) from the Director, Transportation Services, District 3, reporting on extending the existing stopping prohibitions on the north side of Duncan Mill Road, west of Don Mills Road; advising that all costs associated with the implementation of the stopping prohibitions are included within the District 3 Transportation Services Division’s Operating Budget; and recommending that:

- (1) schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the, “No Stopping Any Time, Monday to Friday,” prohibition, on the north side of Duncan Mill Road, from a point 370 metres east of the easterly limit

of Lesmill Road to a point 150 metres west of the westerly limit of Don Mills Road; and

- (2) schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at any time, Monday to Friday, on the north side of Duncan Mill Road, from a point 370 metres east of the easterly limit of Lesmill Road to the westerly limit of Don Mills Road.

On motion by Councillor Flint, the Midtown
Community Council recommended to
Council adoption of the foregoing report.

(Clause No. 26, Report No. 7)

**8.29 Parking Prohibitions - Old York Mills Road.
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (August 29, 2001) from the Director, Transportation Services, District 3, reporting on installing parking prohibitions on both sides of Old York Mills Road, from Yonge Street to York Mills Road; advising that all cost associated with the installation of parking prohibitions are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the "No Parking Anytime" prohibition on the south side of Old York Mills Road, from a point 45.75 metres east of the easterly limit of Yonge Street to a point 106.75 metres east of the easterly limit of Yonge Street;
- (2) schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the "No Stopping, 6:00 a.m. to 11:00 p.m., Monday to Saturday" prohibition on the south side of Old York Mills Road, from the easterly limit of Yonge Street to a point 45.75 metres east of the easterly limit of Yonge Street;
- (3) schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the "No Stopping Anytime" prohibition on the west side of Old York Mills Road, from the southerly limit of York Mills Road to a point 45.75 metres south of the southerly limit of York Mills Road;
- (4) schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the "No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday" prohibition on the south side of Old York Mills Road, from the southerly limit of York Mills Road to the northerly limit of Campbell Crescent; and

- (5) schedule VIII of By-law No. 31001, of the former City of North York, be amended to add “No Parking Anytime” prohibitions on both sides of Old York Mills Road, from the easterly limit of Yonge Street to the southerly limit of York Mills Road.

On motion by Councillor Flint, the Midtown Community Council recommended to Council adoption of the foregoing report.

(Clause No. 27, Report No. 7)

**8.30 Preliminary Report - Application to Amend
 Zoning By-law No. 1-83 and Site Plan Control
 Application No. TD CBM 2001 0005 - 203, 205, 207,
 211, 213, 215 and 217 Raglan Avenue.
 (St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 24, 2001) from the Director, Community Planning, West District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process; advising that there are no financial implications resulting from the adoption of the report and recommending that:

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

On motion by Councillor Mihevc, the Midtown Community Council adopted the foregoing report, and referred the matter to Clerk's and Planning staff accordingly.

(City Clerk, Attention Frank Baldassini; Director, Community Planning, West District; c. Interested Persons - September 13, 2001)

(Clause No. 35(d), Report No. 7)

**8.31 Preliminary Report - Application to Amend
the Official Plan - Bathurst Forest Hill Place
Apartments Ltd. - 1597 Bathurst Street.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (July 31, 2001) from the Director, Community Planning, South District, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

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

On motion by Councillor Mihevc, the
Midtown Community Council adopted the
foregoing report, and referred the matter to
Clerk's and Planning staff accordingly.

(City Clerk, Attention Frank Baldassini; Director,
Community Planning, South District; c. Interested Persons
- September 13, 2001)

(Clause No. 35(e), Report No. 7)

**8.32 Preliminary Report - Applications to
Amend the Official Plan to Permit the
Conversion of a Rental Apartment
Building to a Condominium and for
Draft Plan of Condominium - Kenair
Apartments Limited - 619 and 625 Avenue
Road and 80-86 Oriole Road.
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 14, 2001) from the Director, Community Planning, South District, providing preliminary information on the

above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillors;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) notice of the Public Meeting under the Planning Act also serve as notice of public meeting required by the Council approved meeting requirements for condominium conversion and demolition applications.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the
Midtown Community Council adopted the
foregoing report, and referred the matter to
Clerk's and Planning staff accordingly.

Councillor Walker resumed the Chair.

(Director, Community Planning, South District; City Clerk,
Attention Frank Baldassini; c. Interested Persons -
September 13, 2001)

(Clause No. 35(f), Report No. 7)

**8.33 Final Report - Application to Amend the
Official Plan and Zoning By-law North East
Corner of Don Mills Road and Eglinton Avenue
East - Vincent Planning Consultants on Behalf
of Loblaw Properties Ltd.
(Don Valley West - Ward 26)**

At this point in the proceedings, the Midtown Community Council held a public meeting in accordance with the Planning Act and notice of this meeting was given pursuant to section 17(15(c) of the Planning Act.

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The Midtown Community Council had before it a report (August 21, 2001) from the Director, Community Planning, North District, reviewing and recommending approval of an application to amend the Official Plan and the Zoning By-law for a 14,610 metre squared, food store, ancillary retail and service commercial uses at the north-east corner of Don Mills Road and Eglinton Avenue East; advising that there are no financial implications resulting from the adoption of the report and recommending that City Council;

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, the owner is required to obtain site plan approval from the Director, Community Planning, North District.

The Midtown Community Council also had before it the following communications:

- (i) (September 5, 2001) from Mr. Murray H. Chusid, Blaney McMurtry, Barristers and Solicitors, addressing client concerns with respect to the Final Report;
- (ii) (September 7, 2001) from Mr. Ken Dunsmore, President, Don Mills Residents Inc., advising of motions passed at the September 5, 2001 Executive meeting of the Don Mills Residents Inc.;
- (iii) (August 29, 2001) from Mr. Marc Armstrong, Crowne Plaza Hotels, supporting the application; and
- (iv) (September 12, 2001) from A. M. Robinson.

The following persons appeared, before the Midtown Community Council in connection with the foregoing matter:

- (i) Stan Stevenson, and expressed concern respecting northbound traffic north of Wynford Drive and suggested the installation of an additional northbound lane on Don Mills Road;

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- (ii) Murray H. Chusid, Barrister and Solicitor, on behalf of Cadillac Fairview Corporation, requesting a deferral of this matter, restating points contained in his letter (September 5, 2001) to the City Clerk, expressing concerns with the impact of the property development on the Don Mills Shopping Centre;
- (iii) Robert Truman, on behalf of Branston Holdings and H. and R. Developments, expressing concern regarding the impact of the property development on the smaller plazas in the area and certain site plan concerns;
- (iv) Karl Frank, expressing concern respecting the location of the property development, suggesting the Loblaws store is too large for this area;
- (v) Ken Dunsmore, Don Mills Residents' Association Inc., suggesting a further meeting be held for the community;
- (vi) Sandy Robinson, Miller Thompson, requesting the matter be deferred to provide an opportunity to respond to the staff report and a further market study;
- (vii) Adam Brown, Brown Dryer Karol, on behalf of the applicant, responding to concerns expressed by the foregoing deputants suggesting the proposed development will provide employment opportunities, indicating the density is below that permitted; and
- (viii) Tom Smith, on behalf of Cadillac Fairview, requesting a deferral.

On motion by Councillor Pitfield, the Midtown Community Council, based on the findings of fact and conclusions, recommended to Council adoption of the foregoing report.

The Midtown Community Council advised Council that Councillor Pitfield has agreed to:

- (i) hold a further community meeting in October;
- (ii) invite Councillors Flint and Minnan-Wong to such meeting;
- (iii) advertise the meeting in her newsletter and the Don Mills Residents' Association Inc. Newsletter; and
- (iv) forward information resulting from this meeting to Planning staff so that it may be taken into consideration in the preparation of the site plan for this application.

(Commissioner, Urban Development Services; c. Director,
Community Planning, North District; Interested Persons -
September 13, 2001)

(Clause No. 28, Report No. 7)

**8.34 Final Report - Application to Amend the
Zoning By-law - 39 and 65 Sheldrake Boulevard
(Former Eglinton United Church Property)
65 Sheldrake Ltd.
(Don Valley West - Ward 25)**

At this point in the proceedings, the Midtown Community Council held a public meeting in accordance with the Planning Act and notice of this meeting was given pursuant to section 34(12) of the Planning Act.

The Midtown Community Council had before it a report (August 21, 2001) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend the Zoning By-law to permit the development of a three-storey, 35-unit apartment building, including conversion of the existing vacant church building at 39 and 65 Sheldrake Boulevard; advising that there are no financial implications resulting from the adoption of the report; and recommending that Council:

- (1) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Appendix B;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required and to introduce a Bill in Council substantially in the form of the draft Zoning By-law Amendment attached as Appendix B; and
- (3) require that, before introduction of the necessary Bill to City Council for enactment, the applicant enter into a Site Plan Undertaking under Section 41 of the Planning Act.

The Midtown Community Council also had before it the following communications:

- (i) (September 3, 2001) from Robert D. and Ms. Anne B. Wilson, opposing the proposed zoning by-law amendment application;
- (ii) (September 7, 2001) from Julien Hutchinson, providing remarks regarding the Zoning By-law Amendment Application; and

- (iii) (not dated) from Councillor Joanne Flint, submitting comment sheets regarding the proposal from 8 residents.

Alan Gordon, on behalf of 65 Sheldrake Ltd., appeared before the Midtown Community Council in support of the foregoing application.

On motion by Councillor Flint, the Midtown Community Council, based on the findings of fact and conclusions, recommended to Council adoption of the foregoing report.

(Clause No. 29, Report No. 7)

**8.35 Final Report
Bayview Institutions Context Plan.
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (August 27, 2001) from the Director, Community Planning, North District, reporting and recommending Principles and Guidelines to guide consideration of future development proposals for lands included within the Bayview Institutions Context Plan area; and recommending that City Council:

- (1) adopt the Context Plan Principles and Guidelines as an Appendix to the Official Plan for use as an implementation tool to guide the review of future development applications;
- (2) ensure that road access to the Canadian Institute for the Blind, the Bloorview MacMillan Centre, and the Toronto Rehabilitation Institute Rumsey Centre is provided by a public right-of-way to be established between Bayview Avenue and Rumsey Road by a common plan of subdivision, whereby the CNIB and the Bloorview MacMillan Centre will convey a 20 metre wide right-of-way to the City;
- (3) ensure that road access between Bayview Avenue and Rumsey Road will be restricted by a controlled access gate to be located between the stub end of Rumsey Road and the future public right-of-way. The block of land on which this gate will be erected will form part of the common plan of subdivision and be conveyed to the City for that purpose; and
- (4) ensure that residents and adjacent landowners have opportunity to be involved in any future applications for site plan through a formal program of community consultation.

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The Midtown Community Council also had before it the following communications:

- (i) (September 12, 2001) from Agnes Vermes, President, Leaside Property Owners Association Incorporated regarding controlling access to Bloorview MacMillan at Rumsey Road to help eliminate cut through traffic on local streets in Leaside;
- (ii) (September 12, 2001) from John Lohmus, IBI Group, regarding the Bayview Institutions Context Plan Guidelines;
- (iii) (September 12, 2001) from Jean Simpson, Executive Vice President and COO, Centre for Addiction and Mental Health;
- (iv) (September 12, 2001) Mark Rochon, President and CEO, Toronto Rehab;

The following persons appeared before the Midtown Community Council in connection with the foregoing matter:

- Tim Bermingham, Canadian National Institute for the Blind;
- Mark Rochon, President and CEO, Toronto Rehabilitation Institute and submitted a written brief;
- Robert Duffield, President, North Leaside Residents' Association Inc.;
- Bryan Smith, North Leaside Residents' Association Inc.;
- Carolyn Everson, Chair of the Board of Trustees, Bloorview MacMillan Children's Centre, and submitted a written brief; and
- Henri Dekker, Centre for Addiction and Mental Health.

On motion by Councillor Pitfield, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

Councillor Pitfield requested that the final report with respect to the rezoning application by the Bloorview MacMillan Centre be considered by the Midtown Community Council in the evening of a regularly scheduled meeting.

(Director, Community Planning, North District; c. City
Clerk, Attention Frank Baldassini; Commissioner, Urban
Development Services - September 13, 2001)

(Clause No. 30, Report No. 7)

**8.36 Sale of Surplus Spadina Corridor
Property - 173 Strathearn Road.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 28, 2001) from the Commissioner of Corporate Services, authorizing the disposal of the property known municipally as 173 Strathearn Road; advising that revenue of \$410,500.00, less closing costs and the usual adjustments, subject to the revenue sharing agreement with the Province pursuant to the former Metropolitan Corporate Administration Committee Report No. 25, Clause No. 1, approved on December 4, 1996, is anticipated; and recommending that:

- (1) the Offer to Purchase from Jodi Rose to purchase the property known municipally as 173 Strathearn Road, in the amount of \$410,500.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) the requirement to obtain a minimum deposit of 10 percent of the purchase price set out in Clause No. 14 (3) of Report No. 27 of the former Metropolitan Management Committee adopted on September 28, 1994 be waived;
- (3) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. NP2763;
- (4) the City Solicitor be authorized and directed to take the appropriate action, in conjunction with the Province of Ontario Officials and/or agents, to complete this transaction on behalf of the City of Toronto including making payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Mihevc, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

(Clause No. 31, Report No. 7)

**8.37 Sidewalk Construction on Birchwood Avenue
Between Gordon Road and Highland Crescent.
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a joint report (August 29, 2001) from the Director, Transportation Services, District 3, and the Acting Director, Engineering Services, Districts 3 and 4, confirming the conclusion of a sidewalk in conjunction with road reconstruction and resurfacing work proposed in 2002 on Birchwood Avenue between Gordon Road and Highland Crescent; advising that funding for the following sections of sidewalk construction on Birchwood Avenue are estimated as follows and are scheduled for inclusion in the 2002 Capital Works Budget Submission:

Location	Estimated Cost
(1) Between Highland Crescent and Beechwood Avenue	\$33,000.00
(2) Between Beechwood Avenue and York Mills Road	\$13,000.00
(3) Between York Mills Road and Gordon Road	\$27,000.00;

and recommending that:

- (1) approval be given to proceed with the construction of a sidewalk on the west side of Birchwood Avenue between Highland Crescent and Beechwood Avenue in conjunction with the proposed 2002 reconstruction of Birchwood Avenue between Highland Crescent and Beechwood Avenue;
- (2) approval be given to proceed with the construction of a sidewalk on the west side of Birchwood Avenue between York Mills Road and Gordon Road in conjunction with the proposed 2002 resurfacing of Birchwood Avenue between York Mills Road and Gordon Road;
- (3) approval be given to proceed with the construction of sidewalk on the west side of Birchwood Avenue between Beechwood Avenue and York Mills Road in conjunction with the proposed resurfacing or reconstruction of Birchwood Avenue; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The following persons appeared before the Midtown Community Council in connection with the foregoing matter:

- Ron Jordan;
- Don McGregor, and submitted a written brief; and
- Hayley Ohlig.

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On motion by Councillor Mihevc, as amended by Councillor Flint, the Midtown Community Council:

- (A) recommended to Council adoption of the foregoing report and, further, that:
 - (i) if it is necessary to remove the hedge on the west side of Birchwood Avenue in order to construct the sidewalk, a replacement hedge be installed at no cost to the owner; and
 - (ii) the residents be consulted regarding the types of pavement curb and possible traffic calming measures; and
- (B) requested the Director of Transportation Services, District 3, to submit a further report to the Midtown Community Council regarding:
 - (1) the feasibility of prohibiting left-hand turns from York Mills Road on to Birchwood Avenue between 7:30 a.m. and 9:30 a.m.; and
 - (2) the installation of an all-way stop control at the intersection of Beechwood Avenue and Birchwood Avenue.

(Commissioner, Works and Emergency Services; c. Director, Transportation Services, District 1; Director, Transportation Services, District 3; Acting Director, Engineering Services, Districts 3 and 4 - September 13, 2001)

(Clause No. 32, Report No. 7)

**8.38 Woodlawn Avenue West, Between
 Premises No. 24 and 34 - Implementation
 of a “No Parking” Regulation.
 (St. Paul’s - Ward 22)**

The Midtown Community Council had before it a report (August 30, 2001) from the Director, Transportation Services, District 1, reporting on a request from Councillor Michael Walker to address residents’ concerns regarding vehicles illegally parking and blocking residents’ driveways, by clearly identifying a parking prohibited area; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$400.00 are contained in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) parking be prohibited at anytime, on the north side of Woodlawn Avenue West, from a point 95 metres west of Yonge Street to a point 35.5 metres further west; 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.

Councillor Walker appointed Councillor Flint, Acting Chair, and vacated the Chair.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report.

Councillor Walker resumed the Chair.

(Clause No. 33, Report No. 7)

**8.39 Pathway in Humewood Park.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a communication (August 31, 2001) from Councillor Joe Mihevc, regarding complaints from residents in the vicinity of Humewood Park concerning the pathway on the Humewood Drive side of the park that connects two sections of the sidewalk.

On motion by Councillor Mihevc, the Midtown Community Council requested the Commissioner, Works and Emergency Services to assume responsibility for the winter maintenance of the subject path.

(Commissioner, Works and Emergency Services; c.
Commissioner, Economic Development, Culture and
Tourism; Councillor Mihevc - September 13, 2001)

(Clause No. 35 (g) Report No. 7)

**8.40 Cedarvale Community - Atlas Avenue with its
Intersections on Ava Road and Belvidere Avenue
ad Winona Avenue with its Intersections
of Ava Road and Belvidere Avenue - Alteration
to Existing Intersections.
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (September 11, 2001) from the Director, Transportation Services, District 1, reporting on a request by Councillor Joe Mihevc, on behalf of area residents, to repair the roadway and raised pedestrian crosswalks at the above-noted intersections due to the deterioration of the roadbed in the vicinity of these intersections; advising that funds in the estimated amount of \$183,000.00 to repair the roadway at the subject intersection sare available from under Transportation Division's Capital Budget, Account No. CTP 301-4; and recommending that:

- (1) approval be given to amend the existing highway alteration by-laws for the intersections of Atlas Avenue and Ava Road (By-law No. 628-1998); Atlas Avenue and Belvidere Avenue (By-law No. 629-1998); Winona Avenue and Ava Road (By-law No. 634-1998) and; Winona Avenue and Belvidere Avenue (By-law No. 636-1998), by removing the existing raised pedestrian walkways and replacing same with raised intersections, and further:

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- (a) that Schedule "A" of By-law No. 628-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. SK-2263;
 - (b) that Schedule "A" of By-law No. 629-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. SK-2265;
 - (c) that Schedule "A" of By-law No. 634-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. SK-2263; and
 - (d) that Schedule "A" of By-law No. 636-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. SK-2265; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Mihevc, the
Midtown Community Council
recommended to Council adoption of the
foregoing report.

(Clause No. 34, Report No. 7)

**8.41 Applications for Outdoor Patios.
(All Wards)**

The Midtown Community Council had before it the following resolution submitted by Councillor Flint:

“WHEREAS there is an increase in the number of applications for outdoor patios; and

WHEREAS attractive patios can encourage pedestrian activity, enhance local community spirit, and help support local businesses; and

WHEREAS it is more pleasant to sit in a patio that is attractive as well as safe; and

WHEREAS current outdoor patio regulations are concerned only about safety and have no regard for attractive streetscape features;

THEREFORE BE IT RESOLVED that Municipal Licensing and Standards staff consult with the Transportation, Works and Urban Design staff to investigate the possibility of including urban design conditions (such as flower boxes, decorative railings, awnings, flankage enhancements) , where possible, in the granting of patio licenses.”

On motion by Councillor Flint, the Midtown Community Council referred the foregoing resolution by Councillor Flint to the Commissioner, Urban Development Services, with a request that she submit a report thereon to the Midtown Community Council and the Planning and Transportation Committee.

(Commissioner, Urban Development Services; c. Commissioner, Works and Emergency Services; Councillor Flint; Administrator, Planning and Transportation Committee - September 13, 2001)

(Clause No. 35(h), Report No. 7)

The Midtown Community Council recessed at the following time:

recessed: 12:20 p.m.
resumed: 2:05 p.m.

The Midtown Community Council adjourned its meeting at 5:13 p.m.