

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of The Midtown Community Council**

**Meeting No. 7**

**Tuesday, September 17 and Wednesday, September 18, 2002**

The Midtown Community Council met on Tuesday, September 17 and Wednesday, September 18, 2002 in the Council Chambers, North York Civic Centre, Toronto, commencing at 9:30 a.m.

**Members Present:**

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

**Confirmation of Minutes.**

On motion by Councillor Pitfield, the Minutes of the meetings of the Midtown Community Council held on May 21 and June 4, 2002, were confirmed.

**7.1 Installation of Trees on City  
Boulevards Approved for Boulevard  
Café Licenses.**

The Midtown Community Council had before it a communication (May 27, 2002) from the City Clerk, forwarding for information and any attention deemed necessary, Clause No. 9 contained in Report No. 6 of The Planning and Transportation Committee, headed "Installation of Trees on City Boulevards Approved for Boulevard Café Licences", which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on May 21, 22 and 23, 2002.

On motion by Councillor Mihevc, the Midtown Community Council received the foregoing communication for information.

**(Clause No. 58(a), Report No. 7)**

**7.2 Public Hearing Pursuant to the Municipal Act  
Draft By-law - Atlas Avenue - Between Earlsdale  
Avenue and Vaughan Road - Request for  
Installation of Three Speed Humps.  
(St. Paul's - Ward 21)**

At this point in the proceedings, the Midtown Community Council held a Statutory Public Hearing in accordance with the Municipal Act and notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on August 26, September 2, 9, and 16, 2002.

The Midtown Community Council had before it a Draft By-law submitted by the City Solicitor, respecting the installation of three speed humps on Atlas Avenue between Earlsdale Avenue and Vaughan Road.

The Midtown Community Council also had before it for information, Clause No. 17 embodied in Report No. 3 of the Midtown Community Council, as adopted by the Council of the City of Toronto at its meeting held on April 16, 17 and 18, 2002.

No one appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council that the By-law in the form of the draft by-law be enacted.

**(Clause No. 1, Report No. 7)**

**7.3 Public Hearing Pursuant to the Municipal Act  
Draft By-law - Everden Road from  
Ava Road to Eglinton Avenue West  
- Installation of Speed Humps.  
(St. Paul's - Ward 21)**

At this point in the proceedings, the Midtown Community Council held a Statutory Public Hearing in accordance with the Municipal Act and notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on August 26, September 2, 9, and 16, 2002.

The Midtown Community Council had before it a Draft By-law submitted by the City Solicitor, respecting the installation of speed humps on Everden Road from Ava Road to Eglinton Avenue West.

The Midtown Community Council also had before it a report (June 4, 2002) from the Director, Transportation Services, District 1, reporting on the results of a speed hump poll and recommending that the draft by-law to alter the section of Everden Road, between Ava Road and Eglinton Avenue West, by means of the installation of speed humps, not be enacted in light of the poll results, which did not achieve the 50 percent support level as stipulated in the Speed Hump Policy adopted by the Council of the former City of York.

The Midtown Community Council also had before it, for information, Clause No. 2 embodied in Report No. 1 of the Midtown Community Council, as adopted by the City of Toronto at its meeting held on February 13, 14 and 15, 2002.

No one appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council that the By-law not be enacted and, further, that the funds reserved for the installation of these speed humps be allocated towards the cost of installation of speed humps on Strathearn Road and Rushton Road.

**(Clause No. 2, Report No. 7)**

**7.4 Public Hearing Pursuant to the Municipal Act  
Draft By-law - Intersection of Eglinton  
Avenue East and Holly Street - Redesign  
of Southwest Corner.  
(St. Paul's - Ward 22)**

At this point in the proceedings, the Midtown Community Council held a Statutory Public Hearing in accordance with the Municipal Act and notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on August 26, September 2, 9, and 16, 2002.

The Midtown Community Council had before it a Draft By-law submitted by the City Solicitor, respecting the redesign of the southwest corner at the intersection of Eglinton Avenue East and Holly Street.

The Midtown Community Council also had before it for information, Clause No. 18 embodied in Report No. 4 of the Midtown Community Council, as adopted by the City of Toronto at its meeting held on May 21, 22 and 23, 2002.

No one appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Walker, the Midtown Community Council recommended to Council that the By-law in the form of the draft by-law be enacted.

**(Clause No. 3, Report No. 7)**

**7.5 Public Hearing Pursuant to the Municipal Act  
Oriole Parkway - Between Imperial Street  
and Oxtown Avenue - Proposed Intersection  
Modification and Roadway Narrowing.  
(St. Paul's - Ward 22)**

At this point in the proceedings, the Midtown Community Council held a Statutory Public Hearing in accordance with the Municipal Act and notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on August 29, September 2, 9, and 16, 2002.

The Midtown Community Council had before it a Draft By-law submitted by the City Solicitor, respecting a proposed intersection modification and roadway narrowing on Oriole Parkway between Imperial Street and Oxtown Avenue.

The Midtown Community Council also had before it for information, Clause No. 15 embodied in Report No. 6 of the Midtown Community Council which was adopted by the City of Toronto at its meeting held on June 18, 19 and 20, 2002.

No one appeared before the Midtown Community Council in connection with the foregoing matter.

On motion by Councillor Walker, the Midtown Community Council recommended to Council that the By-law in the form of the draft by-law be enacted.

**(Clause No. 4, Report No. 7)**

**7.6 Avenue Road at Hillholm Road - South Side  
- Proposed Pedestrian Crossover.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (April 23, 2002) from the Director, Transportation Services, District 1, reporting on increasing safety for pedestrian crossing Avenue Road in the vicinity of Oxton Road and Hillholm Road; advising that funds in the estimated amount of \$27,000.00 to install a pedestrian crossover on Avenue Road at the south side of Hillholm Road are available in Transportation Services 2002 Capital Budget; and recommending that:

- (1) a pedestrian crossover be installed across Avenue Road at Hillholm Road on the south side of the intersection; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

**(Clause No. 5, Report No. 7)**

**7.7 Variance for Third Party Wall Sign  
1 Concorde Gate.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (April 5, 2002) from the Director and Deputy Chief Building Official, evaluating and making a recommendation regarding a request for a variance from the Sign By-law by Mr. Michael McRague, of Abcon Media Group, to permit the construction of a temporary (June - October 2002) third party wall sign on the existing high-rise building on the subject property; advising that there are no financial implications associated with this report; and recommending that the request for a minor variance for the Sign By-law be refused.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council adoption of the foregoing report; ie that the application for a minor variance from the Sign By-law be refused.

**(Clause No. 6, Report No. 7)**

**7.8 Bayview Avenue and Glenvale Boulevard -  
Amendments to Turn Prohibitions.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (May 16, 2002) from the Director, Transportation Services, District 1, seeking approval to exempt TTC vehicles from the weekday morning and afternoon peak period southbound left-turn and westbound right-turn prohibitions at the intersection of Bayview Avenue and Glenvale Boulevard; advising that funds in amount of \$500.00 associated with the installation of appropriate signs are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the existing southbound left-turn prohibition 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 except Public Holidays at the intersection of Bayview Avenue and Glenvale Boulevard be rescinded;
- (2) the existing westbound right-turn prohibition 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 except Public Holidays at the intersection of Bayview Avenue and Glenvale Boulevard be rescinded;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (3) a southbound left-turn prohibition from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays, (TTC vehicles excepted) be enacted at the intersection of Bayview Avenue and Glenvale Boulevard;
- (4) a westbound right-turn prohibition from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays, (TTC vehicles excepted) be enacted at the intersection of Bayview Avenue and Glenvale Boulevard; and
- (5) the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

The Midtown Community Council also had before it a communication (June 25, 2002) from Bryan R. G. Smith, Vice-President, North Leaside Residents' Association Inc., providing comments regarding turn prohibitions.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council that the report be received.

**(Clause No. 7, Report No. 7)**

**7.9 Request for Approval of Minor Variances from Chapter 297 - Signs of the Former City of Toronto Municipal Code to Permit a Roof Sign at 2564 Yonge Street - 902012 - TD VAR 2002 0001. (Eglinton - Lawrence - Ward 16)**

The Midtown Community Council had before it a report (May 14, 2002) from the Director, Community Planning, South District, reviewing and making recommendations on a request by Barry Alper on behalf of Ponti Developments for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, a roof sign containing tri-vision panels at 2564 Yonge Street; advising that there are no financial implications resulting from the adoption of this report; and recommending that the request for minor variances be refused for the reasons outlined in this report.

The Midtown Community Council also had before it a communication (May 28, 2002) from Barry Alper, requesting deferral to the July meeting.

On motion by Councillor Johnston, the Midtown Community Council

recommended to Council adoption of the foregoing report, ie that the request for a minor variance be refused.

**(Clause No. 8, Report No. 7)**

**7.10 Residential Demolition Application  
- 414 Russell Hill Road.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 17, 2002) from the Deputy Chief Building Official and Director of Building, reporting in accordance with former City of Toronto Municipal Code Chapter 146, Article II, Demolition Control, on the demolition application for 414 Russell Hill Road recommending that Council:

- (1) refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; or,
- (2) approve the application to demolish the subject residential building without conditions; or,
- (3) approve the application to demolish the subject residential building with the following conditions:
  - (a) that a fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - (b) that all debris and rubble be removed immediately after demolition;
  - (c) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
  - (d) that any holes on the property be backfilled with clean fill.

On motion by Councillor Walker, the Midtown Community Council recommended to Council the adoption of Recommendation No. (3), ie:

“that Council approve the application to demolish the subject residential building with the following conditions:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (a) that a fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
- (b) that all debris and rubble be removed immediately after demolition;
- (c) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
- (d) that any holes on the property be backfilled with clean fill.”

**(Clause No. 9, Report No. 7)**

**7.11 The Unicorn Pub - Appeal of Denial of the Application to Transfer the Already Existing Boulevard Café License at 175 Eglinton Avenue East due to the Existing Illegal Deck.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 14, 2002) from the Manager, Municipal Licensing and Standards and Court Services, reporting on the business owner's appeal of staff's denial of the application to transfer the existing boulevard café license at 175 Eglinton Avenue East; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the applicant's request for the transfer of the boulevard café license at 175 Eglinton Avenue East on the condition that the illegal deck be removed.

Lisa Luca, owner, was present during consideration of this matter.

On motion by Councillor Walker, the Midtown Community Council recommended that Council approve the applicant's request for the transfer of the boulevard café license at 175 Eglinton Avenue East.

**(Clause No. 10, Report No. 7)**

**7.12 Encroachment Report - 26 Doncliffe Drive.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (June 17, 2002) from the North District Manager, Municipal Licensing and Standards and Court Services, reporting on a request by David B. MacLachlan, applicant and owner of 26 Doncliffe Drive to replace and maintain an existing wrought iron fence approximately 1.41 metres in height that encroaches onto public property at the southeast corner of the subject residence, as per the attached Encroachment Plan submitted with the applicant request for an encroachment agreement; advising that there are no financial implications; and recommending that:

- (1) the encroachment be approved by the City subject to the condition that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the Commissioner of Urban Development Services and the City Solicitor; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

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

Councillor Flint resumed the Chair.

**(Clause No. 11, Report No. 7)**

**7.13 28 Arjay Crescent, Toronto.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (June 19, 2002) from the North District Manager, Municipal Licensing and Standards and Court Services, responding to a request for an exemption to the Fence By-law No. 472-2000; the purpose for the request is so that an existing 2 inch chain-link divisional fence can be maintained as is and as part of a new swimming pool enclosure; advising that there are no financial implications with regard to this matter; and recommending that:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (1) the proposal to maintain the existing 2-inch chain-link fence which formed part of an existing pool enclosure for 26 Arjay Crescent at the south elevation as part of a new pool enclosure for 28 Arjay Crescent be refused; and
- (2) the pool enclosure fence be constructed in accordance with the reviewed plans under File No. 01 129946 on the private property of 28 Arjay Crescent.

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

On motion by Councillor Flint, the Midtown Community Council recommended to Council that the foregoing report be received.

Councillor Flint resumed the Chair.

**(Clause No. 12, Report No. 7)**

**7.14 Naming of Private Lane at the Rear of  
789 Don Mills Road.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (August 30, 2002) from the City Surveyor, Works and Emergency Services, reporting on a request from the Independent Order of Foresters that the private lane at the rear of 789 Don Mills Road, extending northerly from Rochefort Drive be named "Foresters Lane"; advising that there are no financial implications resulting from the adoption of this report; that the estimated costs of \$150.00 for the street name sign are to be paid by the Independent Order of Foresters; and recommending that:

- (1) the private lane at the rear of 789 Don Mills Road, extending northerly from Rochefort Drive, illustrated on Attachment No. 1, be named "Foresters Lane";
- (2) the Independent Order of Foresters be required to pay the costs estimated to be in the amount of \$150, 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.

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

**(Clause No. 13, Report No. 7)**

**7.15 Surplus Land Declaration and Proposed Closing and Sale of a Portion of the Bayview Avenue Road Allowance at the Rear of 4 Valleyanna Drive.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a joint report (August 20, 2002) from the Commissioner, Works and Emergency Services, and Commissioner of Corporate Services, recommending that a portion of the Bayview Avenue road allowance, shown as Part 1 on the attached Sketch No. PS-2002-086 (the "Highway"), be stopped up and closed, declared surplus, and sold to the abutting owner; advising that revenue in the amount of \$15,000.00 will be realized from the sale of the Highway; that the applicant, Alasdair and Leslie Grant will be responsible for all costs associated with this transaction; and recommending that:

- (1) subject to compliance with the requirements of the Municipal Act and upon compliance by Alasdair and Leslie Grant (the "Applicant") with the following terms and conditions, the Highway be stopped up and closed as a public highway:
  - (a) the Applicant, together with such other persons as the City Solicitor may require, shall indemnify the City against all loss, cost, damage or action arising as a result of the closing and conveyancing of the Highway;
  - (b) the Applicant shall agree to pay a sale price of \$53.00 per square metre for the fee in the Highway, estimated to be \$15,000.00, with the final sale price to be determined following the preparation of a Reference Plan of Survey;
  - (c) the Applicant shall agree to accept the conveyance of the Highway subject to an easement in favour of Bell Canada for access, operation, use, inspection, repair, maintenance, reconstruction or alterations to existing services, and for the construction of additional or new services;
  - (d) the Applicant shall agree to accept the conveyance of the Highway on an "as-is" basis, subject to any other easements that may be necessary for municipal services or public utilities, and on closing, execute and deliver a release in favour of the City in respect of all loss, cost, damage, liability or actions relating to the environmental condition of the Highway, in a form satisfactory to the City Solicitor;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (e) the Applicant shall agree to pay the cost of registering the authorizing by-law and any other documents necessary or incidental to the closing and conveyancing of the Highway;
  - (f) the Applicant shall pay the cost of four (4) weeks of statutory advertising, estimated to be \$6,000.00, on the understanding that any such expenses paid for by the Applicant will not be refunded in the event that the transaction is not completed;
  - (g) the Applicant shall obtain and deposit in the appropriate Land Registry Office, at their sole cost and expense, a Reference Plan of Survey, integrated with the Ontario Co-ordinate System, satisfactory to the City Surveyor, delineating thereon as separate PARTS, the Highway, the Bell Canada easement, and the remainder of the site; and
  - (h) the Applicant shall comply with any other terms and conditions related to the closing and conveyancing of the Highway, as the City Solicitor or the Commissioner of Works and Emergency Services may deem advisable to protect the City's interests;
- (2) the Highway be declared surplus to the City's requirements and notice of the proposed sale be given in accordance with the requirements of Chapter 213 of the City of Toronto Municipal Code;
  - (3) notice be given to the public of the proposed by-law to stop up, close and sell the Highway, in accordance with the requirements of the Municipal Act;
  - (4) the Midtown Community Council hold a public hearing concerning the proposed by-law if any person who claims that the person's land will be prejudicially affected by the proposed by-law applies to be heard, in accordance with the requirements of the Municipal Act;
  - (5) the sale price for the fee in the Highway be set at \$53.00 per square metre;
  - (6) following the stopping up and closing of the Highway, upon compliance by the Applicant with the terms and conditions set out in Recommendation (1) hereof and the payment by the Applicant set out in Recommendation (5) hereof, the Highway be conveyed to the abutting owner; and
  - (7) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills necessary to give effect thereto.

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

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

Councillor Flint resumed the Chair.

**(Clause No. 14, Report No. 7)**

**7.16 Maintenance of Various Encroachments  
- Greer Road Flank of 168 Old Orchard Grove.  
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (June 14, 2002) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on the maintenance of various encroachments on the public right of way on the Greer Road flank of 168 Old Orchard Grove; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the maintenance of a pool shed, a wooden fence, one step, two pillars, two statues, two ornaments, one flood light and a retaining wall which encroach on the public right of way on the Greer Road flank of 168 Old Orchard Grove, subject to the property owner(s) entering into an encroachment agreement with the City of Toronto, agreeing to:

- (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, charges and expenses that may result from such permission granted;
- (b) remove the pool shed, wooden fence, one step, two pillars, two statues, two ornaments, one flood light and a retaining wall upon receiving 90 days notice to do so; and
- (c) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

Marsha Onyett, Marsha Onyett and Associates, on behalf of the owners, was present during consideration of this matter.

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

**(Clause No. 15, Report No. 7)**

**7.17 Request for an Exemption from Chapter 248  
of the Former City of Toronto Municipal  
Code to Permit Driveway Widening for Two  
Vehicles at 59 Deloraine Avenue.  
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (June 17, 2002) 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 59 Deloraine Avenue, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

(1) City Council deny the application to permit driveway widening for a second vehicle at 59 Deloraine Avenue;

or

(2) City Council approve the request to permit driveway widening for two vehicles at 59 Deloraine Avenue, as shown on Appendix 'A', subject to:

(a) the parking area for each space not exceeding 2.0 m by 5.0 m in dimension;

(b) the second parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;

(c) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'D'; 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 request to permit driveway widening for two vehicles at 59 Deloraine Avenue, as shown on Appendix 'C', notwithstanding the required landscaped space will not be provided, subject to:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (a) the parking area for each space not exceeding 2.6 m by 5.0 m in dimension;
- (b) the second parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;
- (c) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'D'; 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.

The Midtown Community Council also had before it communication (September 10, 2002) from Paul Murray and Lynne Mulcahy.

Paul Murray was present during consideration of this matter.

On motion by Councillor Johnston, the Midtown Community Council recommended that Council adopt Recommendation No. (3), ie:

“that City Council approve the request to permit driveway widening for two vehicles at 59 Deloraine Avenue, as shown on Appendix 'C', notwithstanding the required landscaped space will not be provided, subject to:

- (a) the parking area for each space not exceeding 2.6 m by 5.0 m in dimension;
- (b) the second parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;

- (c) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'D'; 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.”

**(Clause No. 16, Report No. 7)**

**7.18 Construction of a Verandah Including a Pillar - 621 Hillside Avenue East.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 17, 2002) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request to construct a verandah, a portion of which including a pillar will encroach within the public right of way at 621 Hillside Avenue East; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the construction of the verandah including a pillar within the public right of way fronting 621 Hillside Avenue, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to:

- (a) indemnify the City of Toronto from and against all actions, suits, claims or demands and from all loss, costs, damages, charges and expenses that may result from such permission granted;
- (b) remove the encroaching verandah and pillar upon receiving 90 days notice from the City to do so;
- (c) maintain the verandah and pillar in a good and proper repair and a condition satisfactory to the Commissioner of Works and Emergency Services; and
- (d) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interests of the City.

On motion by Councillor Walker, the  
Midtown Community Council

recommended to Council adoption of the foregoing report.

**(Clause No. 17, Report No. 7)**

**7.19 Request for an Exemption from Chapter 248  
of the Former City of Toronto Municipal Code  
to Permit Driveway Widening for Two Vehicles  
at 376 Manor Road East.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 17, 2002) 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 376 Manor Road East, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

(1) City Council deny the application for driveway widening for a second vehicle at 376 Manor Road East;

or

(2) City Council approve the application for driveway widening for a second vehicle at 376 Manor Road East, as shown on Appendix 'A', notwithstanding that the required clearance from the City tree will not be provided, subject to:

- (a) the parking area for each space not exceeding 2.6 m by 4.7 m in dimension;
- (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;
- (c) the applicant providing any letter or credit or letter of responsibility that may be required by Urban Forestry Services;
- (d) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'B', to the satisfaction of the Commissioner of Works and Emergency Services; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (e) 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.

Fred Goldberg appeared before the Midtown Community Council in connection with the foregoing matter and submitted a written brief.

On motion by Councillor Walker, the Midtown Community Council recommended to Council the adoption of Recommendation No. (2), ie:

“that City Council approve the application for driveway widening for a second vehicle at 376 Manor Road East, as shown on Appendix ‘A’, notwithstanding that the required clearance from the City tree will not be provided, subject to:

- (a) the parking area for each space not exceeding 2.6 m by 4.7 m in dimension;
- (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;
- (c) the applicant providing any letter or credit or letter of responsibility that may be required by Urban Forestry Services;
- (d) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix ‘B’, to the satisfaction of the Commissioner of Works and Emergency Services; and

- (e) 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.”

**(Clause No. 18, Report No. 7)**

**7.20 Request for an Exemption from Chapter 248  
of the Former City of Toronto Municipal Code  
to Permit Driveway Widening at  
389 Davisville Avenue.  
(St. Paul’s - Ward 22)**

The Midtown Community Council had before it a report (June 17, 2002) 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 at 389 Davisville Avenue, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council deny the application for driveway widening at 389 Davisville Avenue;

or

- (2) City Council approve the application for driveway widening at 389 Davisville Avenue, as shown on Appendix ‘A’, notwithstanding that the required landscaped space could not be provided and there is access to the rear of the property via a private right of way, subject to:
  - (a) the parking area not exceeding 2.6 m by 5.8 m in dimension;
  - (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix ‘B’, to the satisfaction of the Commissioner of Works and Emergency Services; and
  - (c) 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.

Jacob Majerivits was present during consideration of this matter.

On motion by Councillor Walker, the Midtown Community Council recommended to Council the adoption of Recommendation No. (2), ie:

“that City Council approve the application for driveway widening at 389 Davisville Avenue, as shown on Appendix ‘A’, notwithstanding that the required landscaped space could not be provided and there is access to the rear of the property via a private right of way, subject to:

- (a) the parking area not exceeding 2.6 m by 5.8 m in dimension;
- (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix ‘B’, to the satisfaction of the Commissioner of Works and Emergency Services; and
- (c) 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.”

**(Clause No. 19, Report No. 7)**

**7.21 Request for an Exemption from Municipal Code Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Two Vehicles at 50 Duncannon Drive. (St. Paul’s - Ward 22)**

The Midtown Community Council had before it a report (June 17, 2002) 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

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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former City of Toronto Municipal Code, to permit driveway widening for two vehicles at 50 Duncannon Drive, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council deny the application for driveway widening at 50 Duncannon Drive;

or

- (2) City Council approve the application for driveway widening for one vehicle at 50 Duncannon Drive, as shown on Appendix 'A', subject to:
  - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
  - (b) the existing asphalt paving being removed and the parking area being paved with a semi-permeable paving material, such as ecostone pavers or approved equivalent permeable paving treatment to the Commissioner of Works and Emergency Services;
  - (c) the excess asphalt and brick paving being removed;
  - (d) the width of the private walkway not exceeding 1.06 m;
  - (e) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and
  - (f) 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 driveway widening for one vehicle at 50 Duncannon Drive, as shown on Appendix 'A', notwithstanding the existing paving does not meet the City's paving specifications and there is excess paving, subject to:
  - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
  - (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (c) 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

- (4) City Council approve the application for driveway widening for two vehicles at 50 Duncannon Drive, as shown on Appendix 'B', subject to:
  - (a) the parking area for each space not exceeding 2.6 m by 5.9 m in dimension;
  - (b) the existing asphalt paving being removed and the parking area being paved with a semi-permeable paving material, such as ecostone pavers or approved equivalent permeable paving treatment to the Commissioner of Works and Emergency Services;
  - (c) the excess asphalt and brick paving being removed;
  - (d) the width of the private walkway not exceeding 1.06 m;
  - (e) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and
  - (f) 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

- (5) City Council approve the application for driveway widening for two vehicles at 50 Duncannon Drive, as shown on Appendix 'B', notwithstanding the existing paving does not meet the City's paving specifications and there is excess paving, subject to:
  - (a) the parking area for each space not exceeding 2.6 m by 5.9 m in dimension;
  - (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (c) 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.

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

- (i) (June 27, 2002) from Lawrence Hildebrand, submitting a form letter from approximately 5 neighbours advising that they have no objection to the application; and
- (ii) (June 26, 2002) from Julia Gardner and David Gardner.

Lawrence Hildebrand was present during consideration of this matter.

On motion by Councillor Walker, the Midtown Community Council recommended to Council the adoption of Recommendation No. (5), ie:

“that City Council approve the application for driveway widening for two vehicles at 50 Duncannon Drive, as shown on Appendix ‘B’, notwithstanding the existing paving does not meet the City’s paving specifications and there is excess paving, subject to:

- (a) the parking area for each space not exceeding 2.6 m by 5.9 m in dimension;
- (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix ‘C’, to the satisfaction of the Commissioner of Works and Emergency Services; and
- (c) 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.”

**(Clause No. 20, Report No. 7)**

**7.22 Request for an Exemption from Chapter 248  
of the Former City of Toronto Municipal  
Code to Permit the Existing Paving to Remain  
in Connection with Driveway Widening at  
274 Hillsdale Avenue East.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 17, 2002) 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 the existing paving to remain in connection with driveway widening at 274 Hillsdale Avenue East, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

(1) City Council deny the request to maintain the existing asphalt paving in connection with driveway widening at 274 Hillsdale Avenue East;

or

(2) City Council approve the request to maintain the existing asphalt paving in connection with driveway widening at 274 Hillsdale Avenue East, subject to:

(a) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'B', to the satisfaction of the Commissioner of Works and Emergency Services; 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.

Kathy Sheppard was present during consideration of this matter.

On motion by Councillor Walker, the Midtown Community Council recommended to Council the adoption of Recommendation No. (2), ie:

“that City Council approve the request to maintain the existing asphalt paving in

connection with driveway widening at 274  
Hillsdale Avenue East, subject to:

- (a) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'B', to the satisfaction of the Commissioner of Works and Emergency Services; 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."

**(Clause No. 21, Report No. 7)**

**7.23 Request for an Exemption from Chapter 248  
of the Former City of Toronto Municipal  
Code to Permit Driveway Widening for Two  
Vehicles at 314 Warren Road.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 13, 2002) 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 314 Warren Road, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council deny the application for driveway widening at 314 Warren Road;
- or
- (2) City Council approve the application for driveway widening for one vehicle at 314 Warren Road, as shown on Appendix 'A', subject to:
    - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (b) the existing asphalt paving being removed and the parking area being paved with a semi-permeable paving material such as ecostone pavers or approved equivalent permeable paving treatment to the satisfaction of the Commissioner of Works and Emergency Services;
- (c) the excess paved areas being removed;
- (d) the applicant providing the landscape features substantially in accordance with the plan shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and
- (e) 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 driveway widening for one vehicle at 314 Warren Road, as shown on Appendix 'A', notwithstanding there is excess paving, subject to:
  - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
  - (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and
  - (c) 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

- (4) City Council approve the application for driveway widening for two vehicles at 314 Warren Road, as shown on Appendix 'B', subject to:
  - (a) the parking area for each space not exceeding 2.6 m by 5.8 m in dimension;
  - (b) the existing asphalt paving being removed and the parking area being paved with a semi-permeable paving material, such as ecostone pavers or approved equivalent permeable paving treatment to the satisfaction of the Commissioner of Works and Emergency Services;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (c) the excess paved areas being removed;
- (d) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix "C", to the satisfaction of the Commissioner of Works and Emergency Services; and
- (e) 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

- (5) City Council approve the application for driveway widening for two vehicles at 314 Warren Road, as shown on Appendix 'B', notwithstanding the there is excess paving, subject to:
  - (a) the parking area for each space not exceeding 2.6 m by 5.8 m in dimension;
  - (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and
  - (c) 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.

The Midtown Community Council also had before it a communication (September 10, 2002) from Suzan Schneeweiss and Bruce Stanley, requesting support for Recommendation No. 5 of the staff report.

Suzan Schneeweiss was present during consideration of this matter.

On motion by Councillor Walker, the Midtown Community Council recommended to Council the adoption of Recommendation No. (5), ie:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

“that City Council approve the application for driveway widening for two vehicles at 314 Warren Road, as shown on Appendix ‘B’, notwithstanding the there is excess paving, subject to:

- (a) the parking area for each space not exceeding 2.6 m by 5.8 m in dimension;
- (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix ‘C’, to the satisfaction of the Commissioner of Works and Emergency Services; and
- (c) 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.”

**(Clause No. 22, Report No. 7)**

**7.24 Construction of a Retaining Wall Situated Immediately Back of the City Sidewalk - 879 Avenue Road - Tranmer Avenue Flank. (St. Paul’s - Ward 22)**

The Midtown Community Council had before it a report (June 17, 2002) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request to construct a 0.3 m retaining wall, within the public right of way of 879 Avenue Road, Tranmer Avenue flank, which does not meet the minimum required setback of 0.46 m from the back edge of the city sidewalk; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the proposal of the 0.3 m retaining wall fronting 879 Avenue Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (1) indemnify the City from and against all actions, suits, claim, or demands from all loss, costs, damages and expenses that may result from such permission granted;
- (2) remove the retaining wall upon receiving 30 days notice from the City to do so;
- (3) maintain the retaining wall in a good and proper repair and a condition satisfactory to the Commissioner of Works and Emergency Services; and
- (4) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

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

**(Clause No. 23, Report No. 7)**

**7.25 Request for an Exemption from Chapter 248  
of the Former City of Toronto Municipal  
Code to Permit Driveway Widening at  
15 St. Leonard's Crescent.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (June 17, 2002) 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 at 15 St. Leonard's Crescent, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council deny the application for driveway widening at 15 St. Leonard's Crescent.

or

- (2) City Council approve the application for driveway widening at 15 St. Leonard's Crescent, as shown on Appendix 'A', notwithstanding that there is an existing integral single car garage, subject to:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
- (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;
- (c) the driveway extension leading from the existing driveway to the parking area not exceeding 1.5 in length by 2.6 m in width;
- (d) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'B', to the satisfaction of the Commissioner of Works and Emergency Services; and
- (e) 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 driveway widening at 15 St. Leonard's Crescent, as shown on Appendix 'A', notwithstanding that there is an existing integral single car garage and that the widened area for the parking pad and driveway access exceeds the widening permitted, subject to:
  - (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
  - (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;
  - (c) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'B', to the satisfaction of 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 248, Parking Licences, of the former City of Toronto Municipal Code.

Alex Bartlett, John Lloyd and Associates, on behalf of the owner, was present during consideration of this matter.

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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

The Midtown Community Council recommended to Council the adoption of Recommendation No. (3), ie:

“that City Council approve the application for driveway widening at 15 St. Leonard’s Crescent, as shown on Appendix ‘A’, notwithstanding that there is an existing integral single car garage and that the widened area for the parking pad and driveway access exceeds the widening permitted, subject to:

- (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
- (b) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services;
- (c) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix ‘B’, to the satisfaction of 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 248, Parking Licences, of the former City of Toronto Municipal Code.”

Councillor Flint resumed the Chair.

**(Clause No. 24, Report No. 7)**

**7.26 Maintenance of Various Encroachments Within the Public Right of Way and Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening for Two Vehicles at 192 Dunvegan Road.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 30, 2002) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request to maintain various encroachments within the public right of way and 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 192 Dunvegan road, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council approve the maintenance of the ornamental brick wall, two trees, lights, stone paving and glycol heating system within the public right of way at 192 Dunvegan Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing 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;
  - (b) remove the tree closest to the driveway servicing 200 Dunvegan Road to improve the sight line for motorists using the driveway;
  - (c) remove the ornamental brick wall, stone paving and trees upon receiving 90 days notice from the City to do so;
  - (d) maintain the ornamental brick wall and stone paving in a good and proper repair and a condition satisfactory to the Commissioner of Works and Emergency Services;
  - (e) provide a letter of credit in the amount of \$856.00 as determined by the Commissioner of Economic Development, Culture and Tourism equivalent to the trees' value, removal and/or replacement costs if necessary and any additional maintenance costs associated with the work undertaken;
  - (f) provide a Certificate of Inspection from Ontario Hydro for the low voltage lights; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (g) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City;
- (2) City Council deny the application for driveway widening for a second vehicle at 192 Dunvegan Avenue and that the owners be required to install suitable barriers either of sufficient weight that they cannot be easily moved or anchored in place to prevent the parking of additional vehicle(s); and
- (3) City Council approve the application for driveway widening for one parking space within the limits of the existing driveway, as shown on Appendix 'A', subject to:
  - (a) the parking area not exceeding 2.6 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.

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

- Debra Zucker and submitted a written brief and photographs; and
- Kenneth M. Tannenbaum and gave a visual presentation.

On motion by Councillor Walker, the  
Midtown Community Council:

- (A) recommended that City Council approve the application for driveway widening for two tandem parking spaces within the limits of the existing driveway, as shown on Appendix 'B', subject to:
  - (a) the parking areas not exceeding 2.6 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

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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Licences, of the former City  
of Toronto Municipal Code;  
and

- (B) referred the matter with respect to the ornamental brick wall and trees to staff with a request that they report back to the next meeting of the Midtown Community Council on October 15, 2002, such report to comment on the concerns raised at the meeting in this regard.

(Manager, Right of Way Management, Transportation Services, District 1; c. Interested Persons - September 19, 2002)

**(Clause No. 25, Report No. 7)**

**7.27 Request for an Exemption from Chapter 248  
of the Former City of Toronto Municipal Code  
to Permit Driveway Widening at 255 Erskine Avenue.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (August 29, 2002) 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 angled driveway widening at 255 Erskine Avenue, which does not meet the requirements; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council deny the request to permit driveway widening for angled parking at 255 Erskine Avenue; and
- (2) City Council reaffirm the Department's approval for driveway widening with parking perpendicular to the City sidewalk, as shown on Appendix 'B', subject to:
  - (a) the parking area not exceeding 2.6 m x 5.9 m in dimension;
  - (b) the applicant providing the landscape features substantially as shown on Appendix 'C', with the exception of the parking pad being at perpendicular to the sidewalk, to the satisfaction of the Commissioner of Works and Emergency Services; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (c) 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.

Francine Erskine appeared before the Midtown Community Council in connection with the foregoing matter and submitted a written brief and photograph.

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

On motion by Councillor Flint, the Midtown Community Council recommended that City Council approve the application for driveway widening for angled parking at 255 Erskine Avenue, notwithstanding that the proposed combined width of the parking pad and walkway will exceed the width permitted, subject to:

- (a) the parking area and entrance to same being set back a minimum of 2.0 m from the City sidewalk;
- (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Commissioner of Works and Emergency Services; and
- (c) 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 Flint resumed the Chair.

**(Clause No. 26, Report No. 7)**

**7.28 Request for an Exemption from Chapter 400  
- Traffic and Parking of the Former City of  
Toronto Municipal Code to Permit Front Yard  
Parking at 47 Shallmar Boulevard.  
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 29, 2002) 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 parking at 47 Shallmar Boulevard, which does not meet the requirements of the Municipal Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the application for front yard parking for one vehicle at 47 Shallmar Boulevard, subject to:

- (a) the parking area not exceeding 2.6 m by 5.9 m in dimension;
- (b) the excess interlocking pavers being removed in order to provide the required soft landscaping on both private property and the City boulevard, substantially in accordance with the plan as shown on Appendix 'A', to the satisfaction of the Commissioner of Works and Emergency Services; and
- (c) 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.

On motion by Councillor Mihevc, the Midtown Community Council recommended that Council approve the application for front yard parking for one vehicle at 47 Shallmar Boulevard subject to 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.

**(Clause No. 27, Report No. 7)**

**7.29 Request for an Exemption from Chapter 400  
of the Former City of Toronto Municipal Code  
to Permit Front Yard Parking for Two Vehicles  
at 97 Walmsley Boulevard.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 29, 2002) 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 for two vehicles at 97 Walmsley Boulevard, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council deny the application for front yard parking at 97 Walmsley Boulevard.

The Midtown Community Council also had before the following communications:

- (i) (September 12, 2002) from Nancy C. Wolfram, opposing the application;
- (ii) (September 14, 2002) from M. F. Van Nostrand; and
- (iii) (September 17, 2002) from Cindy Grief and Shelley Albert.

Dr. Cindy Grief and Dr. Shelley Albert were present during consideration of this matter.

On motion by Councillor Walker, the Midtown Community Council recommends that City Council approve the application for front yard parking for two parking spaces at 97 Walmsley Boulevard, notwithstanding that there will be a loss of a permit parking space, subject to:

- (a) the parking spaces not exceeding 2.6 m by 5.9 m in dimension;
- (b) a formal poll being conducted and that such poll have a favourable result;
- (c) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'D', to the satisfaction of the

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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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.

**(Clause No. 28, Report No. 7)**

**7.30 Cedarvale Community - Durham Avenue with its Intersections of Atlas Avenue - Winnett Avenue and Arlington Avenue - and Winnett Avenue with its Intersections of Ava Road and Arlington Avenue - Alterations to Existing Intersections.  
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (August 28, 2002) from the Director, Transportation Services, District 1, reporting on a request from 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 \$454,500.00 to reconstruct Durham Avenue, from Atlas Avenue to Arlington Avenue and Arlington Avenue, from Winnett Avenue to Durham Avenue are available within Transportation Division's 2002 Capital Budget; that the incremental costs to reconstruct the intersections of Durham Avenue with Atlas Avenue, Winnett Avenue and Arlington Avenue and the intersections of Winnett Avenue with Ava Road and Arlington Avenue as raised intersections can be accommodated within the construction contract; and recommending that:

- (1) approval be given to amend the existing highway alteration by-laws for the intersections Durham Avenue and Atlas Avenue (By-law No. 630-1998); Durham Avenue and Winnett Avenue (By-law No. 638-1998); Durham Avenue and Arlington Avenue (By-law No. 637-1998); Winnett Avenue and Ava Road (By-law No. 633-1998); and Winnett Avenue and Arlington Avenue (By-law No. 647-1998), by removing the existing raised pedestrian walkways and replacing same with raised intersections, as follows:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (a) that Schedule "A" of By-law No. 630-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. M-561-3;
  - (b) that Schedule "A" of By-law No. 638-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. M-561-4;
  - (c) that Schedule "A" of By-law No. 637-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. M-561-5;
  - (d) that Schedule "A" of By-law No. 633-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. M-963-7; and
  - (e) that Schedule "A" of By-law No. 647-1998 be amended by deleting the existing drawing and replacing same with the attached copy of Drawing No. M-963-4; 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. 29, Report No. 7)**

**7.31 Removal of On-Street Parking Spaces  
for Persons with Disabilities.  
(Eglinton-Lawrence - Ward 16 and St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 13, 2002) from the Director, Transportation Services, District 1, reporting on a request for the removal of a number 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 2002 Operating Budget; and recommending that:

- (1) the removal of disabled on-street parking spaces as noted in Table "A" of this report be approved; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

**(Clause No. 30, Report No. 7)**

**7.32 Stopping Prohibitions - Post Road.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (August 15, 2002) from the Director, Transportation Services, District 3, reporting on amending the existing parking/stopping regulations on Post Road from Bayview Avenue to Hyde Park Circle/Park Lane Circle; advising that costs associated with the amendment of the parking/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 by deleting the "No Stopping Anytime", prohibition on the south side of Post Road, from the easterly limit of Bayview Avenue to a point 61 metres east of the easterly limit of Bayview Avenue; and
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by prohibiting stopping at anytime on both sides of Post Road, from the easterly limit of Bayview Avenue to the westerly limit of Park Lane Circle/Hyde Park Circle.

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

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

Councillor Flint resumed the Chair.

**(Clause No. 31, Report No. 7)**

**7.33 Parking Prohibitions - Carnforth Road.  
(Don Valley East - Ward 34)**

The Midtown Community Council had before it a report (August 15, 2002) from the Director, Transportation Services, District 3, reporting on amending the existing regulation on Carnforth Road; advising that all costs associated with amendments to the parking prohibitions are included within the District 3 Transportation Services Division's Operating Budget; and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Carnforth Road, from southerly limit of Teak Avenue to a point 69 metres southerly thereof.

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

**(Clause No. 32, Report No. 7)**

**7.34 40 Km/h Speed Limit - Sandringham Drive  
and Yonge Boulevard.  
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (July 12, 2002) from the Director, Transportation Services, District 3, reporting on reducing the speed limit to 40 km/h speed zone on Yonge Boulevard and Sandringham Drive; advising that all costs associated with the installation of a 40 km/h speed zone on Sandringham Drive and Yonge Boulevard are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Sandringham Drive to 40 km/h, from Yonge Boulevard (south leg) to Yonge Boulevard (north leg); and
- (2) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Yonge Boulevard to 40 km/h, from the northerly limit of Yonge Boulevard to the northerly limit of Wilson Avenue.

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

**(Clause No. 33, Report No. 7)**

**7.35 Traffic Calming (Speed Humps) -  
Glengarry Avenue - Douglas Avenue  
and Bedford Park Avenue.  
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (August 15, 2002) from the Director, Transportation Services, District 3, reporting on the feasibility of installing traffic calming measures (speed humps) on Glengarry, Douglas and Bedford Park Avenues; advising that there are 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 received the  
report for information.

**(Clause No. 58(b), Report No. 7)**

**7.36 Proposed Installation of Traffic Control  
Signals - Lawrence Avenue East at the Private  
Access to Toronto French School  
(135m West of Bayview Avenue).  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (August 22, 2002) from the Director, Transportation Services, District 3, seeking approval for the installation of traffic control signals on Lawrence Avenue East at the Private Access to Toronto French School (135 metres west of Bayview Avenue); advising that all costs associated with the installation of traffic control signals are the responsibility of Toronto French School; and recommending that:

- (1) traffic control signals be installed at the intersection of Lawrence Avenue East and Private Access to the Toronto French School located 135 metres west of Bayview Avenue;
- (2) coincidental with the activation of the signals referenced in Recommendation No. (1):
  - (a) Lawrence Avenue East, within the limits of the Toronto French School property be widened to maintain a minimum total roadway width of 16 metres. Through traffic lanes shall be a minimum of 3.25 metres wide and the left turn lane shall be a minimum of three metres wide;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (b) the appropriate By-law(s) be amended accordingly; and
- (3) all roadway improvements required as part of the development and the installation of traffic control signals will be completed to the satisfaction of the Commissioner of Works and Emergency Services, at no expense to the City of Toronto.

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

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

Councillor Flint resumed the Chair.

**(Clause No. 34, Report No. 7)**

**7.37 Poll Results - Implementation of “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, Except Public Holidays” Regulation on the North Side of Divadale Drive - Between Sutherland Drive and Laird Drive and a “No Parking Anytime” Regulation on the South Side of Divadale Drive - Between Sutherland Drive and Laird Drive (Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (August 23, 2002) from the City Clerk, reporting on the results of a poll conducted on Divadale Drive between Sutherland Drive and Laird Drive regarding the implementation of a “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays” regulation on the north side of Divadale Drive, between Sutherland Drive and Laird Drive and a “No Parking Anytime” regulation on the south side of Divadale Drive, between Sutherland Drive and Laird Drive; advising that funds in the amount of \$1,000.00 associated with the installation of appropriate signs are contained in the Transportation Services Division 2002 Operating Budget; and recommending that Midtown Community Council consider the poll results and determine whether or not to implement a “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays” regulation on the north side of Divadale Drive, between Sutherland Drive and Laird Drive and a “No Parking Anytime” regulation on the south side of Divadale Drive, between Sutherland Drive and Laird Drive.

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

- (i) (September 15, 2002) from Kathleen and Robert Davies;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (ii) (September 16, 2002) from Angelika Langen; and
- (iii) (September 16, 2002) from Della Stevenson.

The following persons were present during consideration of this matter:

- John Berriault;
- Anthony Smith; and
- Simon Stevenson.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council that the matter be received and the Ward Councillor be requested to communicate Council's action with respect to this matter to the residents and advise them to contact the Councillor should they have any concerns.

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

**7.38 Elm Ridge Drive/Roselawn Avenue Between  
Newgate Road and Marlee Avenue - Request  
to Reduce the Maximum Speed Limit from 50  
Kilometres per Hour to 40 Kilometres per Hour.  
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (June 13, 2002) from the Director, Transportation Services, District 1, reporting on a request from Councillor Mihevc, on behalf of area residents, to reduce the maximum speed limit from 50 kilometres per hour to 40 kilometres per hour, on Elm Ridge Drive/Roselawn Avenue, between Newgate Road and Marlee Avenue; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$1,000.00, are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the maximum speed limit be reduced from 50 kilometres per hour to 40 kilometres per hour on Elm Ridge Drive/Roselawn Avenue, between Newgate Road and Marlee 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.

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

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

**(Clause No. 36, Report No. 7)**

**7.39 Nina Street - South Side - Between Wells Hill Avenue and Lyndhurst Avenue - Request to Allow Parking for a Maximum Period of Two Hours - Between 10:00 A.M. and 6:00 P.M., Monday to Friday. (St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (June 14, 2002) from the Director, Transportation Services, District 1, reporting on a request from Councillor Mihevc, on behalf of area residents, to allow parking for a maximum period of two hours in order to discourage long-term non-residents parking and to promote parking turnover; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$600.00, are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) parking be permitted for a maximum period of two hours from 10:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Nina Street, between Wells Hill Avenue and Lyndhurst 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.

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

**(Clause No. 37, Report No. 7)**

**7.40 Old Park Road - East Side - Between Eglinton Avenue West and the First Lane North - Implementation of a “No Stopping Anytime” Prohibition.  
(St. Paul’s - Ward 21)**

The Midtown Community Council had before it a report (June 12, 2002) from the Director, Transportation Services, District 1, reporting on deterring incidences of illegal parking, reduce traffic congestion and improve operational safety on Old Park Road, north of Eglinton Avenue West; advising that funds in the estimated amount of \$200.00 to fabricate and install the appropriate signage is available in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the existing parking/stopping regulations implemented on the east side of Old Park Road, from Eglinton Avenue West to a point 47 metres further north be changed to “No Stopping Anytime”; and
- (2) that the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

**(Clause No. 38, Report No. 7)**

**7.41 Roadways in North Leaside - Reduction of the Maximum Speed Limit from 50 Kilometres Per Hour to 40 Kilometres Per Hour.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (June 12, 2002) from the Director, Transportation Services, District 1, reporting on recommending the reduction of the speed limit on roadways in North Leaside from 50 km/h to 40 km/h; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$9,000.00 are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the maximum speed limit on roadways identified in Appendix 2 be reduced from 50 km/h to 40 km/h; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (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. 39, Report No. 7)**

**7.42 Installation of All-Way Stop Control  
Airdrie Road and Rolph Road.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (June 7, 2002) from the Director, Transportation Services, District 1, seeking approval for the establishment of all-way stop control at the intersection of Airdrie Road and Rolph Road; advising that funds in the amount of \$500.00 associated with the installation of appropriate signs are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) all-way stop control be established at the intersection of Airdrie Road and Rolph Road; and
- (2) the appropriate City officials are 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. 40, Report No. 7)**

**7.43 Request to Poll Residents of Donlea Drive  
Between Rumsey Road and Brentcliffe Road  
Regarding a Proposal to Implement Alternating  
Block-by-Block One-Way Traffic Operation.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (June 13, 2002) from the Director, Transportation Services, District 1, seeking approval to poll residents of Donlea Drive, between Rumsey Road and Brentcliffe Road, regarding a proposal to implement one-way traffic operation that alternates on a block-by-block basis, to discourage non-resident traffic; advising that funds in the amount of \$2,500.00 required to undertake a poll and, if favourable, install appropriate signs are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) Transportation Services staff be authorized to conduct a poll of residents on Donlea Drive, between Rumsey Road and Brentcliffe Road, on a block-by-block basis, to determine the level of support for implementing alternating one-way traffic operation on Donlea Drive, for each block between Rumsey Road and Brentcliffe Road, as follows:
  - (i) eastbound, from Rumsey Road to Sutherland Drive;
  - (ii) westbound, from Sutherland Drive to Laird Drive;
  - (iii) eastbound, from Laird Drive to Don Avon Drive;
  - (iv) westbound, from Don Avon Drive to Brentcliffe Road;
- (2) Transportation Services' staff, in consultation with the "Technical Traffic Working Group" (TTWG) of the Leaside Traffic Study, report back on the results of the surveys to the Midtown Community Council; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

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

**(Clause No. 41, Report No. 7)**

**7.44 Hillhurst Boulevard from Avenue Road  
to Cortleigh Crescent - Reduction of the  
Speed Limit from 50 Kilometres Per Hour  
to 40 Kilometres Per Hour.  
(Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (June 18, 2002) from the Director, Transportation Services, District 1, reporting on reducing the speed limit on Hillhurst Boulevard from 50 kilometres to 40 kilometres per hour; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$600.00, are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the maximum speed limit be reduced from 50 kilometres per hour to 40 kilometres per hour on Hillhurst Boulevard, from Avenue Road to Cortleigh Crescent; 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 Johnston, the  
Midtown Community Council  
recommended to Council adoption of the  
foregoing report.

**(Clause No. 42, Report No. 7)**

**7.45 Oriole Road and Oriole Gardens -  
Proposed All-Way “Stop” Sign Control  
and Adjustment to Traffic Regulations.  
(St. Paul’s - Ward 22)**

The Midtown Community Council had before it a report (June 18, 2002) from the Director, Transportation Services, District 1, responding to a request from Councillor Michael Walker, on behalf of area residents, to report to Midtown Community Council on the feasibility of implementing an all-way “Stop” sign control and to adjust the northbound “No Entry, 7:00 a.m. to 7:00 p.m., Monday to Friday” prohibition to operate from 4:00 p.m. to 7:00 p.m., Monday to Friday; advising that funds in the estimated amount of \$600.00 to install the required signage to implement the proposal are contained in the 2002 Transportation Services Operating Budget; and recommending that:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (1) the existing “No Entry” prohibition in effect from 7:00 a.m. to 7:00 p.m., Monday to Friday, for northbound traffic on Oriole Road, at its intersection with Oriole Gardens, be amended to operate from 4:00 p.m. to 7:00 p.m., Monday to Friday;
- (2) “Stop” sign control be introduced for northbound and southbound traffic on Oriole Road at Oriole Gardens, to create an all-way “Stop” sign control; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

The Midtown Community Council also had before it a communication (September 11, 2002) from Joan Dubros.

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

**(Clause No. 43, Report No. 7)**

**7.46 Gange Avenue at Birch Avenue - Request  
for an All-Way “Stop” Sign Control.  
(St. Paul’s - Ward 22)**

The Midtown Community Council had before it a report (June 28, 2002) from the Director, Transportation Services, District 1, responding to a request for the installation of an all-way “Stop” sign control on Gange Avenue at Birch Avenue; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$400.00, are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) a “Stop” sign be installed facing northbound traffic on Gange Avenue at Birch Avenue, to create an all-way “Stop” sign control; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

**(Clause No. 44, Report No. 7)**

**7.47 Feasibility of “All Way Stop Sign Control”  
- Hanna Road and Leacrest Road.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (August 12, 2002) from the Director, Transportation Services, District 1, reporting on the results of a request for the implementation of “All Way Stop Sign Control” at the intersection of Hanna Road and Leacrest Road; advising that there are no financial implications associated with this report; and recommending that the report be received for information.

Bob Moynagh was present during consideration of this matter.

On motion by Councillor Pitfield, the Midtown Community Council recommended to Council the implementation of an “All Way Stop Sign Control” at the intersection of Hanna Road and Leacrest Road.

**(Clause No. 45, Report No. 7)**

**7.48 Banff Road - East Side - South of Eglinton  
Avenue East - Amendment to Parking Regulations.  
(St. Paul’s - Ward 22)**

The Midtown Community Council had before it a report (September 3, 2002) from the Director, Transportation Services, District 1, reporting on a request from Councillor Michael Walker to amend existing parking regulations to improve the visibility for motorists exiting the driveway on the east side of Banff Road, south of Eglinton Avenue East, at the flankage of the senior citizens apartment located at Premises No. 485 Eglinton Avenue East; advising that funds in the estimated amount of \$200.00 to fabricate and install the appropriate signage is available in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the existing statutory parking prohibition in effect on the east side of Banff Road, from Eglinton Avenue East to a point 30.5 metres further south, be extended to operate from Eglinton Avenue East to a point 48.5 metres south of Eglinton Avenue East; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (2) that the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

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

**(Clause No. 46, Report No. 7)**

**7.49 Proposed Area Traffic Management Study  
- Deer Park: Area Bounded by Avenue Road,  
St. Michael's Cemetery and Rosehill Avenue,  
Vale of Avoca and Mount Pleasant Cemetery  
and Frobisher Avenue.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a communication (August 12, 2002) from the City Clerk, advising that City Council, at its meeting on July 30, 31 and August 1, 2002 referred the following motion by Councillor Walker to the Midtown Community Council:

“WHEREAS in June of 2002, Councillor Walker’s office received the attached request from the President of the Deer Park Ratepayers’ Group, Mr. John McGinnis, regarding traffic issues in Deer Park; and

WHEREAS this formal request on behalf of the ratepayers’ group is in response to strong concerns from residents; and

WHEREAS Mr. Stephen Benjamin, Manager of Traffic Operations, District One, and his staff are aware of this situation and have witnessed resident concern at a public meeting that was held in the area late last June; and

WHEREAS Mr. Stephen Benjamin has recommended that the group submit a request to the City Clerk regarding the feasibility of an area traffic management study;

NOW THEREFORE BE IT RESOLVED THAT the area bounded by Avenue Road, St. Michael’s Cemetery and Rosehill Avenue, Vale of Avoca and Mount Pleasant Cemetery, and Frobisher Avenue be formalized for a traffic management study;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

AND BE IT FURTHER RESOLVED THAT the Commissioner of Works and Emergency Services be authorized to seek solutions to reduce speed and volume of traffic on residential streets in this area;

AND BE IT FURTHER RESOLVED THAT Toronto City Council instruct City staff to prepare an Area Traffic Management Study for Deer Park.”

The Midtown Community Council also had before it a report (July 30, 2002) from the Commissioner, Works and Emergency Services, addressed to City Council, recommending that should Council adopt Notice of Motion J(3) moved by Councillor Michael Walker to authorize an Area Traffic Management Study for Deer Park, such study be conducted as follows:

- (1) the Deer Park Ratepayers Group Inc. be requested to establish a residents’ traffic committee comprising a representative cross-section of geographic area and community interests to participate on a study Steering Committee, also comprised of Transportation Services’ staff and a representative of Councillor Walker’s office, with the study being done in accordance with the process for undertaking area traffic management studies contained in the Policy adopted by the former City of Toronto Council at its meeting of May 30 and 31, 1994, and more particularly, Appendix B (attached) of the Policy;
- (2) the study Steering Committee establish terms of reference for the Deer Park Area Traffic Management Study, prepare a Request For Proposal in order to retain a transportation consulting firm to undertake the study, and oversee the progress of the study once a consultant has been retained;
- (3) approval be given to retain a transportation consultant to be selected by the Steering Committee, with funding for the consultant to be provided from a \$100,000 contribution arising from a development agreement/OMB decision with the developers of the De Lisle Court project, secured for the study and implementation of traffic calming measures;
- (4) upon the completion of the study, a report be submitted to Midtown Community Council on any recommendations arising therefrom; and
- (5) the appropriate City Officials be requested to take any action necessary to give effect to the foregoing.

The Midtown Community Council also had before it a communication (September 16, 2002) from Brian Kearney, Delisle Avenue/Deer Park Crescent Residents’ Traffic Group.

On motion by Councillor Walker, the  
Midtown Community Council

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

recommended that Council authorize an Area Traffic Management Study for Deer Park, such study to be conducted as follows:

- (1) the Deer Park Ratepayers Group Inc. be requested to establish a residents' traffic committee comprising a representative cross-section of geographic area and community interests to participate on a study Steering Committee, also comprised of Transportation Services' staff and a representative of Councillor Walker's office, with the study being done in accordance with the process for undertaking area traffic management studies contained in the Policy adopted by the former City of Toronto Council at its meeting of May 30 and 31, 1994, and more particularly, Appendix B (attached) of the Policy;
- (2) the study Steering Committee establish terms of reference for the Deer Park Area Traffic Management Study, prepare a Request For Proposal in order to retain a transportation consulting firm to undertake the study, and oversee the progress of the study once a consultant has been retained;
- (3) approval be given to retain a transportation consultant to be selected by the Steering Committee, with funding for the consultant to be provided from a \$100,000 contribution arising from a development agreement/OMB decision with the developers of the De Lisle Court project, secured for the study and implementation of traffic calming measures;

- (4) upon the completion of the study, a report be submitted to Midtown Community Council on any recommendations arising therefrom; and
- (5) the appropriate City officials be requested to take any action necessary to give effect to the foregoing.

**(Clause No. 47, Report No. 7)**

**7.50 Variance for Third Party Ground Sign  
- 1743 Eglinton Avenue East.  
(Don Valley East - Ward 34)**

The Midtown Community Council had before it a report (June 10, 2002) from the Director and Deputy Chief Building Official, evaluating and making a recommendation regarding a request for a variance from the sign by-law, to permit the construction of a third party ground sign on the subject property; advising that there are no financial implications resulting from the adoption of this report; and recommending that the request for a minor variance from the sign by-law be approved, subject to the removal of the existing signs located on Eglinton Avenue and Victoria Park Avenue.

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

**(Clause No. 48, Report No. 7)**

**7.51 Designation of Fire Routes in the Former  
North York Urban Area.  
(Don Valley West - Ward 25, Don Valley West - Ward 26,  
Don Valley East - Ward 34)**

The Midtown Community Council had before it a report (August 13, 2002) from the District Chief - Fire Prevention - North Command, seeking Council approval for the enactment of the appropriate amending by-law to designate certain locations as fire routes within the meaning of By-law No. 29704 of the former City of North York, as amended,

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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and to authorize the City to enter the related fire route agreements pertaining to those location; advising that there are no financial implications; and recommending that:

- (1) By-law 29704 of the former City of North York, as amended, be amended by adding the following locations to Schedule "B" of the By-Law, thereby designating those locations as fire routes within the meaning of the By-law:
  - (a) 95-01 3 Combermere Drive
  - (b) 97-03 18 Concorde Place
  - (c) 99-02 55 Scarsdale Road
  - (d) 99-06 1765 Eglinton Avenue East;
- (2) the City be authorized to enter into the related fire route agreements for those locations; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

**(Clause No. 49, Report No. 7)**

**7.52 Council Member Appointments to the  
Midtown Community Council Preservation  
Panel, Colborne Lodge/MacKenzie House/Spadina  
Community Museum Management Board, and  
Don Watershed Regeneration Council.**

The Midtown Community Council had before it a communication (May 24, 2002) from the City Clerk, forwarding information and a list of Member's preferences for appointment to the Midtown Community Preservation Panel, Colborne Lodge/Mackenzie House/Spadina Community Museum Management Board and Don Watershed Regeneration Council on recommendation of Midtown Community Council; and recommending that:

- (1) Midtown Community Council give consideration to Members' preferences outlined in Schedule 1, and recommend to City Council the appointment of Members of Council to
  - (i) Midtown Community Preservation Panel; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

(ii) Don Watershed Regeneration Council

for a term of office expiring November 30, 2003, and until their successors are appointed;

- (2) Midtown Community Council give consideration to recommending that Council refrain from appointing a Member from Midtown Community Council to the Colborne Lodge/ Mackenzie House/Spadina Community Museum Management Board, despite the terms of City of Toronto Municipal Code, Chapter 103, Heritage; and
- (3) 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:

(A) recommended to Council:

- (1) the appointment of Councillor Pitfield to:

- (a) the Midtown Community Preservation Panel; and

- (b) the Don Watershed Regeneration Council

for a term of office expiring November 30, 2003 and until her successor is appointed; and

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

(B) deferred sine die consideration of the following recommendation:

“that Council refrain from appointing a Member from Midtown Community Council to the Colborne Lodge/ Mackenzie House/Spadina Community Museum

Management Board, despite the terms of City of Toronto Municipal Code, Chapter 103, Heritage.”

**(Clause No. 50, Report No. 7)**

**7.53 Preliminary Report - Applications to Amend Official Plan and Zoning - Toronto District School Board - 45 York Mills Road TD ZBL 2002 0004 and TD OPA 2002 0001 and TD TD SPC 2002 0039. (Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (June 3, 2002) from the Director, Community Planning, North District, providing preliminary information on the above-noted applications and seeking 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 Councillor.
- (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.

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

On motion by Councillor Flint, the Midtown Community Council adopted the report (June 3, 2002) from the Director, Community Planning, North District, and referred same to Clerk’s and Planning staff for action.

Councillor Flint resumed the Chair.

(City Clerk; Director, Community Planning, North District;  
c. Councillor Flint - September 19, 2002)

**(Clause No. 58(c), Report No. 7)**

**7.54 Preliminary Report - Application to Amend the Zoning By-law - The Shmuel Zahavy Israeli School of Metropolitan Toronto - 3055 Bathurst Street TD ZBL 2002 0003. (Eglinton-Lawrence - Ward 16)**

The Midtown Community Council had before it a report (June 7, 2002) from the Director, Community Planning, North 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.
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

The Midtown Community Council also had before it a communication (June 3, 2002) from Adam J. Brown, Solicitor, Brown Dryer Karol, providing comments regarding the application for rezoning.

On motion by Councillor Johnston, the Midtown Community Council:

- (1) adopted the report (June 7, 2002) from the Director, Community Planning, North District, and referred same to Clerk's and Planning staff for action; and
- (2) requested the Director, Community Planning, North District, to submit the Final Report on this matter to the meeting of Midtown Community

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

Council to be held on November 12,  
2002.

(City Clerk; Director, Community Planning, North District;  
c. Adam J. Brown, Solicitor, Brown Dryer Karol;  
Councillor Johnston - September 19, 2002)

**(Clause No. 58(d), Report No. 7)**

**7.55 Preliminary Report - Application to Amend  
the Official Plan and Zoning By-law - 1345961  
Ontario Ltd. - 243 Eglinton Avenue West and  
500 Oriole Parkway - File No. 102012 - TD ZBL 2002 0005.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (June 14, 2002) 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 be given to landowners and residents within 120 metres of the site; and
- (3) notice of the Public Meeting under the Planning Act be given according to the regulations of the Planning Act.

On motion by Councillor Walker, the Midtown Community Council adopted the report (June 14, 2002) from the Director, Community Planning, South District, and referred same to Clerk's and Planning staff for action.

(City Clerk; Director, Community Planning, South District;  
c. Councillor Walker - September 19, 2002)

**(Clause No. 58(e), Report No. 7)**

**7.56 Preliminary Report - Application to Amend  
the Zoning By-law  
Ire - Yonge Developers Inc.  
4155 Yonge Street - TD ZBL 2002 0002 and UDSP-94-121.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (August 27, 2002) from the Acting Director, Community Planning, North 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.
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

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

On motion by Councillor Flint, the Midtown Community Council adopted the report (August 27, 2002) from the Director, Community Planning, North District, and referred same to Clerk's and Planning staff for action.

Councillor Flint resumed the Chair.

(City Clerk; Acting Director, Community Planning, North District; c. Councillor Flint - September 19, 2002)

**(Clause No. 58(f), Report No. 7)**

**7.57 Preliminary Report - Application to Amend  
the Official Plan for the Former Borough  
of East York and Zoning By-law 1916  
239-241 McRae Drive - 207-209 Randolph Road  
File No. CMB 2002 0008.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (August 23, 2002) from the Director, Community Planning, South District, providing preliminary information on the development proposal for 239-241 McRae Drive and 207-209 Randolph Road and to seek Community Council's direction 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 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 Pitfield, the Midtown Community Council adopted the report (August 23, 2002) from the Director, Community Planning, South District, and referred same to Clerk's and Planning staff for action.

(City Clerk; Director, Community Planning, South District  
- September 19, 2002)

**(Clause No. 58(g), Report No. 7)**

**7.58 Final Report - Application for Part Lot Control  
Exemption - 33-201 Dalimore Circle - Plan 66M-2389  
Don - Greenbelt Developments Inc. - TD PLC 02 0001.  
(Don Valley East - Ward 34)**

The Midtown Community Council had before it a report (September 3, 2002) from the Director, Community Planning, North District, requesting exemption from part lot control in order that 68 townhouse dwelling units may be conveyed into separate

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

ownership; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) the application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to Recommendation No. (1);
- (3) the By-law shall expire two years from the date of enactment; and
- (4) the appropriate City officials be authorized and directed to register the By-law on title.

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

**(Clause No. 51, Report No. 7)**

**7.59 Final Report - Application to Amend the  
Official Plan and Zoning By-law No. 438-86  
88 Redpath Avenue 1213763 Ontario Limited  
File No. 101015 - TD CMB 200100020.  
(St. Paul's - Ward 22)**

At this point in the proceedings, the Midtown Community Council held a statutory public meeting and notice was given in accordance with the Planning Act.

The Midtown Community Council had before it a report (June 13, 2002) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend the Official Plan and Zoning By-law to allow a ten storey apartment building at 88 Redpath Avenue, proposed as an addition to an existing 16-storey building; advising that there are no financial implications resulting from the adoption of this report; and recommending that 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. 6;
- (2) amend 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. 7;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require that, before introducing the necessary Bills to Council for enactment, the owner enter into an agreement authorized under Section 37 of the Planning Act regarding the provision of public benefits in exchange for the increase in permitted building density on the property as set out in this report; and
- (5) require that, before introducing the necessary Bills to Council for enactment, the applicant enter into a Site Plan Undertaking with the Commissioner of Urban Development Services, under Section 41 of the Planning Act.

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

- (i) (June 12, 2002) from Bernard Weitzman, objecting to the application; and
- (ii) (September 16, 2002) from David Vallance, in opposition to the application.

Brian Gallagher, Planner, South District, gave a brief presentation with respect to this application.

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

- Dale Ritch, Tenants Association, 88 Redpath, in opposition to the proposed development and expressed concern regarding the possible deterioration in the quality of life and disruption for the tenants of 88 Redpath and pointing out that there are already many other condominium developments in this area; and
- Michael G. Kovacevic, Goodman and Carr, on behalf of the applicants.

On motion by Councillor Walker, the Midtown Community Council, based on the findings of fact and conclusions, recommended to Council adoption of the foregoing report subject to amending subsection 1(7) of the Draft Zoning By-law Amendment (Attachment 7 to the report) by deleting the number and words after "which" and replacing them with "114 will be for residents of the building existing on the day this By-law comes into effect and 51 will be for residents of the addition

permitted by this By-law;”, so that such subsection 1(7) shall now read as follows:

“the minimum number of parking spaces provided on the lot is 231 of which 114 will be for residents of the building existing on the day this By-law comes into effect and 51 will be for residents of the addition permitted by this By-law.”

**(Clause No. 52, Report No. 7)**

**7.60 Final Report - Application to Amend the Official Plan and Zoning By-law 438-86 - 262 And 264 St. Clair Avenue West and 288 Russell Hill Road - Great Gulf (St. Clair) Ltd. - 202006 TD CMB 20020005. (St. Paul's - Ward 22)**

At this point in the proceedings, the Midtown Community Council held a statutory public meeting and notice was given in accordance with the Planning Act.

The Midtown Community Council had before it a report (August 29, 2002) from the Director, Community Planning, South District, reviewing and recommending approval of an application to amend the Official Plan and Zoning By-law for a 6 storey, 24 unit residential apartment building on the northwest corner of St. Clair Avenue West and Russell Hill Road; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment 6;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7;
- (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 to introduce the Bills in Council to give effect thereto, and
- (4) require that, before introducing the necessary Bills to City Council for enactment, the applicant enter into a Site Plan Undertaking with the Commissioner of Urban Development Services, under Section 41 of the Planning Act.

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

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

- (i) (June 24, 2002) from Mary Louise Gaby;
- (ii) (September 5, 2002) from Elizabeth Cobban;
- (iii) (September 12, 2002) from Jane Beecroft, President, Community History Project;
- (iv) (September 16, 2002) from Patrick Tannahill;
- (v) (September 16, 2002) from Kilby Management and Communications;
- (vi) (September 17, 2002) from Michael Bernstein and Nandini DasGupta;
- (vii) (September 16, 2002) from Rosemary Helmer;
- (viii) (September 15, 2002) from Helene Lavoie; and
- (ix) (September 17, 2002) from Barry Beale.

Joe Nanos, Senior Planner, South District, gave a brief presentation with respect to this application.

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

- Gary Switzer, Executive Vice-President, Great Gulf Group of Companies;
- Judith Hinchman and Susan Ainley, North Hill District Homeowners' Association, generally in support of the application, but expressing concerns with respect to the proposed height of the development;
- Linda Miller, in opposition to the demolition of the heritage buildings; expressing concern respecting the disruption to the existing tenants; and concerns with respect to the height of the development, and submitted a written brief; and
- Bryan Gooderham, expressing concerns regarding the disruption to the tenants.

On motion by Councillor Walker, the Midtown Community Council, based on the findings of fact and conclusions, recommended to Council:

- (1) adoption of the foregoing report; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (2) adoption of the following Resolution  
by Councillor Walker:

“WHEREAS the properties located at 262 and 264 St. Clair Avenue West are designated under Part IV of the Ontario Heritage Act by City Council, on July 6, 2000, by By-law Nos. 407-00amd 408-00, respectively (Ward 22 - St. Paul’s); and

WHEREAS in a letter dated August 23, 2000, the owner of the properties requested demolition of the buildings pursuant to Section 34 of the Ontario Heritage Act; and

WHEREAS City Council refused the demolition application at its meeting held on October 3, 4, 5, 6, 10, 11 and 12, 2000; and

WHEREAS the Ontario Heritage Act states that 180 days from the date of refusal, the owner may demolish the buildings; and

WHEREAS the private City of Toronto legislation extends the delay period of 180 days to such time that the owner has obtained a building permit to erect a new building on the site; and

WHEREAS the Site Plan Application No. TD CMB 2002 0005 before the Midtown Community Council seeks approval to permit a new building on the site at 262 and 264 St. Clair Avenue West; and

WHEREAS the Site Plan Application generally complies with

the Decision of the Ontario Municipal Board; and

WHEREAS the owner of the property has agreed to donate \$10,000.00 toward the conservation of the Amsterdam Fountain, located at the north-east corner of Avenue Road and St. Clair Avenue West following the issuance of a demolition permit for the designate buildings;

NOW THEREFORE BE IT RESOLVED THAT approval be granted to demolish the buildings located at the designated properties of 262 and 263 St. Clair Avenue West provided that the property owner donate \$10,000.00 toward the conservation of the Amsterdam Fountain following the issuance of a demolition permit.”

**(Clause No. 53, Report No. 7)**

**7.61 Refusal Report - Applications for  
Amendments to the Official Plan and  
Zoning By-law and for Site Plan Approval  
151-165 St. Clair Avenue West - 468 Avenue Road  
Holdings Inc. - Application No. 202002 - CMB 20020002.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a report (August 28, 2002) from the Director, Community Planning, South District, recommending refusal of the applications to amend the Official Plan and the Zoning By-law and for Site Plan approval for a 28-storey, 148-unit apartment building at 151-165 St. Clair Avenue West; advising that there are no financial implications resulting from the adoption of this report; and recommending that Council:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (1) refuse Official Plan and Zoning By-law Amendments and Site Plan Approval Application No. 202002;
- (2) request the City Solicitor, the Commissioner of Urban Development Services, and any other appropriate staff to oppose the Ontario Municipal Board appeal and referral made by the applicant on Application No. 202002; and
- (3) authorize and direct the appropriate City officials to take the necessary actions to give effect thereto.

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

- (i) (June 19, 2002) from Gabriella Fontana, objecting to proposed development;
- (ii) (September 9 2002 and September 11, 2002) from Adam J. Brown, Solicitor, Brown Dryer Karol;
- (iii) (August 14, 2002) from Dr. Sydney E. H. Smart, addressed to Councillor Altobello;
- (iv) (August 28, 2002) from E. W. H. Tremain, addressed to Councillor Altbello; and
- (v) (September 16, 2002) from Adam J. Brown, Brown Dryer Karol.

Joe Nanos, Senior Planner, South District, gave a brief presentation on the application.

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

- Adam J. Brown, Solicitor, on behalf of the applicant;
- Kim Kovar, Aird and Berlis;
- Janet Greenwood-West;
- Philip J. Solondz;
- Peter Czegledy, and submitted a written brief; and
- Lorne Shapiro.

The following motion by Councillor Minnan-Wong failed on the following division of votes:

“That the matter be deferred to provide the applicant an opportunity to submit a revised application for a 24-storey building at this site.”:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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For: Minnan-Wong  
Against: Flint, Mihevc, Pitfield, Walker

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

The foregoing action of the Midtown Community Council was carried on the following division of votes:

For: Flint, Mihevc, Pitfield, Walker  
Against: Minnan-Wong.

**(Clause No. 54, Report No. 7)**

**7.62 Refusal Report - Application to Amend  
Zoning By-law and Official Plan - 2 Park  
Lane Circle - TD CMB 2002 0007.  
(Don Valley West - Ward 25)**

The Midtown Community Council had before it a report (June 19, 2002) from the Director, Community Planning, North District, recommending refusal on the application for Official Plan and Zoning By-law Amendments for a four-storey, 5-unit apartment building at 2 Park Lane Circle; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council refuse the Official Plan and Zoning Amendment applications for the property located at 2 Park Lane Circle File No: TD CMB 2002 0007; and
- (2) the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board to defend the refusal of this application.

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

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

Councillor Flint resumed the Chair.

**(Clause No. 55, Report No. 7)**

**7.63 Enactment of a Municipal Shelter By-law.  
(All Wards)**

The Midtown Community Council had before it a communication (April 22, 2002) from the City Clerk, forwarding for information and any attention deemed necessary, Clause No. 1 contained in Joint Report No. 2 of The Planning and Transportation Committee and The Community Services Committee, headed "Enactment of a Municipal Shelter By-law", which was considered by the Council of the City of Toronto at its meeting held on April 16, 17 and 18, 2002.

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

- (i) (September 12, 2002) from Ann Bosley, President, Toronto Real Estate Board; and
- (ii) (September 12, 2002) from Brian Maguire, Secretary, North Hill District Home Owners' Association.

Staff gave a brief presentation with respect to the proposed Municipal Shelter By-law.

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

- Eric Parker, Lawrence Park/Bayview Property Owners Association, and submitted a written brief;
- Margaret Vandembroucke, and submitted a written brief;
- Ann Fitzpatrick, Children's Aid Society of Toronto, and submitted a written brief; and
- Howard Watson, and submitted a written brief.

The following motions failed:

Moved by Councillor Mihevc:

"That staff, working with the Mayor's office, be requested to "fast track" this matter and that a Special Meeting of Council be held before the end of 2002 to consider this issue." and

Moved by Councillor Walker:

"That the Midtown Community Council recommend the enactment of a Municipal Shelter By-law which permits emergency shelters across the City on main streets which are zoned "commercial/residential, commercial, mixed use, or industrial."

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

The Midtown Community Council advised the Planning and Transportation Committee that it:

- (1) supports the following motion placed by Councillor Pitfield at the meeting of City Council held on April 16, 17 and 18, 2002:

“It is recommended that:

- (a) in future, a moratorium on additional shelters be placed on Wards that have 500 beds or more;
  - (b) the Acting Commissioner of Community and Neighbourhood Services be requested to conduct a facilities review of existing shelters, with special attention to the number of washrooms; and
  - (c) the Chair of the Toronto Police Services Board be requested to explore the feasibility of having police recruits supervise homeless shelters, as part of their training, to ensure the safety of residents, at no cost to the City.” **moved by Councillor Pitfield**; and
- (2) requested staff to report on amending Section 2-34 of the (former) City of North York Zoning By-law No. 7625 headed “Essential Services”, by adding the words “or municipal shelter” so that such subsection shall read as follows:

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

“Essential Services’ means the construction, installation, alteration, operation or maintenance by a government, government agency or public utility corporation of any building, line, sewer, pipe or work, and incidental structure which is necessary to the provision of a public service, but shall not include a public parking lot, parking station, office building or municipal shelter.”  
**moved by Councillor Minnan-Wong.**

(Planning and Transportation Committee; c. Acting Commissioner, Community and Neighbourhood Services; Commissioner, Urban Development Services; Interested Persons - September 19, 2002)

**(Clause No. 58(h), Report No. 7)**

**7.64 Draft Official Plan.  
(All Wards)**

The Midtown Community Council had before it a communication (June 5, 2002) from the City Clerk, Planning and Transportation Committee, advising that the Planning and Transportation Committee referred the draft Official Plan to Community Councils for information and community consultation in September 2002, preferably at an evening meeting, and report on the outcome of their meetings to the Planning and Transportation Committee at its statutory public meeting scheduled for September 24, 2002.

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

- (i) (August 30, 2002) from G. S. Belza, Analogica;
- (ii) (September 6, 2002) from Theo Long, President, Metropolitan Toronto Condominium Corporation #950;
- (iii) (September 6, 2002) from Michael Dosman;
- (iv) (September 11, 2002) from Paula J. Tenuta, Greater Toronto Home Builders’ Association;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- (v) (September 12, 2002) from Leonard H. Goodman;
- (vi) (September 16, 2002) from Bill Lew; and
- (vii) (September 17, 2002) from Reverend Douglas Varey and Jim Acheson, Board Chair, Northminster United Church.

The Chair read out a statement clarifying the role of the Public Consultation Meetings and the deputations and input received at this meeting of the Midtown Community Council.

The Acting Director, Community Planning, North District, gave an overhead slide presentation with respect to the Draft Official Plan.

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

- Dale Ritch;
- Michael O'Para, Bedford Park Residents' Association;
- George Milbrandt, Fontra, and submitted a written brief;
- Jason Stewart, Oriole Park Association, and submitted a written brief;
- Terry Mills, and submitted a written brief;
- George. S. Belza;
- Arlena Herbert, Litton Park Residents' Organization, and submitted a written brief;
- Ann Rowan, Member, Board of Heritage Toronto and President, Toronto Historical Association, and submitted a written brief;
- Alex Grenzebach, Chair, Midtown Preservation Panel, and submitted a written brief;
- Bob Millward, on behalf of the Toronto Board of Trade, and submitted a written brief;
- Brian Maguire, North Hill Homeowners' Association, and submitted a written brief;
- Eric Parker, Lawrence Park/Bayview Property Owners Association, and submitted a written brief;
- Michael Visser, and submitted a written brief;
- Jessica Fraser, Toronto Theatre Alliance, and submitted a written brief;
- Peter Baker, Vice-President, Sherwood Park Residents' Association, and submitted a written brief;
- Agnes Vermes, President, Leaside Property Owners Association Incorporated, and submitted a written brief;
- George Teichman, and submitted a written brief;
- Bonni Harden;
- Brian Monrad, and submitted a written brief; and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

- Dennis Lee, Poet Laureat for City of Toronto, and submitted a written brief.

The following motion by Councillor Walker did not carry:

“It is recommended that adoption of the Draft Official Plan be deferred until the following essential tasks have been completed:

- (i) an independent public review on a community-by-community basis of all existing Secondary (Part II) Plans and proposed Avenue Studies to determine their future role in the emerging policy framework of the Draft Official Plan;
- (ii) determination and independent public review of measurable targets and indicators (e.g., heights and densities) necessary for monitoring the effectiveness of the proposed policies, and their inclusion in the Draft Official Plan;
- (iii) release and independent public review of an implementing Zoning By-law, to be specifically referenced in the Draft Official Plan; and
- (iv) completion and independent public review of the complementary implementation plans, strategies, and guidelines (including Urban Design Guidelines, a Transportation Plan, a Water Quality Strategy, a Financial Analysis of infrastructure needs, etc.) to be specifically referenced in the Draft Official Plan.”

On motion by Councillor Flint, the Midtown Community Council recommended to the Planning and Transportation Committee for its statutory public meeting scheduled for September 24, 2002 that:

- (1) Planning and Transportation Committee not make any substantive decisions regarding the content of the proposed new Official Plan until:
  - (a) City Council has received and considered motions from Community Councils;
  - (b) the Planning and Transportation Committee has reviewed summaries and

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

staff reports resulting from all verbal depositions and copies of all written submissions, including those made to the Community Councils, together with staff comments thereon;

- (2) height and density limits specified in Secondary Plans, and site and area specific policies, not be subject to potential breach by general bonusing provisions, or any other provisions, contained in the proposed Official Plan;
- (3) Secondary Plans be required for intensification of Avenues as identified in Map 2 of the draft Official Plan, beyond four storeys or two times coverage;
- (4) as part of the consideration of any proposed Secondary Plan that enables larger scale development, beyond four storeys or two times coverage, the Community Council be provided with an assessment of the infrastructure necessary to support the contemplated additional development, together with potential means of remedying any identified deficiencies;
- (5) City planning and development approval strictly adhere to existing City and Metro Official Plans until such time as a comprehensive new Official Plan has been adopted by City Council;
- (6) the policy pertaining to Chapter Five, headed "Implementation" (reference page 82 of Binder 1) be amended to

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- include specific wording that links zoning, ravines and transit to the Official Plan;
- (7) the policy pertaining to Chapter Five, section 5.5 headed "Interpretation" (reference page 98 of Binder 1) be amended to make specific reference to maps and zoning;
  - (8) Map 13 be amended to correct land use designations (Milbrandt Park, Spurline-Don Mills, Woodsworth Park, Canadian Memorial Chiropractic College apartments at Yonge and York Mills predetermined, mixed use on Leslie Street, church and school, Fire Station No. 6, mixed use in Don Mills Centre, library institutional, GO Station land);
  - (9) with respect to Land Use Designations: Parks and Open Space Areas – differentiation be made between public parkland and private parkland; cemeteries, schools, golf courses, and ravines be separately designated in private parkland; ravines, parks, golf courses, cemeteries and schools, community centres, and libraries, be designated on public parkland; and that the land use designation maps be amended to reflect this; and
  - (10) the employment areas in the land use maps be amended to differentiate heavy industrial use from light; and
  - (11) Community Councils be responsible, following community consultation and statutory public meetings

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

---

thereon, for making recommendations concerning:

- (a) proposed deletion, modification or creation of Secondary Plans and related Appendices in their respective areas;
- (b) proposed deletion, modification or creation of site or area specific policies in their respective areas;
- (c) determination of any residential neighbourhoods in their respective areas in which and where multiple family type housing is to be allowed in addition to single family housing, and
- (d) determination of any residential streets, or parts thereof, in their respective areas along which non-residential uses are to be permitted; and

On motion by Councillor Mihevc, the Midtown Community Council requested Planning staff to give consideration to the issues raised by the deputants at this meeting of the Midtown Community Council and to follow up with appropriate reports recommending amendments to the Draft Official Plan to the Planning and Transportation Committee and City Council.

(Planning and Transportation Committee; c. Director, Community Planning, South District; Interested Persons - September 19, 2002)

**(Clause No. 58(i), Report No. 7)**

**7.65 Application to Amend the Zoning By-law  
for a Portion of 76 Wychwood Avenue  
Wychwood Car Barns Park.  
(St. Paul's - Ward 21)**

At this point in the proceedings, the Midtown Community Council held a statutory public meeting and notice was given in accordance with the Planning Act.

The Midtown Community Council had before it a report (August 22, 2002) from the Director, Community Planning, South District, recommending the approval of a Zoning By-law Amendment to permit the rezoning of a portion of 76 Wychwood Avenue for residential purposes, in accordance with Clause 18 embodied in Report No. 9 of the Midtown Community Council; advising that there are no financial implications resulting from the adoption of this 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 A.(1); and
- (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 A.

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

- (i) (June 25, 2002) from Greg Rogers, Executive Director, Native Men's Residence, in support of Wychwood Barns project;
- (ii) (not dated) from Grace Sweatman, Executive Director, Christie Gardens, in support of the Wychwood Barns project;
- (iii) (June 25, 2002) from Donald A. Sullivan, in support of the Wychwood Barns project;
- (iv) (June 27, 2002) from Judy Godfrey, providing comments regarding adaptive re-use of the Wychwood Barns;
- (v) (June 26, 2002) from Jane Beecroft, President, Community History Project, providing comments;
- (vi) (not dated) from Linda Wells, providing comments; and
- (vii) (August 28, 2002) from Howard Wiseman, objecting to the re-zoning proposal.

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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Raymond David, Manager, Community Planning, South District, gave a brief presentation.

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

- Elaine Waisglass, opposed to the creation of residential lots and suggesting the land should be kept together to provide for parkland;
- Anne Spafford, suggested that the TTC land is needed for use as a park, not for houses and that there is a need for recreational facilities within the community;
- Monica Contreras, opposed to the proposed residential lots, suggesting there is no benefit to the neighbourhood and does not fit with character of Slade Avenue, it will cause a reduction of open space, and submitted a written brief;
- Amy McConnell recommended that this matter be deferred and considered with the future plan for the whole site, and submitted a written brief;
- Will Jarvis suggested that it makes good economic sense, that funds from the sale of building lots should be used for capital improvements to the barns and the future park;
- Robert Davis, opposed to the creation of building lots;
- Bernard Farley opposed to the proposed three residential lots; and
- Howard Levine opposed to the creation of the building lots at this time, suggesting the whole site should be considered in a comprehensive analysis, and submitted a written brief.

Councillor Mihevc moved that due to the lateness of the hour, the deputations be received and that a special meeting of Midtown Community Council be held before the next meeting of City Council to consider the matter and report thereon to City Council for its meeting on October 1, 2002, which **failed**.

Councillor Walker moved that the meeting continue until the agenda was completed, which **carried**.

On motion by Councillor Walker, the Midtown Community Council deferred consideration of this matter until the issue with respect to the re-zoning for the whole site at 76 Wychwood Avenue is to be considered.

(Director, Community Planning, South District; c. Commissioner, Economic Development, Culture and Tourism; City Clerk, attention: Linda Reid; Interested Persons - September 19, 2002)

**(Clause No. 58(j), Report No. 7)**

**7.66 Toronto Artscape Feasibility Report  
on the Possible Adaptive Reuse of the  
Wychwood Barns.  
(St. Paul's - Ward 21)**

The Midtown Community Council had before it a report (June 17, 2002) from the Commissioner, Economic Development, Culture and Tourism, reporting the results of the feasibility study that Toronto Artscape prepared on the possible adaptive reuse of the historic Wychwood Barns located at 76 Wychwood Avenue as well as the community response and the next steps in the future of the existing buildings and future park; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council endorse in principle, the adaptive reuse of the most northerly three heritage buildings known as the Wychwood Barns located at 76 Wychwood Avenue that includes a possible mix of uses such as, but not limited to, artist live/work units and artist work only units, offices/programming spaces, a meeting/rehearsal facility, indoor community gardens, a community/arts anchor space, public washrooms, a greenhouse, sheltered garden, bake oven, children's play space, a covered street or wintergarden, a day-care centre, skate park and café;
- (2) the Commissioner of Economic Development, Culture and Tourism report to the October meeting of the Economic Development and Parks Committee with an implementation plan that includes the mix of uses, a business case, sources of capital and operating funding, project management in an overall context of planning for the future park on the site;
- (3) the Commissioner of Economic Development, Culture and Tourism prepare a park plan for the site to be included with the implementation plan referred to in Recommendation No. 2 above; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

- (i) (June 24, 2002) from John Sanders;
- (ii) (September 19, 2002) from U. Ernest Buchner;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (iii) (September 12, 2002) from Jane Beecroft, President, Community History Project;
- (iv) (September 13, 2002) from Justin Connidis;
- (v) (September 15, 2002) from Ray and Rhea Whitehead;
- (vi) (September 15, 2002) from Brodie and Nicholas Power;
- (vii) (September 13, 2002) from Sheldon J. Godfrey;
- (viii) (September 16, 2002) from Bruce Kidd; and
- (ix) (September 17, 2002) from Richard L. Stromberg; and

approximately 20 letters of support of the project from local school principals, daycare centres and Business Improvement Associations, submitted by Friends of a New Park.

Kathleen Vaughan submitted a written brief.

The following persons gave brief presentations:

- Tim Jones, Executive Director, Toronto Artscape;
- Joe Lobko, Joe Lobko Architect Inc.; and
- Lori Martin, Senior Cultural Affairs Officer, Economic Development and Tourism.

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

- Andrew Steele Moore;
- Timothy Steele Moore;
- Jane Steele Moore;
- Kent Moore;
- Elaine Waisglass;
- Michael Hirsh;
- Anne Spafford, Wychwood Park Ratepayers' Association;
- John Sanders;
- Nancy Green;
- Rhonda Teitel-Payne, The Green Barn Steering Committee;
- Elizabeth Cinello;
- Frances Walsh, and submitted a written brief;
- Roscoe Handford;
- Bob Hanke;
- Jody Berland;
- Vid Ingelevics;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- Ron Kish and Mardelle Kish;
- Uku Kasemets;
- Alex Speigel;
- Alan Seymour on behalf of Richard Stromberg;
- Schuster Gindin;
- Monica Contreras;
- Dr. D. G. Harrison;
- Dan Diamond on behalf of Brian Katz;
- Amy McConnell, and submitted a written brief;
- Gene Threndyle;
- Will Jarvis;
- Michelle Kosoy;
- Vid Ingelevics on behalf of Marcella Campos;
- Georgiana Uhlyarik;
- Meirion Kelly;
- Colin Viebrock;
- Robert Davis;
- Peter MacKendrick;
- Bernard Farley;
- Diana Platts;
- Alex Minkin; and
- Howard Levine.

Councillor Mihevc moved:

That the report be adopted, as amended, by:

(A) amending Recommendation No. 1 to read (*new language in italics*):

- (1) City Council endorse in principle, the adaptive reuse of the most northerly four heritage buildings known as the Wychwood Barns located at 76 Wychwood Avenue that includes a possible mix of not-for-profit, non-commercial uses such as, but not limited to, artist live/work units and artist work only units, offices/programming spaces, a meeting/rehearsal facility, indoor community gardens, a community/arts anchor space, public washrooms, a greenhouse, sheltered garden, bake oven, children's play space, a covered street or wintergarden, a day-care centre skate park and café and *that the Planning Department bring forward zoning bylaws to this end to the November 12 meeting of Midtown Community Council;*

(B) amending Recommendation No. 2 to read (*new language in italics*):

- (2) the Commissioner of Economic Development, Culture and Tourism *working with Artscape* report to the November 12 meeting, *or as soon as*

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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*possible, of Midtown Community Council with a more detailed plan for the mix of not-for-profit, non-commercial uses for the buildings, a business case, sources of capital and operating funding, heritage preservation, project management in an overall context of planning for the future park on the site;*

- (C) amending Recommendation No. 3 to read (*new language in italics*):
- (3) the Commissioner of Economic Development, Culture and Tourism *continue to prepare a park plan for the site with public participation in a manner that integrates the design of the Barns to be preserved;* and
- (D) adding the following Recommendations:
- (5) that the Commissioner of Economic Development, Culture and Tourism be granted authority to:
- (a) engage Artscape as its project partner for the re-use of the Barns,
  - (b) to negotiate an appropriate lease for the Barns with Artscape,
  - (c) to authorize fundraising activities to be undertaken by Artscape for the project,
- and that the Commissioner of Economic Development, Culture and Tourism report back to the November 12 meeting, or as soon as possible, of Midtown Community Council regarding progress on these matters;
- (6) that the Green Barn concept be considered as an integral part of the project, and that it be located in the footprint or remnant or structure of the fourth most northerly barn as indicated in the feasibility study;
- (7) that in the design of any live/work units, such units have a street frontage and not have a frontage facing the interior of the park;
- (8) that the Ontario Electric Railway Heritage Association (a not-for-profit railway museum located in Rockwood, Ontario) be permitted to remove old equipment and artefacts that will not be used in the redevelopment of the Barns, such objects to be approved by the City's Culture Division;
- (9) that until such time as a lease agreement with Artscape is finalised, the Real Estate Division property manage the site on behalf of the Culture Division and the Parks Department. This responsibility is to include possible sale of bricks and other chattel, monies for which is to be deposited into the City Reserve account for such purposes;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (10) that planning staff report directly to Council with respect to the 3 lots at the south end and ways that the lot-specific issues of neighbouring issues can be addressed.

The foregoing motion by Councillor Mihevc was not voted on because of the following referral motion by Councillor Walker **carried**.

On motion by Councillor Walker, the Midtown Community Council referred the matter back to the Commissioner, Economic Development, Culture and Tourism with a request that he conduct further community consultation on the options discussed at this meeting, associated costs, and any other implications and that he submit a report thereon at the meeting of the Midtown Community Council scheduled to be held on November 12, 2002.

(Commissioner, Economic Development, Culture and Tourism; c. Councillor Mihevc; Director, Community Planning, South District; City Clerk, attention: Linda Reid; Interested Persons - September 19, 2002)

**(Clause No. 58(k), Report No. 7)**

**7.67 2195 Yonge Street - OMB Case.  
(St. Paul's - Ward 22)**

The Midtown Community Council had before it a communication (July 15, 2002) from the City Clerk, advising that Clause No. 1 contained in Report No. 5 of the Midtown Community Council, headed "Other Item Considered by Council", and consisting of Item (m), entitled "2195 Yonge Street - OMB Case (St. Paul's - Ward 22)" was struck out and referred back to the Midtown Community Council for further consideration.

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

- (i) (not dated) from Clara I. Hyslop;
- (ii) (April 22, 2002) from Stewart E. Green;
- (iii) (April 21, 2002) from Karen Belfontaine, Irv Gora;

Midtown Community Council Minutes  
Tuesday, September 17 and Wednesday, September 18, 2002

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- (iv) (April 23, 2002) from Stewart Green;
- (v) (April 19, 2002) from Michael Kelar; and
- (vi) (April 19, 2002) from Sarah Marou.

On motion by Councillor Walker, the Midtown Community Council deferred consideration of this matter to the next meeting to be held on October 12, 2002.

**(Clause No. 58(1), Report No. 7)**

**7.68 Request for Approval of a Variance from  
the Former Borough of East York Sign  
By-law No. 64-87 - As Amended - for one Fascia  
Sign at 147 Laird Drive.  
(Don Valley West - Ward 26)**

The Midtown Community Council had before it a report (September 4, 2002) from the Director of Building and Deputy Chief Building Officer, East District, reviewing and making recommendations on a request by Sophia McLean, with Day Nite Signs Canada Inc., for the Best Buy outlet, for approval of a variance from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the installation of one oversized fascia signs at the above noted location; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) the request for variance be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of the variance, of the requirements to obtain the necessary sign permit.

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

**(Clause No. 56, Report No. 7)**

**7.69 Heritage Toronto Community Recognition Award.**

The Midtown Community Council had before it a communication (September 13, 2002) from Alex Grenzebach, Chair, Midtown Community Preservation Panel; advising that the Panel, at its meeting on September 5, 2002, nominated the North Toronto Historical Society as the recipient of the Heritage Toronto Community Heritage Recognition Award for 2002.

On motion by Councillor Mihevc, the Midtown Community Council nominated the North Toronto Historical Society as the Midtown recipient of the Heritage Toronto Community Heritage Recognition Award for 2002.

**(Clause No. 57, Report No. 7)**

The Midtown Community Council recessed at the following times:

recessed: 11:20 a.m.  
resumed: noon  
recessed: 12:30 p.m.  
resumed: 2:00 p.m.  
recessed: 3:30 p.m.  
resumed: 3:35 p.m.  
recessed: 9:05 p.m.  
resumed: 9:10 p.m.

The Midtown Community Council adjourned its meeting at 2:40 a.m. on September 18, 2002.

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Chair