

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Midtown Community Council

Meeting No. 3

Tuesday, April 1, 2003

The Midtown Community Council met on Tuesday, April 1, 2003 in the Council Chambers, North York Civic Centre, Toronto, commencing at 9:40 a.m.

Members Present:

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

Regrets:

Councillor Anne Johnston
Councillor Denzil Minnan-Wong

The Midtown Community Council noted that Councillor Johnston was absent and out of the country due to a family emergency.

Councillor Flint in the Chair.

Confirmation of Minutes.

On motion by Councillor Walker, the Minutes of the meeting of the Midtown Community Council held on February 20, 2003, were confirmed.

3.1 40 km/h Speed Limit: Brook Avenue (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (February 26, 2003) from the Director, Transportation Services, District 3, with respect to reducing the speed limit on Brook Avenue, between Bathurst Street and Clyde Avenue; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit on Brooke Avenue, from the westerly limit of Avenue Road to the easterly limit of Clyde Avenue; and
- (2) By-law No. 31878, of the former City of North York, be amended by adding a 40 km/h speed limit on Brooke Avenue, from the westerly limit of Avenue Road to the easterly limit of Bathurst Street.

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

(Clause No. 1, Report No. 3)

3.2 Traffic Calming: Glengarry Avenue, Douglas Avenue and Bedford Park Avenue, between Avenue Road and Ledbury Street (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (March 3, 2003) from the Director, Transportation Services, District 3, reporting on the feasibility of the installation of traffic calming measures (speed humps) on Glengarry Avenue, Douglas Avenue and Bedford Park Avenue; and recommending that this report be received for information purposes only.

On motion by Councillor Mihevc, the Midtown Community Council received the foregoing report.

(Director, Transportation Services, District 3; c. Interested Persons
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(Clause No. 41(d), Report No. 3)

3.3 Brookdale Avenue, from Yonge Street to Jedburgh Road – Speed Hump Poll Results (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (March 5, 2003) from the Director, Transportation Services, District 1, reporting on the results of a speed hump poll

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of Brookdale Avenue residents and advising that conditions for the installation of speed humps on the subject section of Brookdale Avenue have been satisfied; and recommending that this report be received for information.

The Midtown Community Council also had before it for information, Clause No. 6, contained in Report No. 9 of the Midtown Community Council, headed "Brookdale Avenue, between Yonge Street and Jedsburgh Road – Request for the Installation of Speed Humps (Eglinton-Lawrence – Ward 16)", which was adopted by Council on November 26, 27 and 28, 2002.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council that a By-law be enacted to authorize the installation of speed humps on Brookdale Avenue from Yonge Street to Jedsburgh Road in light of the favourable poll results.

(Clause No. 2, Report No. 3)

3.4 St. Clement Avenue, from Duplex Avenue to a Point 65 Metres Further West – Request for the Elimination of the Existing "No Parking" 8:00 a.m. to 6:00 p.m., Saturday and Sunday Parking Prohibition (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (March 6, 2003) from the Director, Transportation Services, District 1, with respect to increasing the parking opportunities on weekends for parishioners attending activities at the Church of St. Clement, Eglinton; and recommending that:

- (1) the existing "No parking from 8:00 a.m. to 6:00 p.m. Saturday and Sunday" prohibition on the north side of St. Clements Avenue, from Duplex Avenue to a point 65 metres further west, be rescinded; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

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

(Clause No. 3, Report No. 3)

3.5 Premises Nos. 164 to 170 Cheritan Avenue (Rosewell Court) – Establishment of a Construction Staging Area (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (March 13, 2003) from the Director, Transportation Services, District 1, with respect to the establishment an on-street construction staging area to facilitate the First Ontario Realty Inc. development (Rosewell Court) at Premises Nos. 164 to 170 Cheritan Avenue; and recommending that:

- (1) in order to facilitate construction of a new five-building (five to seven storey) residential complex at Premises Nos. 164 - 170 Cheritan Avenue, the west curb lane and east sidewalk of Rosewell Avenue, from Lawrence Avenue West to Cheritan Avenue should be closed to traffic for a period of approximately 12 months;
- (2) “Stop” signs be posted on Rosewell Avenue at Cheritan Avenue;
- (3) parking be prohibited on both sides of Rosewell Avenue, from Lawrence Avenue West to Cheritan Avenue; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to implement the foregoing, including the introduction in Council of any Bills that may be required.

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

(Clause No. 4, Report No. 3)

3.6 Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Angled Driveway Widening for Two Vehicles at 90 Fairlawn Avenue (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, regarding 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 for two vehicles at 90 Fairlawn Avenue, which does not meet the requirements of the Code; as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; and recommending that Council deny the application for angled driveway widening for two vehicles at 90 Fairlawn Avenue.

Kathleen Wynne was present during consideration of this matter.

On motion by Councillor Mihevc, the Midtown Community Council recommended that City Council approve the request to permit angled driveway widening for two parking spaces at 90 Fairlawn Avenue, as shown on Appendix 'B', notwithstanding that the required 2.0 m setback will not be provided, subject to:

- (a) the parking area not exceeding 2.0 m by 5.0 m in dimension for each space;
- (b) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'E', to the satisfaction of the Commissioner of Works and Emergency Services;
- (c) the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services; and
- (d) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.

(Clause No. 5, Report No. 3)

3.7 Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking for Two Vehicles at 15 Willowbank Boulevard (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, regarding 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 15 Willowbank Boulevard, which does not meet the requirements of the Code; as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation

item; and recommending that Council deny the application for front yard parking for two vehicles at 15 Willowbank Boulevard.

On motion by Councillor Mihevc, the Midtown Community Council recommended that City Council approve the application for front yard parking for two parking spaces at 15 Willowbank Boulevard, notwithstanding there is excess paving and the existing paving does not meet the City's current paving specifications, subject to:

- (a) the parking area for each space not exceeding 2.6 m by 5.5 m; and
- (b) 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. 6, Report No. 3)

3.8 Installation of On-street Parking Space for Persons with Disabilities (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (March 17, 2003) from the Director, Transportation Services, District 1, reporting on a request for the installation of an on-street disabled persons' parking space; and recommending that:

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

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

(Clause No. 7, Report No. 3)

3.9 Humewood Drive, between Maplewood Avenue and Vaughan Road – Results of Speed Hump Poll (St. Paul’s – Ward 21)

The Midtown Community Council had before it a report (January 16, 2003) from the Director, Transportation Services, District 1, regarding the results of a speed hump poll of Humewood Drive residents and to advise that the conditions for the installation of speed humps on the subject section of Humewood Drive have not been satisfied; and recommending that the draft by-law to alter the section of Humewood Drive, between Maplewood Avenue and Vaughan Road, by means of the installation of speed humps not be enacted in light of the poll results which did not achieve the required response level as stipulated in both the new City of Toronto and the former City of York’s Traffic Calming Policy.

On motion by Councillor Mihevc, the Midtown Community Council recommended to Council that the matter of altering the section of Humewood Drive, between Maplewood Avenue and Vaughan Road, by means of the installation of speed humps, be received in light of the poll results which did not achieve the required response level as stipulated in both the new City of Toronto and the former City of York’s Traffic Calming Policy.

(Clause No. 8, Report No. 3)

3.10 Hilltop Road, West Side, from the Laneway First North of Eglinton Avenue West to Wembley Road – Request to Introduce “No Parking at Anytime” prohibition (St. Paul’s – Ward 21)

The Midtown Community Council had before it a report (March 17, 2003) from the Director, Transportation Services, District 1, regarding a request to introduce “No Parking at Anytime” prohibition on the west side of Hilltop Road, in order to preclude long term non-resident parking; and recommending that:

- (1) the following existing parking regulations on the west side of Hilltop Road, from Eglinton Avenue West to Wembley Road be rescinded as follows:
 - (a) “No Standing, from 7:00 a.m. to 5:00 p.m., Monday to Friday”, from Eglinton Avenue West to a point 49.7 metres north of thereof;
 - (b) “No Parking Anytime”, from Eglinton Avenue West and a point 49.7 m. north of it;

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- (c) “No Parking, from 8:00 a.m. to 10:00 a.m., Monday to Friday”, from a point 49.7 metres north of Eglinton Avenue West to Wembley Road; and
 - (d) “One hour maximum permitted parking from 10:00 a.m. to 6:00 p.m., Monday to Saturday”, from a point 49.7 metres north of Eglinton Avenue West to Wembley Road;
- (2) parking be prohibited at anytime on the west side of Hilltop Road, from Eglinton Avenue West to Wembley Road;
 - (3) standing be prohibited from 7:00 a.m. to 5:00 p.m., Monday to Friday, on the west side of Hilltop Road, from Eglinton Avenue West to the first laneway north of Eglinton Avenue West; and
 - (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

(Clause No. 9, Report No. 3)

3.11 Heathdale Road, between Raglan Avenue and Glen Cedar Road – Request to report on the Feasibility of Installing Speed Humps (St. Paul’s – Ward 21)

The Midtown Community Council had before it a report (March 14, 2003) from the Director, Transportation Services, District 1, responding to a request from Councillor Joe Mihevc to report on the feasibility of installing speed humps on Heathdale Road, between Raglan Avenue and Glen Cedar Road; and recommending that this report be received for information.

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

- (1) the appropriate staff be authorized to conduct a poll of eligible residents on Heathdale Road, from Raglan Avenue to Glen Cedar Road, to determine resident support for the proposed speed hump plan noted in Recommendation No. 2 below, in

accordance with the City of Toronto Traffic Calming Policy;

- (2) a draft by-law be prepared and public notice be given pursuant to the provisions of the Municipal Class Environmental Assessment Act for the alteration of the section of roadway on Heathdale Road, between Raglan Avenue and Glen Cedar Road, for traffic calming purposes as described below: “The construction of speed humps on HEATHDALE ROAD, between Raglan Avenue and Glen Cedar Road, generally as shown on the attached print of Drawing No. 421F-6826, dated February 2003”;
- (3) pursuant to the requirements of Schedule “B” of the Municipal Class Environmental Assessment Act, notice of the study commencement be given to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;
- (4) the speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Heathdale Road, between Raglan Avenue and Glen Cedar Road, coincident with the implementation of speed humps; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

(Clause No. 10, Report No. 3)

3.12 Shallmar Boulevard, from Bathurst Street to Hilltop Road – Request to Introduce Parking Restrictions (St. Paul’s – Ward 21)

The Midtown Community Council had before it a report (February 3, 2003) from the Director, Transportation Services, District 1, regarding a request to introduce parking restrictions in order to address the problem of long term parking; and recommending that:

- (1) the existing no parking anytime prohibition on the north side of Shallmar Boulevard, from Bathurst Street to a point 68.6 metres further west, be adjusted to operate from Bathurst Street to a point 116 metres west of Bathurst Street;
- (2) parking be prohibited from 2:00 a.m. to 6:00 a.m. daily, on the south side of Shallmar Boulevard, from Bathurst Street to Hilltop Road; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

(Clause No. 11, Report No. 3)

3.13 Braemar Avenue, Fronting Oriole Park Public School – Request for the Extension of the Boundaries and the Hours of Operation of the Existing “Ten Minute Student Pick-up/Drop-off Zone” (St. Paul’s – Ward 22)

The Midtown Community Council had before it a report (February 4, 2003) from the Director, Transportation Services, District 1, responding to a request for increased short term parking opportunities for parents/guardians of children attending Oriole Park Public School, the Treetop Day Nursery (located within the school) and the recently constructed "Children's Magic Moments" daycare centre, located at Premises No. 98 Braemar Avenue; and recommending that:

- (1) the “Student Pick-up/Drop-off Zone” with the ten minute maximum parking limit from 8:00 a.m. to 9:30 a.m., from 11:15 a.m. to 1:15 p.m. and from 3:15 p.m. to 4:15 p.m., Monday to Friday, on the west side of Braemar Avenue, from a point 15 metres north of College View Avenue to a point 50 metres further north and from a point 141 metres north of College View Avenue to a point 11 metres further north, be rescinded;

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- (2) the “No Parking” prohibition from 9:30 a.m. to 11:15 a.m., from 1:15 p.m. to 3:15 p.m. and from 4:15 p.m. to 6:00 p.m., Monday to Friday on the west side of Braemar Avenue, from a point 15 metres north of College View Avenue to a point 50 metres further north and from a point 141 metres north of College View Avenue to a point 11 metres further north, be rescinded;
- (3) the existing “No Parking 8:30 a.m. to 6:00 p.m., Monday to Friday” prohibition in effect on the west side of Braemar Avenue, from a point 65 meters north of College View Avenue to a point 76 metres further north, be rescinded;
- (4) parking be permitted for a maximum period of ten minutes from 8:00 a.m. to 9:30 a.m., 11:15 a.m. to 1:15 p.m., and from 3:15 p.m. to 6:00 p.m., Monday to Friday, on the west side of Braemar Avenue, from a point 15 metres north of College View Avenue to a point 147 metres further north;
- (5) parking be prohibited on the west side of Braemar Avenue, from 9:30 a.m. to 11:15 a.m., and from 1:15 p.m. to 3:15 p.m., Monday to Friday, from a point 15 metres north of College View Avenue to a point 147 metres further north;
- (6) the existing “one hour maximum parking” regulation from 10:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Braemar Avenue, from a point 152.4 metres north of College View Avenue to Eglinton Avenue West, be adjusted to operate from a point 162 metres north of College View Avenue to Eglinton Avenue West; and
- (7) 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.

Bruno La Caria was present during consideration of this matter.

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

(Clause No. 12, Report No. 3)

3.14 Imperial Street, South Side, from Duplex Avenue to Colin Avenue – Changes to Parking Regulations (St. Paul’s – Ward 22)

The Midtown Community Council also had before it a report (March 11, 2003) from the Director, Transportation Services, District 1, proposing to deter weekday daytime non-

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resident parking on the south side of Imperial Street, from Duplex Avenue to Colin Avenue; and recommending that:

- (1) the existing parking prohibition, from 8:00 a.m. to 10:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Imperial Street, from Colin Avenue to Duplex Avenue, be adjusted to operate from 8:00 a.m. to 6:00 p.m., Monday to Friday;
- (2) the existing one hour maximum parking limit from 10:00 a.m. to 4:00 p.m., Monday to Friday on the south side of Imperial Street, from Colin Avenue to Duplex Avenue, be rescinded; 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 (March 5, 2003) from Councillor Walker.

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

(Clause No. 13, Report No. 3)

3.15 Boulton Drive, between Cottingham Road and Russell Hill Road – Request for the Installation of Speed Humps (St. Paul’s – Ward 22)

The Midtown Community Council had before it a report (March 6, 2003) from the Director, Transportation Services, District 1, responding to a request from Councillor Michael Walker to report on the results of a study undertaken to determine the feasibility of installing speed humps on Boulton Drive, between Cottingham Road and Russell Hill Road, to reduce the speed of traffic and enhance the operational safety on the roadway; and recommending that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents on Boulton Drive, between Cottingham Road and Russell Hill Road, to determine resident support for the proposed speed hump plan noted in Recommendation No. 2 below, in accordance with the City of Toronto consolidated speed hump policy;
- (2) a draft by-law be prepared and public notice given pursuant to the provisions of the Municipal Class Environmental Assessment Act for the alteration of the section of roadway on Boulton Drive, between Cottingham Road and Russell Hill

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Road, for traffic calming purposes as described below:

“The construction of four speed humps on Boulton Drive, between Cottingham Road and Russell Hill Road, generally as shown on the attached print of Drawing No. 421F-6825, dated February 2003”;

- (3) pursuant to the requirements of Schedule “B” of the Municipal Class Environmental Assessment Act, notice of the study be given to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;
- (4) the speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Boulton Drive, between Cottingham Street and Russell Hill Road, coincident with the implementation of speed humps; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that might be required.

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

(Clause No. 14, Report No. 3)

3.16 Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 301 Russell Hill Road (St. Paul’s – Ward 22)

The Midtown Community Council had before it a report (March 13, 2003) 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 301 Russell Hill Road, which does not meet the requirements of the Code; as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; and recommending that Council deny the application for driveway widening at 301 Russell Hill Road.

Terrell Wong, on behalf of the owner, was present during consideration of this matter.

On motion by Councillor Walker, the Midtown Community Council recommended that Council approve the application for driveway widening at 301 Russell Hill Road, as shown on Appendix 'C', notwithstanding there is an existing integral single car garage and the parking area will exceed the permitted dimensions, subject to:

- (a) the parking area being paved with materials to match the existing paving;
- (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. 15, Report No. 3)

3.17 Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 322 Belsize Drive (St. Paul's – Ward 22)

The Midtown Community Council had before it a report (March 17, 2003) 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 322 Belsize Drive, which does not meet the requirements of the Code; as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; and recommending that Council deny the request to permit driveway widening for two vehicles at 322 Belsize Drive.

On motion by Councillor Walker, the Midtown Community Council recommended that Council approve the application for a second parking space at 322 Belsize Drive as shown on Appendix 'A', subject to:

- (a) the parking area for each space not exceeding 2.2 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;
- (c) the applicant paying for the reconstruction of the unauthorized ramp extension; 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. 3)

3.18 Extension of Permit Parking Hours on Cottingham Street, between Poplar Plains Road and Rathnelly Avenue (St. Paul's – Ward 22)

The Midtown Community Council had before it a report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, regarding the extension of permit parking hours on Cottingham Street, between Poplar Plains Road and Rathnelly Avenue, from 12:01 a.m. to 10:00 a.m., 7 days a week, to 12:01 a.m. to 12:01 p.m., Monday to Friday and 12:01 a.m. to 10:00 a.m., Saturday and Sunday and Public Holidays; and recommending that:

- (1) permit parking hours of operation on Cottingham Street, between Poplar Plains Road and Rathnelly Avenue, be extended from 12:01 a.m. to 10:00 a.m., 7 days a week, to 12:01 a.m. to 12:01 p.m., Monday to Friday and 12:01 a.m. to 10:00 a.m., Saturday and Sunday and Public Holidays;
- (2) the newly created Part AF of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be introduced to incorporate Cottingham Street, between Poplar Plains Road and Rathnelly Avenue, to operate between 12:01 a.m. to 12:01 p.m., Monday to Friday and 12:01 a.m. to 10:00 a.m., Saturday and Sunday and Public Holidays; and

- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

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

(Clause No. 17, Report No. 3)

3.19 Oxton Avenue at Highbourne Road, West Side – Proposed Pedestrian Crossover (St. Paul’s – Ward 22)

The Midtown Community Council had before it a report (January 30, 2003) from the Director, Transportation Services, District 1, proposing to increase safety for pedestrian crossing on Oxton Road between Avenue Road and Oriole Parkway; and recommending that:

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

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

(Clause No. 18, Report No. 3)

3.20 Proposed Installation of Speed Bump in the First Public Lane North of Eglinton Avenue East, East of Bruce Park Avenue (St. Paul’s – Ward 22)

The Midtown Community Council had before it a report (February 26, 2003) from the Director, Transportation Services, District 1, reporting on the proposed installation of a speed bump in a public lane at the rear of premises No. 562 Eglinton Avenue East; and recommending that:

- (1) the installation of a speed bump in the first public lane north of Eglinton Avenue East, east of Bruce Park Avenue, of the type and design noted and at the location shown on Drawing No. 421F-6811 dated February, 2003, be approved;

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- (2) all costs associated with the above-noted speed bump installation be the responsibility of the developer, The Starwood Group; and
- (3) the appropriate City Officials be authorized and directed to take any action necessary to give effect thereto, 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. 19, Report No. 3)

**3.21 All Way Stop Control: Birchwood Avenue and Gordon Road
(Don Valley West – Ward 25)**

The Midtown Community Council had before it a report (February 21, 2003) from the Director, Transportation Services, District 3, reviewing the feasibility of installing all way stop control at the intersection of Birchwood Avenue and Gordon Road; and recommending that:

- (1) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete the designation of Gordon Road as a through street, from the easterly limit of Upper Highland Crescent to the westerly limit of Fenn Avenue;
- (2) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Birchwood Avenue as a through street, from the northerly limit of York Mills Road to the southerly limit of Gordon Road;
- (3) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to designate Gordon Road as a through street, from the easterly limit of Upper Highland Crescent to the westerly limit of Seneca Street;
- (4) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic on Gordon Road to stop east and west of Birchwood Avenue; and
- (5) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic on Birchwood Avenue to stop south of Gordon Road.

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.

(Clause No. 20, Report No. 3)

3.22 Pote Avenue at Dinnick Crescent – Request for the Installation of a Northbound “Stop” Sign Control (Don Valley West – Ward 25)

The Midtown Community Council had before it a report (March 6, 2003) from the Director, Transportation Services, District 1, proposing to clearly establish the right-of-way at the subject intersection; and recommending that:

- (1) a “Stop” sign control be installed on Pote Avenue at its intersection with Dinnick 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.

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. 21, Report No. 3)

3.23 Installation of “All-Way” Stop Control – McRae Drive and Randolph Road (Don Valley West – Ward 26)

The Midtown Community Council had before it a report (March 14, 2003) from the Director, Transportation Services, District 1, outlining the results of a study on the need for the installation of “All-Way” stop control at the intersection of McRae Drive and Randolph Road; and recommending that this report be received for information.

On motion by Councillor Pitfield, the Midtown Community Council received the foregoing report.

(Clause No. 41(e), Report No. 3)

3.24 Traffic Control Regulations: Subdivision Application UDSB-1235 (Eglinton Valley Subdivision) (Don Valley West – Ward 26)

The Midtown Community Council had before it a report (March 12, 2003) from the Director, Transportation Services, District 3, introducing the required traffic By-laws to regulate the flow of traffic on the newly constructed roadways, as per the subdivision application; and recommending that:

- (1) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by designating Seton Park Road as a through street from the easterly limit of Ferrand Drive (west leg) to the westerly limit of Ferrand Drive (east leg);
- (2) Schedule XX of By-law No. 31001, of the former City of North York, be amended by prohibiting heavy trucks at anytime on Windom Road, from the easterly limit of Ferrand Drive (west leg) to the westerly limit of Ferrand Drive (east leg);
- (3) Schedule XX of By-law No. 31001, of the former City of North York, be amended by prohibiting heavy trucks at anytime on Seton Park Road, from the easterly limit of Ferrand Drive (west leg) to the westerly limit of Ferrand Drive (east leg); and
- (4) Schedule XX of By-law No. 31001, of the former City of North York, be amended by prohibiting heavy trucks at anytime on Wilket Creek Road, from the easterly limit of Ferrand Drive to the southerly limit of Seton Park Road.

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

(Clause No. 22, Report No. 3)

3.25 Request for Approval of a Variance from Chapter 297, of the Former City of Toronto Municipal Code to Permit for Identification Purposes, an Illuminated Pedestal Sign at 155 Millwood Road (84 Davisville Avenue) 902081, 02-192998 (St. Paul's – Ward 22)

The Midtown Community Council had before it a report (February 17, 2003) from the Director, Community Planning, South District, reviewing and making recommendations on a request by Robbie Frame with Montgomery Sisam Architects Inc. for the Governing Council of the Salvation Army for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated pedestal sign at the above noted location; and recommending that:

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- (1) the request for variances be approved to permit, for identification purposes, an illuminated pedestal sign at 155 Millwood Road (84 Davisville Avenue); and
- (2) the applicant be advised that upon approval of variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

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

(Clause No. 23, Report No. 3)

3.26 Request for Approval of a Variance from Chapter 297, Signs, of the Former City of Toronto Municipal Code to Permit, for Third-Party Advertising Purposes, an Illuminated “V” Shaped Roof Sign at 2273-2279 Yonge Street – 902084, 02-195219 (St. Paul’s – Ward 22)

The Midtown Community Council had before it a report (February 17, 2003) from the Director, Community Planning, South District, reviewing and making recommendations on a request by Michael McKague with Abcon Media Group Inc. for Allied Properties, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, an illuminated “V” shaped roof sign at the above noted location; and recommending that the requested variance to permit, for third party advertising purposes, an illuminated “V” shaped roof sign at 2273-2279 Yonge Street be refused.

The Midtown Community Council also had before it a communication (March 31, 2003) from Mike McKague.

On motion by Councillor Walker, the Midtown Community Council recommended to Council adoption of the foregoing report, i.e. that the application be refused.

(Clause No. 24, Report No. 3)

3.27 Assumption of Services – Subdivision owned by Ferrand Drive Developments Ltd. Plan 66M-2346, Subdivision File UDSB-1235, Wilket Creek Road, Seton Park Road, Windom Road (Don Valley West – Ward 26)

The Midtown Community Council had before it a report (March 13, 2003) from the Director, Development Engineering, advising that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2346, dated March 7, 2000, between Ferrand Drive Developments Ltd. and the City of Toronto are in the required condition to be assumed by the City; and recommending that:

- (1) an assumption by-law be passed to assume the municipal services in Subdivision Plan 66M-2346; and
- (2) 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. 25, Report No. 3)

3.28 77 St. Edmund's Drive (Wilfred S. Dinnick House and Garage) – Designation under Part IV of the Ontario Heritage Act and authority to enter into a Heritage Easement Agreement (Don Valley West – Ward 25)

The Midtown Community Council had before it a communication (March 21, 2003) from the City Clerk, Toronto Preservation Board, advising that the Toronto Preservation Board, at its meeting on March 20, 2003, recommended to the Midtown Community Council, and Council, the adoption of the report (March 11, 2003) from the Commissioner of Economic Development, Culture and Tourism.

The Midtown Community Council also had before it a report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism, addressed to the Toronto Preservation Board, recommending that the property at 77 St. Edmund's Drive (Wilfred S. Dinnick House and Garage) be designated under Part IV of the Ontario Heritage Act and seeking authority to enter into a Heritage Easement Agreement; and recommending that:

- (1) Council state its intention to designate the property at 77 St. Edmund's Drive (Wilfred S. Dinnick House) under Part IV of the *Ontario Heritage Act*;

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- (2) that authority be granted by Toronto City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 77 St. Edmund's Drive, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner, Economic Development, Culture and Tourism; and
- (3) 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 (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism.

(Clause No. 26, Report No. 3)

**3.29 Designation of 56 Blythwood Road (Herbert Elgie House)
(Don Valley West – Ward 25)**

The Midtown Community Council had before it a report (March 13, 2003) from the City Clerk, requesting to designate the property at 56 Blythwood Road for cultural heritage value or interest under Part IV of the Ontario Heritage Act; and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 56 Blythwood Road for cultural heritage value or interest under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

The Midtown Community Council also had before it a communication (March 19, 2003) from Bill Joyce, 1562850 Ontario Limited.

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.

(Clause No. 27, Report No. 3)

3.30 56 Blythwood Road (Herbert Elgie House) – Application for Demolition under Section 34 of the Ontario Heritage Act (Don Valley West – Ward 25)

The Midtown Community Council had before it a communication (March 21, 2003) from the City Clerk, Toronto Preservation Board, advising that the Toronto Preservation Board, at its meeting on March 20, 2003, recommended to the Midtown Community Council, and Council, the adoption of the report (March 11, 2003) from the Commissioner of Economic Development, Culture and Tourism.

The Midtown Community Council also had before it the following:

- (i) report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism, addressed to the Toronto Preservation Board, recommending that:
 - (1) City Council refuse the application made under section 34 of the *Ontario Heritage Act* to demolish the building on the property at 56 Blythwood Road; and
 - (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto;
- (ii) communication (March 19, 2003) from Bill Joyce, 1562850 Ontario Limited;
- (iii) confidential report (March 31, 2003) from the City Solicitor, having regard that the subject matter relates to the receiving of advice under solicitor-client privilege, in accordance with the Municipal Act; and
- (iv) communication (March 31, 2003) from Bill Joyce, 1562850 Ontario Limited.

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 report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism.

(Clause No. 28, Report No. 3)

3.31 Residential Demolition Application 56 Blythwood Road (Don Valley West–Ward 25)

The Midtown Community Council had before it a report (March 17, 2003) from the Deputy Chief Building Official and Director of Building, South District, regarding a demolition application made under section 33 of the Planning Act and the former City of Toronto Municipal Code Chapter 146, Article II, Demolition Control, for the property at 56 Blythwood Road; advising that there is also an application to demolish made under the Ontario Heritage Act, which is the subject of a separate report from the Commissioner of Economic Development, Culture and Tourism; and recommending that:

- (1) the application made under section 33 of the Planning Act to demolish the subject residential building be approved, subject to the following conditions:
 - (a) that, prior to the issuance of the demolition permit, the owner shall obtain permission to demolish the building under the Ontario Heritage Act;
 - (b) that, prior to the issuance of the demolition permit, the Owner shall provide documentation of the existing heritage building, including photographs and measured drawings, satisfactory to the Manager of Heritage Preservation Services;
 - (c) that the Owner shall, prior to the issuance of the demolition permit, provide arborist reports, security deposits and tree protection agreements all to the satisfaction of the Urban Forestry Services;
 - (d) that the owner construct and substantially complete the new building authorized by Building Permit file no. 03 104026 BLD 00 RP on the site of the building to be demolished by not later than two (2) years from the day the demolition is commenced;
 - (e) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand dollars (\$20,000.00) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;
 - (f) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;

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- (g) that all debris and rubble be removed immediately after demolition;
 - (h) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
 - (i) that any holes on the property are backfilled with clean fill;
- (2) if Recommendation (1) is adopted and the application to demolish made under section 34 of the Ontario Heritage Act is refused, that any correspondence with the owner clearly state that the owner is not entitled to demolish the existing building on the property until he/she has complied with the necessary requirements of the Ontario Heritage Act; and
- (3) the appropriate City officials be authorized to take the necessary action to give effect thereto.

The Midtown Community Council also had before it a communication (March 19, 2003) from Bill Joyce, 1562850 Ontario Limited.

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.

(Clause No. 29, Report No. 3)

**3.32 Potential Heritage Conservation District – Blythwood Road Area
(Don Valley West – Ward 25)**

The Midtown Community Council had before it a report (March 17, 2003) from the Commissioner, Economic Development, Culture and Tourism, responding to Midtown Community Council's request made at its February 20, 2003 meeting on the possibility of establishing a heritage conservation district for the Blythwood Road area; and recommending that:

- (1) the process to establish a Heritage Conservation District study for the Blythwood Road area be initiated once funding to hire consultants to conduct the study has been secured; and
- (2) 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 a communication (March 19, 2003) from Bill Joyce, 1562850 Ontario Limited.

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. 30, Report No. 3)

**3.33 Naming of a New Park on Vanderhoof Avenue to Leonard Linton Park
(Don Valley West – Ward 26)**

The Midtown Community Council had before it a report (February 5, 2003) from the Commissioner, Economic Development, Culture and Tourism; and recommending that:

- (1) the new park at 135 Vanderhoof Avenue be officially named Leonard Linton Park; and
- (2) 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 deferred consideration of this item to its next meeting to be held on May 6, 2003, for deputations.

(Commissioner, Economic Development, Culture and Tourism; c.
Councillor Jane Pitfield – April 3, 2003)

(Clause No. 41(f), Report No. 3)

3.34 Naming of a New Park – Garrison Creek Park (St. Paul's – Ward 21)

The Midtown Community Council had before it a report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism, seeking authority to name the new park along the Hydro One corridor between Ossington Avenue and Shaw Street, north of the CN rail tracks Garrison Creek Park as requested by the Midtown Community Council at its January 21, 2003 meeting; and recommending that:

- (1) the new park be officially named Garrison Creek Park pending the outcome of the community consultation; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 31, Report No. 3)

3.35 Sherwood Park – 2002 Capital and Maintenance Budget Implications and 5-Year Maintenance and Capital Improvement Plan (Don Valley West – Ward 25)

The Midtown Community Council had before it a report (March 14, 2003) from the Commissioner, Economic Development, Culture and Tourism, reporting, as requested by the Midtown Community Council on the recommendation made at its meeting held on April 2, 2002 with respect to the 2002 Capital and Maintenance Budget implications and further on the 5-year Maintenance and Capital Improvement Plan for Sherwood Park; and recommending that this report be received for information.

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

On motion by Councillor Flint, the Midtown Community Council received the foregoing report for information.

Councillor Flint resumed the Chair.

(Clause No. 41(g), Report No. 3)

3.36 Request for Approval of a Variance from Chapter 297, Signs, of the Former City of Toronto Municipal Code to Maintain, for Identification Purposes, Three Illuminated Canopy Signs at 1696 Bayview Avenue (St. Paul's – Ward 22)

The Midtown Community Council had before it a report (February 17, 2003) from the Director, Community Planning, South District, reviewing and making recommendations on a request by Jude Tersigni with Brown Dryer Karol for Finway Properties Ltd., for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identifications purposes, three-illuminated canopy signs at the above noted location; and recommending that:

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- (1) the request for a variance to maintain, for identification purposes, three illuminated canopy signs at 1696 Bayview Avenue be approved on condition that the signs be turned off between 9:00 p.m. to 7:00 a.m. by means of an automated timing device; and
- (2) the applicant be advised, upon approval of Application No. 902020, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

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

(Clause No. 32, Report No. 3)

**3.37 56 Blythwood Road: Status Report on Minimum Lot Frontage Review
(Don Valley West – Ward 25)**

The Midtown Community Council had before it a report (March 13, 2003) from the Director, Community Planning, South District, reporting on the merits of reviewing the minimum lot frontage requirement for 56 Blythwood Road; and recommending that this report be received for information.

The Midtown Community Council also had before it a communication (March 19, 2003) from Bill Joyce, 1562850 Ontario Limited.

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

On motion by Councillor Flint, the Midtown Community Council received the foregoing report and requested the Director, Community Planning, South District, to provide an update at the next meeting of the Midtown Community Council.

(Director, Community Planning, South District; c. Interested Persons – April 3, 2003)

(Clause No. 41(h), Report No. 3)

3.38 Preliminary Report – Applications to Amend the Official Plan and Zoning By-law for Site Plan Approval – Westdale Construction Co. Ltd., 82, 86, 90 Broadway Avenue, 203001, TD CMB 20030001 (Don Valley West – Ward 25)

The Midtown Community Council had before it a report (March 10, 2003) from the Director, Community Planning, South District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process; 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.

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

On motion by Councillor Flint, the Midtown Community Council adopted the foregoing report and referred same to Clerk's and Planning staff for action.

Councillor Flint resumed the Chair.

(Director, Community Planning, South, District; City Clerk, attn:
Nirmal Bahal; c. Interested Persons – April 3, 2003)

(Clause No. 41(i), Report No. 3)

3.39 Preliminary Report – Applications to Amend the Official Plan and Zoning By-law 1160963 Ontario Inc., 50 Rosehill Avenue, 102035, TD CMB 20020013 (St. Paul's – Ward 22)

The Midtown Community Council had before it a report (March 12, 2003) from the Director, Community Planning, South District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process; 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 Walker, the Midtown Community Council adopted the foregoing report and referred same to Clerk's and Planning staff for action.

(Director, Community Planning, South, District; City Clerk, attn: Nirmal Bahal; c. Interested Persons – April 3, 2003)

(Clause No. 41(j), Report No. 3)

**3.40 Ontario Municipal Board Hearing – 355 Cranbrook Avenue
(Eglinton-Lawrence – Ward 16)**

The Midtown Community Council had before it a report (January 15, 2003) from the City Solicitor, reporting on the Ontario Municipal Board hearing regarding 355 Cranbrook Avenue; and recommending that this report be received for information.

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

(Clause No. 33, Report No. 3)

3.41 Encroachment Agreement - 56 Esgore Drive (Eglinton-Lawrence – Ward 16)

The Midtown Community Council had before it a report (February 11, 2003) from the North District Manager (Acting) Municipal Licensing and Standards, forwarding a request by the applicant and owner of 56 Esgore Drive, for an encroachment of a existing eavestrough encroaching upon Esgore Drive, a distance of approximately 0.24 metres, a existing hedge encroaching upon Joicey Boulevard and Esgore Drive, and a 6' 5" (1.95m) existing wooden fence to be located along the south-east flankage of the City property bordering Esgore Drive; 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 City Solicitor and the Commissioner of Urban Development Services;
- (2) written responses be received from the utility companies prior to registration of the encroachment agreement; 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 recommended to Council adoption of the foregoing report.

(Clause No. 34, Report No. 3)

**3.42 Residential Demolition Application – 288 Russell Hill Road
(St. Paul’s – Ward 22)**

The Midtown Community Council had before it a report (March 4, 2003) from the Deputy Chief Building Official and Director, Building Division, South District, with respect to a demolition application for 288 Russell Hill Road; and recommending that City 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 with the following conditions:
 - (a) that a construction 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 are backfilled with clean fill;

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- (e) that the property owner provide an irrevocable Letter of Credit or a certified cheque to the satisfaction of Urban Forestry Services for tree protection prior issuance of this demolition permit; and
- (f) if the owner wishes to use the property as a temporary parking station as an accessory use to the sales office he will provide a fence, setbacks, and divert the light away from the adjacent premises all in accordance with the provisions of the Zoning By-law.

Linda Miller 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 application to demolish the subject residential building be refused because there is no permit for a replacement building on the site.

(Clause No. 35, Report No. 3)

**3.43 Residential Demolition Application – 71 Clarendon Avenue
(St. Paul’s – Ward 22)**

The Midtown Community Council had before it a report (March 4, 2003) from the Deputy Chief Building Official and Director, with respect to a demolition application for 71 Clarendon Avenue.

The Midtown Community Council also had before it a communication (March 28, 2003) from Michael B. Vaughan, Q.C.

On motion by Councillor Walker, the Midtown Community Council received the foregoing report and took no action with respect thereto, having regard that the Deputy Chief Building Official and Director, Building Division, South District, requested that the matter be withdrawn.

(Deputy Chief Building Official and Director, Building Division,
South District; c. Michael B. Vaughan, Q.C. – April 3, 2003)

(Clause No. 41(k), Report No. 3)

**3.44 Designation of 525 Avenue Road (Amsterdam Square Fountain)
(St. Paul's – Ward 22)**

The Midtown Community Council had before it a report (January 6, 2003) from the City Clerk, with respect to designating the property at 525 Avenue Road for architectural and historical reasons under Part IV of the Ontario Heritage Act; and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 525 Avenue Road for architectural and historical reasons under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

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

(Clause No. 36, Report No. 3)

3.45 Final Report – Application for Part Lot Control Exemption, 203 A and B, 205 A and B, 207 A and B Raglan Avenue, File No. TD PLC 2003 0002 (St. Paul's – Ward 21)

The Midtown Community Council had before it a report (March 18, 2003) from the Director, Community Planning, West District, with respect to an application to lift Part-lot Control for a development containing three pairs of semi-detached dwelling units, thereby allowing the creation of separate lots; and recommending that:

- (1) City Council approve this application;
- (2) a Part-Lot exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted;
- (3) the owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act, agreeing not to convey the lands without the prior written consent of the Chief Planner to the satisfaction of the City Solicitor;
- (4) the appropriate City officials be authorized and directed to register the By-law on title; and

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- (5) the Part-Lot exemption By-law be submitted for Council enactment subject to the following conditions being fulfilled:
- (a) at least three weeks prior to Bills in Council, a Reference Plan of Survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate Parts the land to be exempt from Part Lot Control and appurtenant right-of-way and easements is submitted to the Commissioner of Works and Emergency Services; and
 - (b) the Zoning By-law to permit the proposed development be in full force and effect.

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

(Clause No. 37, Report No. 3)

3.46 Application to Amend the Official Plan and the Zoning By-law No. 7652, Urbancorp, 45 York Mills Road, File No. TD ZBL 2002 0004 and TD OPA 2002 0001 (Don Valley West - Ward 25)

The Midtown Community Council had before it a report (March 17, 2003) from the Acting Director, Community Planning, North District, seeking Council's direction on an application which has been appealed to the Ontario Municipal Board to amend the Official Plan and the Zoning By-law for a townhouse development at 45 York Mills Road on the site of the former administrative building for the Toronto District School Board; and recommending that Council:

- (1) instruct the City Solicitor together with other appropriate staff to attend the Ontario Municipal Board Pre-hearing on April 17, 2003 to advise the Ontario Municipal Board that the City does not object to the use of the site for townhouses providing that the issues set out in this report are resolved to the satisfaction of City Council; and
- (2) instruct the City Solicitor to request the Chair of the Ontario Municipal Board to schedule the Hearing after a Final Staff Report is adopted by City Council.

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

- (i) (February 12, 2003) from Adam J. Brown, Brown Dryer Karol;
- (ii) (March 3, 2003) from N. Jane Pepino, Aird and Berlis;

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- (iii) (March 5, 2003) from Eileen P. Costello, Aird and Berlis;
- (iv) (February 11, 2003) from Douglas G.S. McTaggart;
- (v) (March 28, 2003) from Anne and Timothy Sheeres; and
- (vi) (undated) from Ying Hope, P.Eng., President, M.T.C.C.

Naomi Faulkner, Planner, gave a brief presentation.

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

- Adam J. Brown, Solicitor, on behalf of the applicant;
- Jane Pepino, Aird and Berlis;
- Michael S. Manett, on behalf of York Mills Valley Association, and submitted a written brief;
- Priscilla Prichard, and submitted a written brief;
- Morag Fitzgerald, York Mills Valley Association, and submitted a written brief;
- Wayne Long, York Mills Valley Association;
- Pamela Spence, Chair, Development Committee, York Mills Valley Association;
- Margaretha Kidd, and on behalf of Elaine Cole, and submitted a written brief;
- Douglas McTaggart, and submitted a written brief;
- Antonia Grabowski;
- Alexander Vervoorn, and submitted a written brief;
- Helen J. Draskovic; and
- Jeremy Sloan.

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

The Midtown Community Council recommended to Council that:

on motion by Councillor Flint:

- (1) Council direct the City Solicitor, together with other appropriate staff, to attend the Ontario Municipal Board Pre-hearing on April 17, 2003 to advise the Ontario Municipal Board that, although the City does not object to the use of the site for townhouses, the City opposes the applications (TD ZBL 2002-0004 and TD OPA 2002-0001 and TD SPC 2002-0039) in

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their present form, as outlined in plans dated March 4 and March 26, 2003;

- (2) Council direct the City Solicitor to advise the Ontario Municipal Board that the applications are premature until the applicant has submitted to the City all required reports and plans to deal with the outstanding issues listed on page 6 of the report dated March 17, 2003, from the Director, Community Planning, North District;
- (3) Council require that the minimum setback from the established top-of-bank for this project be reviewed for consistency with the City's Ravine Protection By-law, the new Official Plan, and Toronto Region Conservation Authority minimum setback requirements of 10 metres;
- (4) the minimum setback from Campbell Crescent for this project be reviewed for consistency with Zoning By-law No. 7625;
- (5) the size of the building footprint area be reviewed in relation to the recommended setbacks;
- (6) the issues of the Urban Design Section of the Urban Development Services Department, in their memo of January 31, 2003, be utilized as criteria for evaluating the proposed development;
- (7) access options to the site be reviewed, including maintaining access from York Mills Road, in order to reduce the impact on Campbell Crescent and other existing residential streets in the community;
- (8) all efforts be made to ensure that utilities including hydro wires are located underground; and

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on motion by Councillor Pitfield:

- (9) should the development proceed, that sugar maple seedlings not be planted, but instead mature trees and the developer be requested to consult with the effected resident Ms. Draskovic, with respect to the interface between the two buildings.

The Midtown Community Council, futher:

on motion by Councillor Flint:

- (A) requested the Director, Community Planning, North District and the General Manager, Water and Wastewater Services to report to Council on April 14, 2003 on the possibility of the development at the western, ie lower half, of the property encroaching on the utility easement and any benefits that might ensue should easement relief be possible;
- (B) directed that all residents' comments and requests made at the meeting be referred to the City Solicitor and Director, Community Planning, North District, for information and preparation for any subsequent Ontario Municipal Board hearings; and

on motion by Councillor Walker:

- (C) requested the City Solicitor, in consultation with the local School Trustee to report directly to Council on April 14, 2003, with respect to the ownership of the property.

(Clause No. 38, Report No. 3)

(Acting Director, Community Planning, North District; General Manager, Water And Wastewater Services; City Solicitor; c. Midtown Community Council Planning File; Interested Persons – April 3, 2003)

3.47 Rolph Road – School Bus Loading Zone (Don Valley West - Ward 26)

On motion by Councillor Pitfield, the Midtown Community Council:

- (1) recommended that Council consider the matter with respect to a school bus loading zone on Rolph Road; and
- (2) requested the Director, Transportation Services, to submit a report directly to Council for its meeting on April 14, 2003, with respect to an appropriate by-law amendment to allow a school bus loading zone on the east side of Rolph Road and on any necessary changes to existing parking regulations on the west side of Rolph Road.

(Clause No. 39, Report No. 3)

(Director, Transportation Services, District 3, attn: Peter Bartos; c.
Councillor Jane Pitfield – April 3, 2003)

3.48 Bloorview MacMillan Centre– 350 Rumsey Road (Don Valley West – Ward 26)

On motion by Councillor Pitfield, the Midtown Community Council:

- (1) recommended that Council consider the matter with respect to planning and the provision of water and wastewater services at the Bloorview MacMillan Centre; and
- (2) requested the Director, Community Planning, North District and the Director, Water and Wastewater Management, in consultation with Councillor Pitfield, to report directly to Council for its meeting on April 14, 2003, on the provision of water and wastewater services and the funding thereof and what outstanding planning matters need to be addressed in order to complete a subdivision agreement.

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(Clause No. 40, Report No. 3)

(Acting Director, Community Planning, North District; Director, Water and Wastewater Management; Councillor Jane Pitfield – April 3, 2003)

The Midtown Community Council recessed at the following times:

recessed: 10:15 a.m.

resumed: 2:10 p.m.

The Midtown Community Council adjourned its meeting at 4:15 p.m.

Chair