

**City of Toronto**  
**Clerk's Division**  
**Minutes of the Humber York Community Council**  
**Meeting No. 3**

April 1, 2003

The Humber York Community Council held a meeting on Tuesday, April 1, 2003 in the Boardroom, Toronto District School Board Building, 2 Trethewey Drive, at 9:30 a.m.

9:30 a.m. to 1:50 p.m.

Members present:	Councillor F. DiGiorgio, Chair	x
	Councillor F. Nunziata, Vice Chair	x
	Councillor C. Korwin-Kuczynski	x
	Councillor D. Miller	x
	Councillor H. Moscoe	x
	Councillor M. Silva	x

Members were present for some or all of the times indicated.

**Confirmation of Minutes.**

The Minutes of the meeting held on February 20, 2003, were confirmed.

**3.1 Refusal and Directions Report – 21 Oak Street; Application to amend the Official Plan and Zoning By-law from Employment to Residential to permit the development of 105 townhouses; 426898 Ontario Ltd./Thornwood Homes (Ward 11 – York South-Weston)**

The Humber York Community Council had before it a report (March 17, 2003) from the Director, Community Planning, West District, reporting on the refusal of the Official Plan and Zoning By-law Amendments; advising that City staff be authorized to defend the refusal in the event of an appeal to the Ontario Municipal Board; that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) this application for Official Plan and Zoning By-law Amendment be refused; and
- (2) should this application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorised to appear and defend the refusal.

The Humber York Community Council also had before it the following communications during consideration of the foregoing matter:

- (i) (March 19, 2003) from Ms. Cheryl Sherman, 35 Oak Street Developments, expressing opposition to the proposal; and
- (ii) (March 26, 2003) from Mr. David Zimmerman, Satin Finish Hardwood Flooring indicating opposition the proposed residential development.

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

- Mr. Nick Elez;
- Mr. David Zimmerman;
- Ms. Cheryl Sherman; and
- Mr. Mr. Adam Brown, Solicitor for the applicant.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report (March 17, 2003) from the Director, Community Planning, West District.**

**(Clause No. 1, Report No. 3)**

**3.2 Refusal and Directions Report – 88 Industry Street; Application to amend the former City of York Zoning By-law No. 1-83; Owner: Remnant Tabernacle Church of God; Applicant: Frank Mancini (Ward 12 – York South-Weston)**

The Humber York Community Council had before it a report (March 4, 2003) from the Director, Community Planning, West District, reporting on the refusal of the Zoning By-law Amendment and for City staff be authorized to defend the refusal in the event of an appeal to the Ontario Municipal Board; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) this application for Zoning By-law Amendment be refused; and
- (2) should this application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorised to appear and defend the refusal.

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The following persons appeared before the Humber York Community Council in connection with this matter:

- Mr. Frank Mancini, applicant; and
- Mr. James Clark, Toronto.

Councillor Di Giorgio appointed Councillor Nunziata Acting Chair and vacated the Chair.

**On motion by Councillor Di Giorgio, the Humber York Community Council recommended to Council deferral of the foregoing report to its May 6, 2003 meeting.**

Councillor Di Giorgio returned to the Chair.

**(Clause No. 50(d), Report No. 3)**

**3.3 20 Gothic Avenue – Ontario Municipal Board Hearing; Application to amend the (former) City of Toronto Official Plan and Zoning By-law No. 438-86, and Site Plan Approval; S/W corner of Gothic Avenue and Quebec Avenue (Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it the following reports:

- (1) (March 18, 2003) from the Director, Community Planning, South District, providing further information and this project and recommending that City Council adopt a position with respect to the OMB appeal of an application to amend the Official Plan and Zoning By-law and for Site Plan Approval to permit an 8-storey residential building at 20 Gothic Avenue; advising that the pre-hearing before the OMB is scheduled to commence April 23, 2003; that there are no financial implications resulting from the adoption of this report; and recommending that City Council:
  - (a) authorize the City Solicitor and appropriate staff to attend at the Ontario Municipal Board hearing to support the application as set out in this report;
  - (b) authorize the City Solicitor to seek amendments to By-law 337-75 to secure 25 surface visitor parking spaces at 50, 80 and 100 Quebec Avenue;
  - (c) require the owner to enter into an agreement pursuant to Section 37 of the Planning Act to provide funds to the City in the amount of \$250,000 to be used in the provision of local park and school playground equipment improvements as well as pedestrian weather protection to the High Park subway station entrance at Parkview Gardens; and
  - (d) authorize the City Solicitor to secure the conditions of approval requested by City departments and agencies, outlined in Attachment 5, in relation to the Site Plan Control application; and
- (2) (March 25, 2003) from the Director, Community Planning, South District, providing further recommendations related to the conditions of approval requested by the Toronto Transit Commission; and recommending that City Council:
  - (a) amend the report dated March 18, 2003 regarding the Ontario Municipal Board Hearing for 20 Gothic Avenue to insert the following additional conditions:

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- "5) Require the owner to enter into development, construction, reciprocal and maintenance agreements in a form satisfactory to the Toronto Transit Commission's General Counsel prior to issuance of any permits, licenses or approvals for the construction of the development; and
- 6) Require the owner to submit to the Toronto Transit Commission for its approval a Reference Plan of Survey, in metric units and referenced to the Ontario Co-ordinate system, delineating thereon by separate PARTS the lands under application and any appurtenant rights –of –way and easements and drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls and foundations of the proposed buildings to enable the preparation of building envelop plans."

The Humber York Community Council also had before it communications from Mr. Adam Brown, Brown Dryer Karol, Barristers and Solicitors; and from Mr. Dermot Sweeny to Barry Brooks, staff Planner.

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

- Mr. Adam Brown, Solicitor;
- Mr. Steve Maziels, owner, 1968 Bloor Street W.;
- Ms. Dora Gugliotta, Quebec-Gothic Concerned Neighbours Association;
- Ms. Marion Campbell;
- Mr. Cliff Downing;
- Ms. Noelle McCarthy;
- Mr. James Estes;
- Ms. Simone Louis;
- Mr. Rob White; and
- Mr. Robert Fourneau.

**On motion by Councillor Moscoe, the Community Council recommended to Council that:**

- (1) the report (March 18, 2003) from the Director, Community Planning, South District, be adopted, subject to recommendation (4) being deleted and the following substituted in lieu thereof:**

**“It is recommended that City Council:**

- (4) direct the Commissioner, Urban Development Services, to arrange a community consultation meeting after the Ontario Municipal Board pre-hearing regarding the Site Plan appeal; and that staff submit a further report to the Humber York Community Council prior to the**

**Ontario Municipal Board hearing, so that further instructions can be provided to staff for the purpose of the hearing.” and**

- (2) **the Further Report (March 25, 2003) from the Director, Community Planning, South District, be adopted.**

**(Clause No. 2, Report No. 3)**

*(Councillor Miller declared an interest in the foregoing matter, in that his family owns property abutting the proposed development.)*

**3.4 Final Report – Part of 4020 Dundas Street W. (North side of Dundas Street West, West of Scarlett Road) - Application(s) To Amend Zoning By-Law No. 1-83, of the former City of York Official Plan and Site Plan Control; 1361664 Ontario Ltd. (Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a report (March 4, 2003) from the Director, Community Planning, West District, advising that this report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law No. 1-83 for a four bay coin operated car wash and a separate building containing commercial uses – a coin operated laundromat, a coin operated dog wash and a dry cleaner counter; 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 York substantially in accordance with the draft Official Plan Amendment attached as Attachment No.5;
- (2) amend the Zoning By-law No. 1-83 for the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) require the owner to obtain Site Plan Control Approval and enter into a Site Plan Agreement or Undertaking with the City under Section 41 of the Planning Act to require the following along with any other matters as the City deems appropriate:
  - (a) The payment of two percent cash-in-lieu of parkland for the subject property and any applicable development charges;
  - (b) The submission of a landscaping plan detailing curbing walkways, grading and plant materials and cost estimate of landscaping materials and work for the property;
  - (c) Provision of lighting plan to the satisfaction of the Urban Development Services;

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- (d) Sign an Undertaking, which may include, among other matters the securing of financial guarantees in respect of the facilities, works and matters required by the Undertaking;
- (e) Provide a two-way driveway width of no more than nine metres for the easterly access, exclusive of flares, and maintain a continuous sidewalk across the driveway;
- (f) Eliminate the proposed median on the easterly access and utilize the pavement markings to delineate the inbound and outbound lanes;
- (g) Install the appropriate signage and pavement markings to regulate the on-site circulation of traffic;
- (h) Improve the manoeuvring area for vehicles exiting wash bay No. 1 of the new facility by increasing the separation from the centreline of the wash bay entrance to the exterior wall of the existing building to a minimum of three metres;
- (i) Illustrate the existing curb line and sidewalk along the Dundas Street West frontage, in addition to the future curb line, and the interim access configuration prior to the widening of Dundas Street West;
- (j) Provide and maintain a minimum of two on-site waiting spaces per manual wash bay to serve the car wash facility with dimensions of 6 m in length by three metres in width, and clearly delineate the car wash waiting line with the appropriate pavement markings and/or physical separation;
- (k) Convey to the City of Toronto, at a nominal cost, prior to the issuance of a building permit, a strip of land abutting the entire Dundas Street West frontage ranging from a width of approximately five metres at the easterly property limit and decreasing uniformly to a width of approximately two metres at the westerly portion of the site, as deemed appropriate by the Commissioner of Works and Emergency Services, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to rights of way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
- (l) Submit to the Commissioner of Works and Emergency Services, a Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City and the remainder of the site;
- (m) Provide and maintain private refuse collection services for this development;
- (n) Submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, a Material Recovery and Waste Reduction Plan addressing the strategies for material recovery and waste reduction within the development;

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- (o) Provide, maintain and operate the material recovery and waste reduction measures, facilities and strategies in the Material Recovery and Waste Reduction Plan approved by the Commissioner of Works and Emergency Services;
- (p) Restore all existing vehicular access ramps on Dundas Street West, which do not form part of the new driveway, to City of Toronto standards, at no cost to the City;
- (q) Submit prior to Site Plan approval, a Class 1 Noise Impact Statement in accordance with City Council's requirements, for the review and acceptance of Commissioner of Works and Emergency Services;
- (r) Provide, maintain and operate the recommended noise impact measures, facilities and strategies stipulated in the Class 1 Noise Impact Statement accepted by the Commissioner of Works and Emergency Services;
- (s) Submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, a statement from a Professional Engineer (sealed and dated), based on the environmental record of site condition and supporting documents, that:
  - (i) The site is suitable for its intended use; and
  - (ii) Based on the above information, it is unlikely that there is any contamination on the strip of land to be conveyed and off-site on the adjacent rights-of-ways originating from the site that would exceed applicable MOE Guideline objectives or regulations resulting from past land uses;
- (t) Enter into an agreement with the City, should it be determined that remediation to the strip of land to be conveyed and to the adjacent right-of-ways is required, in which the owner, or the party responsible for the off-site contamination, commit to carrying out a remedial work plan acceptable to the City and any such related costs shall be borne by the owner;
- (u) Pay for the costs of a peer review consultant to review the associated material noted in Recommendation No. 4(s);
- (v) Submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the issuance of a building permit, updated an Storm Water Management Report and updated final site servicing and grading plans to show proposed service connections, existing and proposed elevations within the site and at property line and the overland flow from stormwater runoff along with calculations of the rate of sewage expected to be generated by this development; and

- (w) Submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the Site Plan approval, revised drawings or make re-lined revisions with respect to Recommendations Nos. 4(e), 4(f), 4(g), 4(h) and 4(i).

The Humber York Community Council also held a statutory public meeting on April 1, 2003, that notice was given in accordance with the Planning Act, and no one addressed the Community Council.

**On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report (March 4, 2003) from the Director, Community Planning, West District.**

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

**3.5 Final Report – 361 Oakwood Avenue, Woolfitt’s Art Enterprises – Application to amend the Official Plan of the former City of York (Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a final report (February 27, 2003) from the Director, Community Planning, West District, advising that this report reviews and recommends approval of an application to amend the Official Plan of the former City of York to permit the conversion of an existing mixed commercial-residential rental building at 361 Oakwood Avenue to a condominium building; that the report also recommends approval of a Draft Plan of Condominium for the property, subject to a number of conditions; 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 York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required;
- (3) authorize Draft Approval of the Plan of Condominium for 361 Oakwood Avenue, date- stamped as received on April 5, 2002, subject to the authorizing Official Plan Amendment coming into force and effect;
- (4) require the owner to meet the following conditions of Draft Approval prior to the City’s consent for final registration, and authorize the City Solicitor to prepare any necessary condominium agreement for the conditions, as deemed necessary:
  - (a) the owner shall provide all legal descriptions and surveys of the lands required in connection with the processing of the subject application; and



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- (b) (1) The declarant shall, at its own expense, carry out and complete a comprehensive reserve fund study, as defined in s. 27 of O. Reg. 48/01 made under the Condominium Act, 1998 as a “comprehensive study”, prior to registration of the plan of condominium (declaration and description);
- (2) The comprehensive study required in condition 4(b)(1) above shall be carried out in accordance with the requirements of the Condominium Act, 1998 and the regulations made thereunder, provided that the persons conducting the study shall include in connection with the physical analysis, both an architect registered as such and holding a certificate of practice within the meaning of the Architects Act and a professional engineer registered as such and holding a certificate of authorization within the meaning of the Professional Engineers Act.
- (3) In addition to the requirements under the regulations made under the Condominium Act, 1998
- (a) the financial analysis component of the comprehensive study shall include a simple, easily read table setting out, by unit type, the recommended dollar amount of contributions to the reserve fund that will be required to be paid annually by each individual unit owner for each covered by the study (not less than 30 years) based on the reserve fund required to be established by the owner in accordance with condition 4 below;
- (b) the physical analysis component of the comprehensive study shall include in addition to the component inventory and assessment of each item within the component inventory, a detailed list of:
- (i) the repairs and components to be replaced as a result of outstanding work orders issued by the City of Toronto;
- (ii) the repairs and components to be replaced in order to bring the building into compliance with c.629, Property Standards, of the City of Toronto Municipal Code, and
- (iii) Any other repairs and components to be replaced which in the opinion of the consultant(s) carrying out such study should be completed by the owner prior to the registration of the plan of condominium (declaration and description) against the lands; and

- (c) in addition to their signatures, the persons conducting the comprehensive study in respect of the property shall include the following statement in the study:

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

- (c) The declarant shall, prior to registration of the plan of condominium (declaration and description), at its own expense:
- (1) complete each of the repairs and replace each of the components set out on the lists compiled pursuant to conditions 4(b)(1), 3(b)(i), (ii) and (iii) above as detailed in the comprehensive study, and
  - (2) provide to the City of Toronto’s Commissioner of Urban Development Services (“the Commissioner”) a certificate from the persons carrying out the study confirming all of the repairs and replacements set out on the lists compiled pursuant to conditions 4(b), 3(b)(i), (ii) and (iii) have been satisfactorily completed.
- (d) The declarant shall, prior to registration of the plan of condominium (declaration and description), at its own expense, establish a reserve fund for the benefit of the condominium corporation to be created in an amount not less than the greater of
- (1) the amount recommended in the comprehensive study required in condition 2 above, and
  - (2) the amount required pursuant to the Condominium Act, 1998.
- (e) The declarant shall provide a copy of the comprehensive study required in condition 2 above, including the matters required in condition 4(b)(3) above, to the Commissioner prior to the registration of the plan of condominium (declaration and description).
- (f) The declarant shall, prior to the registration of the plan of condominium (declaration and description) provide it’s solicitors confirmation that the disclosure statement required to be delivered to every person who purchases a unit or a proposed unit pursuant to Section 72 of the Condominium Act, 1998, did in addition to the matters specified in such Act,

- (1) include a copy of the table required to be prepared in condition 4(b)(3)(a) above as updated and signed by the person who carried out the financial analysis component of the comprehensive study required in condition 4(b)(1) to reflect the actual reserve fund established by the declarant pursuant to condition 4 above, and
  - (2) that such updated table included the statement required in condition 4(b)(3)(c) above.
- (g) The Declaration and Description shall contain wording satisfactory to the City Solicitor to ensure the following conditions:
- (1) The condominium corporation shall, at its expense update the table required pursuant to condition 4(f)(2) above on an annual basis commencing with the first reserve fund study conducted by the condominium corporation after the registration of the condominium, so as to reflect the actual reserve fund maintained by the corporation, and shall send a copy of each updated table to each unit owner and to the corporation's auditor as part of the notice required pursuant to Section 94(9) of the Condominium Act, 1998 as well as retaining a copy for its records.  
  
Nothing herein shall be interpreted as requiring the original author of the table to author the subsequent tables required by this condition but the table shall be prepared by a person authorized by the regulations under the Condominium Act, 1998 to carry out the financial analysis component of a reserve fund study and each updated table shall include the statement required in condition 4(b)(3)(c) above.
  - (2) Prior to entering into an agreement of purchase and sale respecting the sale of a unit, the unit owner shall provide a copy of the most recent table delivered to them pursuant to condition 4(f)(2) above to the prospective purchaser, failing which the purchase or such unit may rescind the agreement of purchase and sale before accepting a deed to the unit being purchased that is in registerable form;
  - (3) On receipt of a request from a prospective purchaser of a unit, the condominium corporation shall, within ten days of the request being made, provide a copy of the most recent reserve fund study.
  - (4) Condition 4(g)(1), (2) and (3) above shall cease to apply on the date that is one year following the date the condominium corporation has;
    - (i) conducted its first comprehensive reserve fund study (a "comprehensive study") and

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- (ii) sent the required notice to the owners and copies to the auditor arising from such study in accordance with Section 94(9) of the Condominium Act, 1998.
- (h) The provisions in the Declaration and Description dealing with conditions 4(g)(1) to (4) above, inclusive shall not be amended without the written consent of the City of Toronto
- (i) the owner shall register the condominium within three years after the date that Council enacts the authorizing Official Plan Amendment otherwise the authority and approval shall lapse and be of no further force and effect;
- (5) authorize the Draft Plan of Condominium to lapse and be of no further force and effect unless the condominium is registered within three years after the date that Council approves the Draft Plan of Condominium, and
- (6) authorize the appropriate City Official to give consent for final registration once all conditions are satisfied.

The Humber York Community Council:

- (i) was advised that the applicant has agreed to a \$3,000.00 contribution towards public art, to be held in trust for a period of up to 5 years, such funds to be applied to the development of an arts district in the Vaughan Road/Oakwood Avenue area; and
- (ii) also held a statutory public meeting on April 1, 2003, that notice was given in accordance with the Planning Act, and no one addressed the Community Council.

**On motion by Councillor Moscoe, the Community Council:**

- (1) **recommended the adoption of the foregoing report (February 27, 2003) from the Director, Community Planning, West District; and**
- (2) **advised the Commissioner of Urban Development Services that the applicant has agreed to a \$3,000.00 contribution towards public art, to be held in trust for a period of up to 5 years, such funds to be applied to the development of an arts district in the Vaughan Road/Oakwood Avenue area.**

**(Clause No. 4, Report No. 3)**

**3.6 New Official Plan – Avenue Studies; Official Plan and Zoning By-law Amendments to Implement the Bloor/Lansdowne Area Avenue Study (Ward 14, Parkdale-High Park; and Ward 18, Davenport)**

The Humber York Community Council had before it a report (March 10, 2003) from the Director, Community Planning, South District, advising that the purpose of this report is to bring forward proposed amendments to the Official Plan and Zoning By-law for the (former) City of Toronto to implement the Bloor/Lansdowne Area Avenue Study to the statutory Public Meeting, as directed by City Council at its November 26, 27 and 28, 2002 meeting; that there are no financial impacts 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 A if the new Official Plan for the City of Toronto has not yet come into force as it affects the subject area;
- (2) amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law amendment attached as Attachment B; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan amendment and draft Zoning By-law amendment as may be required

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Mr. Alan Cunningham, appeared before the Humber York Community Council in connection with the foregoing matter.

The Humber York Community Council:

- (i) held a statutory public meeting on April 1, 2003, that notice was given in accordance with the Planning Act; and
- (ii) expressed its thanks and appreciation to staff for the work undertaken in the research and preparation of this report.

**On motion by Councillor Korwin-Kuczynski, the Community Council:**

- (1) recommended the adoption of the foregoing report (March 10, 2003) from the Director, Community Planning, South District; and**
- (2) expressed its thanks and appreciation to staff for the work undertaken in the research and preparation of the foregoing report.**

**(Clause No. 5, Report No. 3)**

**3.7 Community Improvement Plan for St. Clair Avenue West between Glenholme Avenue and the Canadian National Rail corridor, west of Old Weston Road (Ward 17, Davenport)**

The Humber York Community Council had before it a report (March 6, 2003) from the Director, Community Planning, South District, providing recommendations for the adoption of an amendment to establish a new Community Improvement Plan on St. Clair Avenue West between Glenholme Avenue and the Canadian National Rail corridor, west of Old Weston Road, in order to include provisions for the Commercial Façade Improvement Program; advising that funds for this Program are approved in the 2003 Capital Budget for Economic Development, Culture and Tourism; and recommending that:

- (1) City Council adopt a Community Improvement Plan for St. Clair Avenue West between Glenholme Avenue and the Canadian National Rail corridor west of Old Weston Road substantially as set out in Attachment 2 of this report;
- (2) the City Solicitor be directed to introduce the necessary Bills in Council to give effect to the foregoing;
- (3) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-law attached to this report as may be required; and
- (4) the appropriate City staff be authorized and directed to undertake the steps necessary to implement Recommendation (1) including, but not limited to, obtaining the necessary approvals from the Minister of Municipal Affairs and Housing.

The Humber York Community Council also held a statutory public meeting on April 1, 2003, and that notice was given in accordance with the Planning Act, and no one addressed the Community Council.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report (March 6, 2003) from the Director, Community Planning, South District.**

**(Clause No. 6, Report No. 3)**

**3.8 Final Report – 1375 Dupont Street; Application to amend the Official Plan and Zoning By-law of the former City of Toronto; 1534739 Ontario Limited (Ward 18, Davenport)**

The Humber York Community Council had before it a final report (March 13, 2003) from the Director, Community Planning, South District, advising that this report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for a seven-storey, 80-unit condominium building with at-grade commercial uses and an underground parking garage at 1375 Dupont Street (south-east corner of

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Lansdowne Avenue and Dupont Street; 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 No. 9;
- (2) amend the Zoning By-law 438-86 for the (former) City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require the owner to, prior to the introduction of the necessary Bills to City Council for enactment, submit to and have approved by the Commissioner of Works and Emergency Services:
  - (a) a Noise Impact Statement in accordance with City Council's requirements; and
  - (b) a Site Servicing Assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (5) require the owner to submit to the Commissioner of Works and Emergency Services at least three weeks prior to the introduction of the necessary Bills to City Council for enactment:
  - (a) a Strata\* Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City and the remainder of the site (\*if required); and
  - (b) final approved drawings of the development, with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans;
- (6) require the owner to obtain Site Plan Approval and enter into a Site Plan Agreement or Undertaking with the City under Section 41 of the *Planning Act* to require among such other matters as the City deems appropriate:
  - (a) provide 5 new tree plantings in the City road allowance adjacent to the site to the satisfaction of the Commissioner of Economic Development, Culture and Tourism including a tree planting security deposit in the amount of \$2,940.00 (\$588 per tree subject to change), prior to the issuance of a Landscape Permit by the City;

- (b) convey to the City, at nominal cost, prior to the issuance of a building permit, a 1.98 m strip of land to the full extent of the site abutting the north limit of the public lane to a minimum depth of 0.5 m from the finished grade (if required), such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
- (c) pave the 1.98 m strip of land to be conveyed to the City in concrete with grades compatible with the existing lane, to City of Toronto standards, at no expense to the City, and to the satisfaction of the Commissioner of Works and Emergency Services;
- (d) execute an agreement, binding on successors on title, if the development's underground parking structure protrudes into the 1.98 m strip of land conveyed to the City for lane widening purposes. Such agreement will include any condition as deemed necessary by the City Solicitor and the Commissioner of Works and Emergency Services in the interests of the Corporation;
- (e) provide and maintain a physical separation between the residents' and the residential visitor parking to secure the availability of the residential parking;
- (f) designate individually the two 5.5 m long parking spaces by means of clearly visible signs as being for use by small cars only;
- (g) construct the access ramp to the underground parking garage with a slope not exceeding 5% within 3.7 m of the limit of the widened lane, not exceeding 8.3% for the next 2.3 m, and not exceeding 15% along the remaining portions;
- (h) provide and maintain convex mirrors at all intersections of the driveway aisles within the underground parking garage;
- (i) provide and maintain a minimum of 1 Type G loading space on site with a generally level surface;
- (j) relocate the proposed Type G loading space to the east side of the entrance/exit to the surface parking garage, approximately 5.2 m further east of the current location, as shown on Drawing No. A202, prepared by Core Architects Inc., date stamped by the Commissioner of Urban Development Services as January 20, 2003;
- (k) design and construct all driveways and passageways providing access to and egress from the Type G loading space with a minimum width of 3.5 m (4 m where enclosed), a minimum vertical clearance of 4.3 m and a minimum inside and outside turning radii of 9 m and 16 m, so that trucks can enter and exit the abutting streets in a forward motion;



- (l) construct the Type G loading space and all driveways and passageways providing access thereto to the requirements of the Ontario Building Code, including allowance for City of Toronto bulk lift and rear bin vehicle loading with impact factors where they are to be built as supported structures;
- (m) provide and maintain a garbage room of at least 20 m<sup>2</sup> in size and a recycling room of at least 15 m<sup>2</sup> floor area and install and maintain a stationary compactor in the garbage room, or alternatively, a combined garbage/recycling room with a minimum size of 35 m<sup>2</sup> equipped with an automated recycling and waste system (i.e. tri-sorter type). If an automated recycling waste system is not being installed, convenient storage space for recycling material must be provided on each floor of the project for collection by building maintenance staff;
- (n) install and maintain 2.2 m wide double or overhead doors to accommodate the movement of container/totters between the garbage and recycling rooms and the Type G loading space;
- (o) provide and maintain a level access, 2.5 m wide corridor, between the garbage and recycling rooms and the Type G loading space for the transportation of the containers/totters to the collection pad;
- (p) provide and maintain a reinforced concrete storage collection pad immediately in front of the Type G loading space with a maximum slope of 2% (±) and 12 m<sup>2</sup> in size where the containers/totters can be placed on collection days only and manoeuvred for safe and efficient collection;
- (q) install and maintain within each of the driveway aisles of the surface and below grade parking areas, two sets of red warning flashing lights with signage, to warn motorists that “When lights are flashing, waste collection is in progress. Exercise Extreme Caution”, at the following locations:
  - (i) attached to each of the support columns, closest to the entry/exit overhead garage doors; and
  - (ii) strategically placed mid-point through the driveway aisles;
- (r) a trained staff member must be present at all times during collection to:
  - (i) activate the flashing warning lights at the on-set of collection and ensure that it remains active until the collection vehicle leaves the site;
  - (ii) transfer the bins on collections days from garbage/recycling storage rooms and the alcove to the collection pad; and
  - (iii) manoeuvre the containers/totters onto the collection vehicle and act as a flag person when the vehicle is reversing;

- (s) maintain the lids of the garbage/recycling containers/toters, locked at all times for safety reasons, until collection day;
- (t) widen the vehicular access at the intersection of the existing City lane with St. Clarens Avenue, at no expense to the City, such that 11 m and 12.5 m inside and outside turning radii is provided on the northerly leg of the access, to allow for adequate turning movement of City collection vehicles exiting onto St. Clarens Avenue, which may include costs related to the relocation of street furniture (i.e. curbing, utility and traffic poles), if necessary;
- (u) extend the concrete sidewalk at the public lane location and eliminate and/or depress curb returns across sidewalks to ensure a level surface;
- (v) restore any existing vehicular access ramps along Dupont Street and Lansdowne Avenue that are no longer required, to City standards, at no cost to the City;
- (w) have a qualified Architect/Acoustical Consultant certify, in writing, to the Commissioner of Works and Emergency Services that the development has been designed and constructed in accordance with the Noise Impact Statement accepted by the Commissioner of Works and Emergency Services as per Recommendation 4(a);
- (x) provide, maintain and operate the noise impact measures, facilities and strategies stipulated in the Noise Impact Statement accepted by the Commissioner of Works and Emergency Services;
- (y) submit to the Commissioner of Works and Emergency Services a Record of Site Condition (RSC), all necessary supporting environmental documents and a Statement from a Professional Engineer (sealed and dated), prior to the issuance of an above grade building permit, that based on the environmental RSC and supporting documents, that:
  - (i) the site including the lands to be conveyed to the City for lane widening purposes, is suitable for its intended use; and
  - (ii) based on the above information, it is unlikely that there is any on and off-site contamination on the adjacent rights-of-way that would exceed applicable MOE Guideline objectives or regulations resulting from past land uses;
- (z) pay all costs associated with the City retaining a third-party peer reviewer and submit, prior to the issuance of a building permit, a certified cheque payable to the City, in the amount of \$3,000.00, as a deposit towards the cost of peer review;

- (aa) enter into an agreement, prior to the issuance of an above grade building permit, with the City, should it be determined that remediation of the site and the adjacent right-of-way be required, in which the owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;
  - (bb) pay for any improvements of the municipal infrastructure in connection with Recommendation 4(b) should it be determined that upgrades are required to the infrastructure to support this development;
  - (cc) submit to the Commissioner of Works and Emergency Services, prior to the issuance of a building permit:
    - (i) a Grading and Servicing Plan including drainage to show existing and proposed details of the existing and proposed site services, service connections to municipal infrastructure, existing and proposed grades within the site and at the property line; and
    - (ii) a Stormwater Management Report indicating how the storm run-off from the site is to be addressed;
  - (dd) provide a warning clause in the offers of purchase and sale, or rental/lease agreements, for the building's units advising of the adjacent autobody operation;
  - (ee) provide a screening treatment on the east elevation of the terrace and each balcony located at the east end of each floor facing south;
  - (ff) secure and maintain access for maintenance purposes along the property's east boundary abutting the existing building at 1361 Dupont Street in favour of the owner of the property municipally known as 1361 Dupont Street;
  - (gg) provide a landscape buffer with a minimum depth of 1 metre between the south wall and the outdoor amenity space on the building's rooftop;
- (7) that the owner be advised:
- (a) of the requirements of the Commissioner of Works and Emergency Services with respect to:
    - (i) the need to make a separate application for permits to carryout any works involving construction in, or occupancy of, the abutting public right-of-way inclusive of the widening of the northerly leg of the vehicular access at the intersection of the City lane with St. Clarens Avenue, at no expense to the City, inclusive any relocation of street furniture (i.e. curbing, utility and traffic sign poles), if necessary;

- (ii) the need to obtain separate approval for the installation of the proposed canopy on Dupont Street and enter into the respective encroachment agreement;
  - (iii) that the public lane used to access and egress the parking garage will be given low priority for snow clearance by the City;
  - (iv) that the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and approval by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on the site may contaminate the storm runoff;
  - (v) that eligibility for City collection of refuse generated by this development is dependant on the widening of the northerly leg of the vehicular access at the intersection of the City lane with St. Clarens Avenue, as required in Recommendation No. 6(t);
  - (vi) the City's requirement for payment of a service charge associated with the provision of City containerized garbage collection;
  - (vii) that in the event the on-site person is not available at collection time, the vehicle will leave the site and not return until the next scheduled collection day; and
  - (viii) the need to contact the Solid Waste Management Services Section of Works and Emergency Services to complete the necessary application and waiver forms prior to the commencement of City waste collection;
- (b) that the proposal requires conveyances of land for parks purposes, or payment in lieu thereof, pursuant to Section 42 of the Planning Act;
  - (c) that the issuance of any permit by the Chief Building Official will be conditional upon the proposal's full compliance with all relevant provisions of the Ontario Building Code;
  - (d) that the proposal is subject to Development Charges pursuant to By-law No. 476-1999 as amended. For additional information please refer to the said by-law;
  - (e) that the proposal is subject to Education Development Charges, pursuant to the Toronto Catholic District School Board By-law 2001 No. 148. For additional information please refer to the said by-law; and

- (8) request the Minister of Municipal Affairs and Housing to modify Chapter Seven of the new Official Plan, adopted by City Council on November 28, 2002, to include a Site and Area Specific Exception to permit the construction of an Apartment building within the lands designated as Neighbourhoods and if a decision from the Province issues prior to Council's adoption of this report, that Council authorize any needed amendments to the new Official Plan, adopted by Council on November 28, 2002.

The Humber York Community Council also had before it the following communications during consideration of the foregoing matter:

- (i) (March 28, 2003) from Mr. Rashmi Nathwani requesting that Sub-section 5(b) of the Draft By-law be amended to read "0.06 spaces per unit".
- (ii) (March 26, 2003) from Mr. Rashmi Nathwani, 1534739 Ontario Ltd., Chelsea Lofts, requesting that paragraphs 6(y), 6(z) and 6(aa) be deleted from the Conditions of Site Plan Approval.
- (iii) (March 27, 2003) from Director, Transportation Services, District 1, responding to a request from the Humber York Community Council to comment on the parking requirement for the proposed 80-unit condominium building on the above-noted site, including the provision of visitor parking; advising that there are no financial implications resulting from the adoption of the report; and recommending that the report be received for information.
- (iv) (March 31, 2003) from Mr. Tony Staffiere, owner/operator, Massive Auto Collision Inc. expressing concerns regarding the proposal.

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

- Mr. Jassie Khurana, Khurana Associates, Planning and Development Consultants;
- Mr. Tony Staffiere, owner/operator, Massive Auto Collision Inc.; and
- Mr. Van Nguyen.

The Humber York Community Council:

- (i) also held a statutory public meeting on April 1, 2003, and that notice was given in accordance with the Planning Act;
- (ii) received the report (March 27, 2003) from the Director, Transportation Services, District 1, regarding Parking Requirements; and
- (iii) received the communications (March 26 and 28, 2003) from 1534739 Ontario Limited and Massive Auto Collision Inc.

**On motion by Councillor Silva, the Community Council recommended to Council the adoption of the foregoing report (March 13, 2003) from the Director, Community Planning, South District, subject to the following:**

- (1) that Recommendations (6)(y), 6(z) and (6)(aa) be referred to the May 6, 2003 meeting of the Humber York Community Council and that Planning and Works staff, in consultation with the City Solicitor, report on these paragraphs and bring forward at the same time previous and outstanding reports; and**
- (2) that with respect to the Draft Zoning By-law Amendment (Attachment 10), paragraph 1.5(b)(v) be amended by deleting “0.12 spaces per unit” for Visitors Parking and substituting “0.06” in lieu thereof, to read as follows:**

**“1.5(b)(v) Visitors Parking – 0.06 spaces per unit”**

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

**3.9 254 Windermere Avenue – Request for Exemption to Allow an Existing Privacy Screen  
(Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a report (January 20, 2003) from the Manager, South District, Municipal Licensing and Standards Division, responding to a request from the owner of 254 Windermere Avenue for an exemption to Chapter 447 of The Toronto Municipal Code dealing with Fences; advising that there are no financial implications for the City with regard to this matter; and recommending that:

- (1) the exemption be granted to allow the existing privacy screen/fence at 254 Windermere Avenue, abutting 256 Windermere Avenue, to remain at approximately 2.53 metres in height from the rear wall of the properties extending approximately 7.2 metres in a westerly direction ending at the covered platform attached to the garage; and**
- (2) all other portions of the existing privacy screen/fence on the property from the covered platform to the intersecting property line at 2 Rambert Crescent comply with the requirements of Chapter 447 of the Toronto Municipal Code and be lowered to no more than 2.0 metres in height and stay within the property lines of the subject property.**

**On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report (January 20, 2003) from the Manager, South District, Municipal Licensing and Standards Division.**

**(Clause No. 8, Report No. 3)**

**3.10 40 Mayfield Avenue – Request for an exemption from Chapter 248 of the former City of Toronto Municipal Code to permit driveway widening (Ward 13 - Parkdale-High Park)**

The Humber York Community Council had before it a report (March 14, 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 which does not meet the requirements of the Code; advising that 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 City Council deny the application.

**On motion by Councillor Miller, the Community Council deferred consideration of the foregoing report to its May 6, 2003 meeting.**

**(Clause No. 50(e), Report No. 3)**

**3.11 202 Medland Street – Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit front yard parking for 2 vehicles (Ward 13 - Parkdale-High Park)**

The Humber York Community Council had before it a report (March 14, 2003) 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 a second parking space which does not meet the requirements of the Code; advising that 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 City Council deny the application.

**On motion by Councillor Miller, the Community Council deferred consideration of the foregoing report to its June 10, 2003 meeting.**

**(Clause No. 50(f), Report No. 3)**

**3.12 387 Kennedy Avenue – Request for an exemption from Chapter 400 of the former City of Toronto Municipal Code to permit front yard parking (Ward 13 - Parkdale-High Park)**

The Humber York 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 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit driveway widening which does not meet the requirements of the Code; advising that 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 City Council deny the application.

**On motion by Councillor Miller, the Community Council recommended to Council the adoption of Option (2) in the foregoing report (March 17, 2003) from the Manager, Right of Way Management, Transportation Services, District 1t, viz:**

- “(2) City Council approve the application for front yard parking at 387 Kennedy Avenue, as shown on Appendix ‘B’, subject to:**
- (a) the parking area not exceeding 2.0 m by 5.9 m in dimension;**
  - (b) the parking area being paved with a semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services;**
  - (c) the formal poll that is currently underway having a favorable result; and**
  - (d) the applicants paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.”**

**(Clause No. 9, Report No. 3)**

**3.13 345 Sorauren Avenue –Request for an exemption from Chapter 313 of the former City of Toronto Municipal Code to permit additional commercial boulevard parking fronting the property (Ward 14 - Parkdale-High Park)**

The Humber York Community Council had before it a report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from Municipal Code Chapter 313, Streets and Sidewalks, of the former City of Toronto Municipal Code, to permit two additional commercial boulevard parking spaces fronting 345 Sorauren Avenue which does not meet the requirements of the Code; advising that 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 City Council deny the application to reconfigure the existing licenced parallel parking to facilitate two additional commercial boulevard parking spaces positioned angled to the travelled roadway.

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

- Mr. Edward Epstein, owner; and
- Ms. Judy Shephard.



The Community Council also had before it a communication (March 21, 2003) from Ms. Loreen Lee indicating support for the staff recommendation that the application be denied.

Councillor Di Giorgio appointed Councillor Nunziata Acting Chair, and vacated the Chair.

**On motion by Councillor Korwin-Kuczynski, Community Council recommended to Council the adoption of Option (1) in the foregoing report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, viz:**

- “(1) City Council approve the application for two additional commercial boulevard parking spaces at 345 Sorauren Avenue, as shown on Appendix ‘A’, notwithstanding that the required 0.91 m setback from the City sidewalk cannot be provided and that the 1.0 m clearance fronting the Siamese connection cannot be provided, subject to:**
- (a) the City sidewalk not being encumbered at any time and pedestrian traffic being maintained at all times;**
  - (b) the owner accepting full responsibility and liability with respect to the access to the existing Siamese connection and agreeing in writing to indemnify and save harmless the City of Toronto from any action, claim, damage or loss whatsoever arising from the issuance of this license; and**
  - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 313, Streets and Sidewalks, of the former City of Toronto Municipal Code”**

**(Clause No. 10, Report No. 3)**

**3.14 197 Fern Avenue – Request for an exemption from Chapter 400, Traffic and Parking of the former City of Toronto Municipal Code to permit front yard parking (Ward 14 - Parkdale-High Park)**

The Humber York 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 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking which does not meet the requirements of the Code; advising that 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 City Council deny the application.

The Humber York Community Council had before the following communications during consideration of the foregoing matter:

- (i) (March 25, 2003) from Ms. Barbara Doyle expressing support for the application;

- (ii) (March 21, 2003) from Mrs. Nash-McCowatt indicating support for the application;
- (iii) (March 24, 2003) from Ms. Angela Calderone advising of her support for the above application;
- (iv) (March 24, 2003) petition from Ms. Sue Worrod, owner 197 Fern Avenue containing 32 signatures in support of the application for front yard parking;
- (v) (March 27, 2003) from Ms. Carol Lee Smith and Mr. David Aleksis, opposing the application for front-yard parking;
- (vi) (March 28, 2003) from Mr. John Weir, opposing the application for front-yard parking;
- (vii) (March 28, 2003) from Mr. Daryl Wilkinson, opposing the application for front yard parking;
- (viii) (March 28, 2003) from Rose, John and Dan Kitza, opposing the application for front yard parking;

**On motion by Councillor Korwin-Kuczynski, the Community Council received the following communications.**

**On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council the adoption of the following Option in the foregoing report (March 17, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, viz:**

**“City Council approve the application for front yard parking at 197 Fern Avenue, notwithstanding that permit parking is authorized on the same side of the street as this property, 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) a formal poll being conducted and that such a poll have a favourable result; 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. 11, Report No. 3)**

**3.15 450 Gilbert Avenue – Request for Rebate of Development Charges  
(Ward 17 – Davenport)**

The Humber York Community Council had before it a joint report (March 24, 2003) from Director of Building and Deputy Chief Building Official , West District, responding to the request for a rebate; and recommending that the rebate for development charges paid in relation to this development be refused.

The Humber York Community Council had before it the following communications during consideration of the foregoing matter:

- (i) (January 21, 2003) from Councillor Disero forwarding copy of a letter from 1289643 Ontario Ltd. regarding a request for a refund of monies paid with respect to development charges;
- (ii) (March 31, 2003) from A. Marguvies, for 1289673 Ontario Limited, withdrawing the request of rebate for development charges regarding 450 Gilbert Avenue; and
- (iii) (March 31, 2003) from Councillor Di Giorgio, advising that staff have been made aware of additional information on this matter, that the request for a rebate has been withdrawn and that the owner no longer wishes to make a deputation on this matter.

**On motion by Di Giorgio, the Community Council recommended to Council that the foregoing communications, and the joint report (March 24, 2003) from Director of Building and Deputy Chief Building Official , West District, be received.**

Councillor Di Giorgio returned to the Chair.

**(Clause No. 12, Report No. 3)**

**3.16 Removal of Curb between 93 and 95 Earls court Avenue  
(Ward 17 – Davenport)**

The Humber York Community Council had before it a communication (January 30, 2003) from Councillor Disero forwarding a letter (October 28, 2002) from Nino Pellegrini, Senior By-law Officer, Off-Street Parking, to the owner of 95 Earls court Avenue, regarding a request to remove the full curb between the ramps and to install a continuous ramp fronting both properties.

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Ms. Anna Lazzaro, Toronto, appeared before the Humber York Community Council in connection with this matter.

**On motion by Councillor Moscoe, the Community Council:**

- (1) requested the Director, Transportation Services, District 1, to report on the feasibility of installing a planter box or other appropriate obstruction between 93 and 95 Earls court Avenue, to prevent vehicle parking at that location; and
- (2) received the foregoing communication (January 30, 2003) from Councillor Disero.

(Clause No. 50(g), Report No. 3)

**3.17 27 Emerson Avenue – Request for an exemption from Chapter 248, Parking Licences of the former City of Toronto Municipal Code to permit the existing paving to remain in connection with driveway widening (Ward 18 – Davenport)**

The Humber York 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 the existing paving to remain in connection with driveway widening which does not meet the requirements of the Code; advising that 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 City Council deny the request.

The Humber York Community Council also had before it a communication (March 31, 2003) from Mr. Joao Macedo, owner, requesting deferral of this matter.

**On motion by Councillor Silva, the Community Council:**

- (1) deferred consideration of the foregoing report (March 17, 2003) from the Manager, Right of Way Management, Transportation Services, District 1 to its July 8, 2003 meeting, as requested by the property owner; and
- (2) received the foregoing communication (March 31, 2003) from Mr. Macedo.

(Clause No. 50(h), Report No. 3)

**3.18 Tree Removal at 75 Robert Street (Ward 11 – York South-Weston)**

The Humber York Community Council had before it a communication (March 19, 2003) from Councillor Nunziata advising that the owner of 75 Robert Street received a Notice of Violation regarding the removal of a City tree located within her fenced backyard.

**On motion by Councillor Nunziata, the Community Council received the foregoing communication having regard that the Ward Councillor has advised that the owner no longer wishes to pursue this matter.**

**(Clause No. 50(i), Report No. 3)**

**3.19 1551 Weston Road – Sign By-law Variance Application; Owner: Irving Tissue  
Applicant: Prakoso Hidajat P.Eng Amec E & C Services Ltd.  
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a joint report (March 18, 2003) from the Director, Community Planning, West District and the Director of Building and Deputy Chief Building Official, West District, reporting on an application for a variance from Sign By-law No. 3369-79, as amended for the former City of York; advising that the proposed variances would permit a first party advertising roof sign on the building located at 1551 Weston Road; advising that there are no financial implications arising from the adoption of this report; and recommending that:

- (a) the application for relief from the provisions of Sign By-law No. 3369-79, as amended to permit first party advertising roof sign on the building located at 1551 Weston Road be approved as a variance to the Sign By-law subject to a building permit being obtained and the sign being installed substantially in accordance with the application plans on file with the Building Division, West District; and
- (b) the appropriate City Officials be authorised and directed to take the necessary action to give effect thereto; and

The Humber York Community Council also had before it a communication (March 31, 2003) from Prakoso Hidajat, AMEC E&C Services Limited withdrawing an application for Sign By-law variance, for Irving Tissue, 1551 Weston Road.

**On motion by Councillor Nunziata, the Community Council recommended to Council that the foregoing joint report (March 18, 2003) from the Director, Community Planning, West District and the Director of Building and Deputy Chief Building Official, West District, be received, having regard that the applicant no longer wishes to pursue this matter.**

The Community Council also received the foregoing communication from AMEC E&C Services Limited.

**(Clause No. 13, Report No. 3)**

**3.20 1721-1725 Bloor Street West – Request for approval of a Variance from Ch.297, Signs, of the former City of Toronto Municipal Code, to permit an illuminated fascia sign on the front elevation of the building for identification purposes (Ward 14 – Parkdale-High Park)**

The Humber York Community Council had before it a report (March 6, 2003) from the Director, Community Planning, South District, reviewing and making recommendations on a request by David Brown for Pizza Pizza Ltd. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, to permit an illuminated fascia sign on the front elevation of the building at the above noted location for identification purposes; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) the request for a variance be approved to permit, for identification purposes, an illuminated fascia signs on the front elevation of the building at the above noted address; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council the adoption of the foregoing report (March 6, 2003) from the Director, Community Planning, South District.**

**(Clause No. 14, Report No. 3)**

**3.21 Preliminary Report – 403 Keele Street; Applications to amend the Official Plan and Zoning By-law of the former City of Toronto; Nexxt Development Corporation (Ward 14 – Parkdale-High Park)**

The Humber York Community Council had before it a preliminary report (March 12, 2003) from the Director, Community Planning, South District, providing preliminary information on the above-noted application and to seek Community Council's direction 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:

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

The Humber York Community Council also had before it the following communications:

- (i) (March 17, 2003) from the Project Director, West Toronto Junction Team, forwarding a copy of their Economic Revitalization and Employment Initiatives; Draft Milestone Summary.
- (ii) (April 1, 2003) from Mr. Kevin Rachman, Project Coordinator, Nexxt Development Corporation, advising of a petition circulated in the community opposing the proposal; and
- (iii) a petition submitted by Mr. Judson, Dundas-Keele Residents Group signed by residents and business persons on or north of Dundas Street West, expressing concerns with respect to the height, density and potential traffic regarding this proposal.

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

- Mr. Judson, Dundas-Keele Residents Group, and submitted a petition in regard thereto;
- Ms. Maria Moriarty;
- Ms. Penny Cassell;
- Ms. Nellie Sue Potter;
- Mr. John McBride, McBride Cycle;
- Ms. Linda Smith; and
- Mr. Pino DiMascio, Applicant.

Councillor Di Giorgio appointed Councillor Nunziata Acting Chair and vacated the Chair.

**On motion by Councillor Di Giorgio, the Humber York Community Council:**

- (1) approved Recommendation (1) in the foregoing preliminary report (March 12, 2003) from the Director, Community Planning, South District, subject to the words “as soon as possible” being added at the end, to read as follows:**

**“(1) staff be directed to schedule a community consultation meeting together with the Ward Councillor, as soon as possible;”**

- (2) approved Recommendation (2) subject to the figure “120” being deleted and the figure “240” being substituted in lieu thereof; and by adding at the end, the words “including the Junction BIA and residents in the three adjacent Wards in proximity to the site, including those in the Stockyard development area, in consultation with the Ward Councillor”, to read as follows:**

**“(2) notice for the community consultation meeting be given to landowners and residents within 240 metres of the site, including the Junction BIA and residents in the three adjacent Wards in proximity to the**

**site, including those in the Stockyard development area, in consultation with the Ward Councillor”;**

- (3) approved Recommendation (3); and**
- (4) received the foregoing communications.**

Councillor Di Giorgio returned to the Chair.

**(Clause No. 50(j), Report No. 3)**

**3.22 900 Dufferin Street – Request for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, an illuminated fascia signs (Ward 18 – Davenport)**

The Humber York 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 Rick Walia with Solutions for Dufferin Mall, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, an illuminated fascia sign at the above location; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) the request for a variance to maintain, for identification purposes, an illuminated fascia sign at 900 Dufferin Street be approved; and
- (2) the applicant be advised, upon approval of Application No. 902088, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

**On motion by Councillor Silva, the Community Council recommended to Council the adoption of the foregoing report (February 17, 2003) from the Director, Community Planning, South District**

**(Clause No. 15, Report No. 3)**

**3.23 Request for All-Way Stop Signs at No. 224 Rosemount Avenue (Ward 11 – York South-Weston)**

The Humber York Community Council had before it a report (September 30, 2002) from the Director, Transportation Services, District 1, reporting on requests from the former York Community Council and from Humber York Community Council for a report on the feasibility of introducing all-way stop control at No. 224 Rosemount Avenue; advising that due to the curvature of the roadway and the low volume of vehicles exiting this driveway, that stop signs are not suitable for installation on Rosemount Avenue at the



entrance/exit to the townhouse complex at No. 224 Rosemount Avenue; and recommending that the report be received for information.

**On motion by Councillor Nunziata, the Community Council recommended to Council that:**

- (1) an all-way stop control be installed at Rosemount Avenue and Purdy Crescent; and**
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary, including the introduction in Council of any Bills that are required.**

**(Clause No. 16, Report No. 3)**

**3.24 Traffic Calming Poll Results – Queen’s Drive between Rosemount Avenue and Jane Street  
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a report (March 18, 2003) from the Director, Transportation Services, District 1, reporting on the results of the resident poll undertaken on the feasibility of installing traffic calming on Queen’s Drive between Rosemount Avenue and Jane Street; and recommending that no further action be taken to alter Queen’s Drive between Rosemount Avenue and Jane Street, by means of the installation of speed humps, in light of the poll results, which did not achieve the 60 % level of support as stipulated in the City of Toronto Traffic Calming Policy.

**On motion by Councillor Nunziata, the Community Council recommended to Council that:**

**WHEREAS the results of the poll of residents on Queen’s Drive indicate that the majority of residents within the block between Pine Street and Jane Street only, are in favour of the installation of traffic calming;**

**THEREFORE BE IT RESOLVED that:**

- (1) a by-law be prepared and notice of completion be given pursuant to the Municipal Class Environmental Assessment Act for the alteration of sections of the roadway on Queen’s Drive, between Pine Street and Jane Street, for traffic calming purposes, described as follows:**

**“The construction of speed humps on Queen’s Drive, from Pine Street to Jane Street, generally as shown on the attached print of Drawing No. 421F-6837, dated March 2003”;**

- (2) the speed limit be reduced from 40 km/h to 30 km/h on Queen’s Drive, between Pine Street and Jane Street, coincident with the implementation of speed humps; and**

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

**BE IT FURTHER RESOLVED that the funds associated with the installation of traffic calming City-wide in the amount of \$750,000.00 are contained in the Transportation Services 2003 Capital Budget; and**

**BE IT FURTHER RESOLVED that should City Council recommend the installation of speed humps on Queen's Drive, between Pine Street and Jane Street, that the estimated cost of \$12,000.00 will be subject to competing priorities and funding availability.**

(Clause No. 17, Report No. 3)

**3.25 Request to implement required traffic and parking by-laws for Algarve Crescent, between Turnberry Avenue and Old Weston Road (Ward 17 – Davenport)**

The Humber York Community Council had before it a report (March 11, 2003) from the Director, Transportation Services, District 1, responding to a request to implement parking regulations for Algarve Crescent between Turnberry Avenue and Old Weston Road; advising that funds to undertake the necessary signage in the estimated amount of \$1,000.00 will be the responsibility of the developer Turnberry Green Homes Inc., and recommending that:

- (1) the former City of Toronto Municipal Code, Chapter 400-76, be amended to prohibit parking at all times on the west/north side of Algarve Crescent, from Turnberry Avenue to a point 38 metres west of Old Weston Road;
- (2) the former City of Toronto Municipal Code, Chapter 400-56, be amended to introduce Turnberry Avenue as a "Through Highway" between Old Weston Road and Union Street;
- (3) the former City of Toronto Municipal Code, Chapter 400-69, Schedule XVI be amended to introduce a 40 km/h speed limit on Algarve Crescent, from Turnberry Avenue to a point 38 metres west of Old Weston Road;
- (4) the Toronto Police Services be requested to provide enforcement as deemed necessary to reinforce these traffic management measures; and
- (5) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report (March 11, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 18, Report No. 3)**

**3.26 Charlton Settlement Avenue – Request for “No Parking Anytime” regulation  
(Ward 11, York South-Weston)**

The Humber York Community Council had before it a report (March 11, 2003) from the Director, Transportation Services, District 1, reporting on the introduction of a parking prohibition on the west side of Charlton Settlement Avenue between Buttonwood Avenue and Sidney Belsey Crescent (north junction); advising that funds to cover the cost of the necessary sign adjustments in the amount of \$500.00 will be accommodated in the Transportation Services 2003 Operating Budget; and recommending that:

- (1) the former City of York Traffic By-law Nos. 196-84 and 2958-94 be amended to prohibit parking at all times on the west side of Charlton Settlement Avenue between Buttonwood Avenue and Sidney Belsey Crescent (north junction); 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 Nunziata, the Community Council recommended to Council the adoption of the foregoing report (March 11, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 19, Report No. 3)**

**3.27 Westacres Drive between Freeman Road and  
Keele Street – Traffic Calming Poll Results.  
(York South-Weston, Ward 12)**

The Humber York Community Council had before it a report (July 25, 2002) from the Director, Transportation Services, District 1, reporting on the results of the residents' poll undertaken on the feasibility of introducing traffic calming on Westacres Drive between Freeman Road and Keele Street; and recommending that the draft by-law to alter the section of Westacres Drive between Freeman Road and Keele Street, by means of the installation of speed humps, not be enacted in light of the poll results, which did not achieve the 60 percent support level as stipulated in the City of Toronto traffic calming policy.

Councillor Di Giorgio appointed Councillor Nunziata Acting Chair and vacated the Chair.

**On motion by Councillor Di Giorgio, the Community Council deferred the foregoing report (July 25, 2002) from the Director, Transportation Services, District 1, sine die.**

Councillor Di Giorgio returned to the Chair.

**(Clause No. 50(k), Report No. 3)**

**3.28 Queen's Drive between Culford Road and Venice Drive; Reduction of speed limit (Ward 12 – York South-Weston)**

The Humber York Community Council had before it a report (March 12, 2003) from the Director, Transportation Services, District 3, reporting on reducing the speed limit on Queen's Drive from Culford Road to Venice Drive to 40 km/h; advising that all costs associated with the installation of a 40 km/h speed zone on Queen's Drive between Culford Road and Venice Drive are included within the District 3 Transportation Services Division's Operating Budget; and recommending that By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Queen's Drive to 40 km/h, from Culford Road to Vencie Drive.

Councillor Di Giorgio appointed Councillor Nunziata as Acting Chair and vacated the Chair.

**On motion by Councillor Di Giorgio, the Community Council recommended to Council:**

- (1) the adoption of the foregoing report (March 12, 2003) from the Director, Transportation Services, District 3,; and**
- (2) that the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.**

Councillor Di Giorgio returned to the Chair.

**(Clause No. 20, Report No. 3)**

**3.29 Cameron Avenue – Speed limit reduction (Ward 12 – York South-Weston)**

The Humber York Community Council had before it a report (March 14, 2003) from the Director, Transportation Services, District 1, reporting on reducing the maximum rate of speed from 50 km/h to 40 km/h on Cameron Avenue between Keele Street and Haverson Boulevard; advising that funds to cover the cost of the necessary sign adjustments in the amount of \$300.00 will be accommodated in the Transportation Services 2003 Operating Budget; and recommending that:

- (1) the maximum speed limit be reduced from 50 km/h to 40 km/h on Cameron Avenue, between Keele Street and Haverson Boulevard; 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 Di Giorgio appointed Councillor Nunziata as Acting Chair and vacated the Chair.

**On motion by Councillor Di Giorgio, the Community Council recommended to Council the adoption of the foregoing report (March 14, 2003) from the Director, Transportation Services, District 1.**

Councillor Di Giorgio returned to the Chair.

**(Clause No. 21, Report No. 3)**

**3.30 Brookside Avenue – Establishment of a short-term parking zone  
 (Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a report (March 17, 2003) from the Director, Transportation Services, District 1, reporting on a request to adjust the parking regulations in front of Humbercrest Public School to accommodate the provision of a short-term parking zone for parents/guardians of students attending the school; advising that funds to cover the cost of the necessary sign adjustments estimated in the amount of \$2,000.00 are accommodated in the Transportation Services 2003 Operating Budget; and recommending that:

- (1) the former City of York, Schedule VIII of By-law Nos. 196-84 and 2958-94, be amended by deleting the “No Parking Any Time” regulation on the east side of Brookside Avenue, from St. Mark’s Road to Dundas Street West;
- (2) the former City of York, Schedule IX of By-law Nos. 196-84 and 2958-94, be amended by prohibiting stopping at all times, on both sides of Brookside Avenue, from St. Mark’s Road to a point 9 metres north thereof;
- (3) the former City of York, Schedule VIII of By-law No. 196-84 and 2958-94, be amended by prohibiting parking at all times, on the east side of Brookside Avenue, from a point 45 metres north of St. Mark’s Road to Dundas Street West;
- (4) the former City of York, Schedule VIII of By-law Nos. 196-84 and 2958-94, be amended by prohibiting parking on the east side of Brookside Avenue, from a point 9 metres north of St. Mark’s Road to a point 36 metres further north thereof, during the hours 9:00 a.m. to 11:30 a.m., from 1:00 p.m. to 3:00 p.m., and from 4:30 p.m. to 8:00 a.m., Monday to Friday, and at all times on Saturday and Sunday;

- (5) the former City of York, Schedule X of By-law Nos. 196-84 and 2958-94, be amended by permitting parking for a maximum period of fifteen minutes on the east side of Brookside Avenue, from a point 9 metres north of St. Marks Road to a point 36 metres further north thereof, during the hours from 8:00 a.m. to 9:00 a.m., from 11:30 a.m. to 1:00 p.m. and from 3:00 p.m. to 4:30 p.m., Monday to Friday; and
- (6) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report (March 17, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 22, Report No. 3)**

**3.31 Gilmour Avenue – Maher Avenue intersection; Proposed traffic circle regulations (Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a report (January 28, 2003) from the Director, Transportation Services, District 1, reporting on proposed traffic regulation changes to Gilmour Avenue at Maher Avenue to improve traffic movement through the intersection and improve pedestrian safety; advising that funds to cover the cost of the necessary sign adjustments estimated in the amount of \$2,000.00 are accommodated in the Transportation Services 2003 Operating Budget interim appropriations; and recommending that:

- (1) the following traffic regulation changes be introduced:
  - (a) designate a one-way operation around the traffic circle on Gilmour Avenue at Maher Avenue in a counter-clockwise direction;
  - (b) implement yield control at the traffic circle on Gilmour Avenue from northbound and southbound Gilmour Avenue, from the northbound laneway between Premises Nos. 157 and 183 Gilmour Avenue, and from eastbound Maher Avenue;
  - (c) rescind the existing stop control for eastbound Maher Avenue at Gilmour Avenue; and
- (2) 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 Miller, the Community Council recommended to Council the adoption of the foregoing report (January 28, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 23, Report No. 3)**

**3.32 110 Maria Street – Maintenance of a Basement Entrance  
(Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on the maintenance of a basement entrance which encroaches 0.45 m within the public right of way and extends 2.94 m below the existing grade fronting 110 Maria Street; advising that as the former City of Toronto Municipal Code does not make provisions for this type of encroachment, a report is required on this matter; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the maintenance of a basement entrance which encroaches 0.45 m within the public right of way and extends 2.94 m below the existing grade fronting 110 Maria Street, subject to the property owner 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) maintain the basement entrance in a good and proper repair and a condition satisfactory to the Commissioner of Works and Emergency Services;
- (c) install a 0.91 m high railing around the basement entrance in keeping with the requirements of the Ontario Building Code (1997);
- (d) remove the basement entrance upon receiving notice so to do with the understanding that the City shall not give such notice in the first 75 years following completion of the installation or for the life of the building whichever period is less; and
- (e) satisfy any other conditions required by the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

**On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1.**

**(Clause No. 24, Report No. 3)**

**3.33 62 Springhurst Avenue – Transfer of Commercial Boulevard Parking on  
Dunn Avenue flank  
(Ward 14, Parkdale-High Park)**

The Humber York Community Council had before it a report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on an application to transfer an existing licence for three commercial boulevard parking spaces on Dunn Avenue flank of 62 Springhurst Avenue; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the transfer of commercial boulevard parking on the Dunn Avenue flank of 62 Springhurst Avenue.

**On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council the adoption of the foregoing report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1.**

**(Clause No. 25, Report No. 3)**

**3.34 Maintenance of a Shed – Morrow Avenue flank of 2050 Dundas Street West  
(Ward 14 – Parkdale-High Park)**

The Humber York Community Council had before it a report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request to maintain a shed which encroaches within the public right of way on the Morrow Avenue flank of 2050 Dundas Street West; advising that as the former City of Toronto Municipal Code does not make provisions for this type of encroachment, a report is required on this matter; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council approve the continued maintenance of a shed which encroaches within the public right of way on the Morrow Avenue flank of 2050 Dundas Street West, 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) indemnify the City and utility companies of any damage sustained to the shed in the event of a need to access the area in the vicinity of the shed;
- (c) removing the shed upon receiving 30 days notice from the City to do so; and
- (d) accepting 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 Korwin-Kuczynski, the Community Council recommended to Council the adoption of the foregoing report (March 14, 2003) from the Manager, Right of Way Management, Transportation Services, District 1.**

**(Clause No. 26, Report No. 3)**

**3.35 Dufflaw Road – Stopping/Parking Prohibitions.  
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a report (February 21, 2003) from the Director, Transportation Services, District 3, reporting on amending the existing stopping/parking regulations on the east side of Dufflaw Road; advising that all costs associated with the amendment of the parking/stopping regulations are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 60 Minute Permitted Parking restriction on the east side of Dufflaw Road, from the northerly limit of Samor Road to the southerly limit of Orfus Road;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 60 Minute Permitted Parking restriction on the east side of Dufflaw Road, from the northerly limit of Lawrence Avenue West to a point 128 metres north of the northerly limit of Lawrence Avenue West; and
- (3) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 60 Minute Permitted Parking restriction on the east side of Dufflaw Road, from a point 175 metres north of the northerly limit of Lawrence Avenue West to a point 204 metres north of the northerly limit of Lawrence Avenue West.

**On motion by Councillor Moscoe, the Community Council recommended to Council the adoption of the foregoing report (February 21, 2003) from the Director, Transportation Services, District 3.**

**(Clause No. 27, Report No. 3)**

**3.36 Hillmount Avenue and Danesbury Avenue – Parking Amendments  
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a report (February 17, 2003) from the Director, Transportation Services, District 3, reporting on amendments to the existing parking regulations on Hillmount Avenue and Danesbury Avenue, adjacent to St. Cosmos and Damian Catholic School; advising that all costs associated with the installation of parking restrictions are included within the District 3 Transportation Services Division's Operating Budget; and recommending:

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- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibitions on the south side of Hillmount Avenue, from the easterly limit of Dufferin Street to a point 134 metres west of the westerly limit of Marlee Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 4:00 p.m. to 8:00 p.m., Monday to Friday prohibitions on the south side of Hillmount Avenue, from a point 134 metres west of the westerly limit of Marlee Avenue to a point 32 metres west of the westerly limit of Marlee Avenue;
- (3) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 30 Minute Permitted parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibitions on the south side of Hillmount Avenue, from a point 134 metres west of the westerly limit of Marlee Avenue to a point 32 metres west of the westerly limit of Marlee Avenue;
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking Anytime, prohibition on the south side of Hillmount Avenue, from the easterly limit of Dufferin Street to the westerly limit of Danesbury Avenue;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking, 4:00 p.m. to 8:00 a.m., Monday to Friday, prohibition on the south side of Hillmount Avenue, from the easterly limit of Danesbury Avenue to a point 32 metres west of the westerly limit of Marlee Avenue;
- (6) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a 30 Minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of Hillmount Avenue from the easterly limit of Danesbury Avenue to a point 32 metres west of the westerly limit of Marlee Avenue;
- (7) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime, prohibition on the east side of Danesbury Avenue, from the southerly limit of Hillmount Avenue to the northerly limit of Stayner Avenue;
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking Anytime, prohibition on the east side of Danesbury Avenue, from a point 137 metres north of the northerly limit of Stayner Avenue to the southerly limit of Hillmount Avenue;
- (9) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking, 4:00 p.m. to 8:00 a.m., Monday to Friday, prohibition on the east side of Danesbury Avenue, from the northerly limit of Stayner Avenue to a point 137 metres north of the northerly limit of Stayner Avenue;

- (10) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a 30 Minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Danesbury Avenue, from the northerly limit of Stayner Avenue to a point 137 metres north of the northerly limit of Stayner Avenue; and
- (11) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the west side of Danesbury Avenue, from the southerly limit of Lilywood Road to the northerly limit of Stayner Avenue.

**On motion by Councillor Moscoe, the Community Council recommended to Council the adoption of the foregoing report (February 17, 2003) from the Director, Transportation Services, District 3.**

**(Clause No. 28, Report No. 3)**

### **3.37 Orfus Road – Stopping/Parking Prohibitions (Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a report (February 26, 2003) from the Director, Transportation Services, District 3, reporting on an amendment to the existing stopping/parking regulations on the south side of Orfus Road, between Dufflaw Road and Dufferin Street; advising that all costs associated with the amendment of the parking/stopping regulations are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 60 Minute Permitted Parking restriction on the south side of Orfus Road, from a point 15.25 metres east of the easterly limit of Dufflaw Road to the westerly limit of Paul David Street;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the south side of Orfus Road, from the easterly limit of Dufflaw Road to a point 183 metres east of the easterly limit of Dufflaw Road;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing No Parking Anytime prohibitions on the south side of Orfus Road, from the easterly limit of Dufflaw Road to a point 30 metres east of the easterly limit of Dufflaw Road; and
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing No Parking Anytime prohibitions on the south side of Orfus Road, from a point 114 metres east of the easterly limit of Dufflaw Road to a point 162 metres easterly thereof.

**On motion by Councillor Moscoe, the Community Council recommended to Council the adoption of the foregoing report (February 26, 2003) from the Director, Transportation Services, District 3.**

**(Clause No. 30, Report No. 3)**

**3.38 Onslow Crescent – Introduction of Overnight On-Street Permit Parking and One-Hour Parking  
 (Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a report (March 6, 2003) from the Director, Transportation Services, District 3, reporting on the introduction of overnight on-street permit parking and one-hour parking on the north/west side of Onslow Crescent, between Vaughan Road and Glenholme Avenue; advising that the funds to undertake the necessary implementation of this proposal in the estimated amount of \$1000.00 are available in the Transportation Services Division 2003 Operating Budget; and recommending that:

- (1) the Uniform Traffic By-laws Nos. 196-84 and 2958-94 of the former City of York be amended to allow parking for a maximum period of one hour, 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west/north side of Onslow Crescent, between Vaughan Road and Glenholme Avenue;
- (2) the City Clerk be directed to conduct a formal poll of the residents of Onslow Crescent, between Vaughan Road and Glenholme Avenue, to determine support for the implementation of overnight on-street permit parking;
- (3) subject to favourable results of the overnight on-street permit parking poll, By-law No. 3491-80 of the former City of York be amended to introduce permit parking during the hours of 12:00 midnight to 6:00 a.m. on the west/north side of Onslow Crescent, between Vaughan Road and Glenholme Avenue; and
- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**On motion by Councillor Moscoe, the Community Council:**

- (1) **recommended to Council the adoption of the foregoing report (March 6, 2003) from the Director, Transportation Services, District 3; and**
- (2) **requested the President, Toronto Parking Authority, to report directly to the April 14, 2003 meeting of Council on the matter relating to the implementation of parking meters on Onslow Crescent.**

**(Clause No. 29, Report No. 3)**

**3.39 Premises No. 1037 St. Clarens Avenue – Establishment of a Pick-Up and Drop-Off Zones For Disabled Persons (Ward 17 – Davenport)**

The Humber York Community Council had before it a report (March 17, 2003) from the Director, Transportation Services, District 1, reporting on the provision of curbside access for vehicles picking-up and dropping-off a disabled person at 1037 St. Clarens Avenue; advising that funds to undertake the necessary pole and sign installation in the estimated amount of \$300.00 are available in the Transportation Services Division 2003 Operating Budget; and recommending that:

- (1) an on-street pick-up and drop-off zone for disabled persons operating from 7:00 a.m. to 8:00 p.m. daily, be established on the east side of St. Clarens Avenue from a point 299 metres north of Davenport Road to a point 5.5 metres further north; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**On motion by Councillor Silva, the Community Council recommended to Council the adoption of the foregoing report (March 17, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 31, Report No. 3)**

**3.40 Gilbert Avenue – Request to Change One-Way Operation to Two-Way (Ward 17 – Davenport)**

The Humber York Community Council had before it a report (March 14, 2003) from the Director, Transportation Services, District 1, reporting on removing a short mid-block one-way designation on Gilbert Avenue south of Eglinton Avenue West north of Keith Avenue, resulting in two-way operation between Eglinton Avenue West and Kitchener Avenue; advising that funds to cover the costs of the necessary sign adjustments in the amount of \$100.00 are contained in the Transportation Services Division 2003 Operating Budget; and recommending that:

- (1) the Uniform Traffic By-law Nos. 196-84 and 2958-94 of the former City of York be amended to rescind the existing one-way southbound operation on Gilbert Avenue between a point 38 metres south of Eglinton Avenue West and a point 43 metres further south; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council the adoption of the foregoing report (March 14, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 32, Report No. 3)**

**3.41 Appleton Avenue – Replacement of Narrowings with Speed Humps and Harmonization of Parking Regulations; and Crang Avenue – Harmonization of Parking Regulations (Ward 17 – Davenport)**

The Humber York Community Council had before it a report (March 17, 2003) from the Director, Transportation Services, District 1, reporting on amending the former City of York road alteration by-laws on Appleton Avenue to replace the existing traffic calming measures with speed humps, and to introduce harmonized parking regulations on both Appleton Avenue and Crang Avenue; advising that funds for the for the sign adjustments related to parking regulation changes on Appleton Avenue and Crang Avenue, estimated at \$500.00, are accommodated in the Transportation Services 2003 Operating Budget; and that the funds associated with the installation of traffic calming City-wide in the amount of \$750,000.00 are contained in the Transportation Services 2003 Capital Budget. Should Council recommend the replacement of the existing traffic calming plan with asphalt speed humps, the cost in the estimated amount of \$40,000.00 will be subject to competing priorities and funding availability; and recommending that:

- (1) in order to harmonize the on-street parking regulations on both Appleton Avenue and Crang Avenue, it is recommended that:
  - (a) the regulations listed in the attached Appendix “A” be rescinded;
  - (b) the regulations listed in the attached Appendix “B” be implemented;
- (2) the former City of York road alteration by-laws for Appleton Avenue be amended as follows:
  - (a) By-law No. 3649-97, which authorizes the alteration of Appleton Avenue between Glenhurst Avenue and southerly City of York limits by the narrowing of the travelled portion of the highway at two locations by the installation of planters protected by curbs, be amended as per Drawing No. 421F-6857 to remove the combination narrowing/speed humps and replace them with asphalt speed humps; and
  - (b) By-law No. 3650-97, which authorizes the alteration of Appleton Avenue by the narrowing of the throat at its intersection with Glenhurst Avenue, be rescinded to allow for the removal of the existing throat narrowing.
- (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 Korwin-Kuczynski, the Community Council recommended to Council the adoption of the foregoing report (March 17, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 33, Report No. 3)**

**3.42 Earlscourt Avenue Between Ascot Avenue and Rogers Road  
Harmonization of Parking Regulations  
(Ward 17 – Davenport)**

The Humber York Community Council had before it a report (March 17, 2003) from the Director, Transportation Services, District 1, reporting on harmonizing the alternate side parking and permit parking on Earlscourt Avenue, between the former municipalities of York and Toronto; advising that funds to undertake the necessary sign adjustments in the estimated amount of \$200.00 are available in the Transportation Services Division 2003 Operating Budget; and recommending that:

- (1) the regulations listed in the attached Appendix “A” be rescinded;
- (2) the regulations listed in the attached Appendix “B” be enacted; and
- (3) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council the adoption of the foregoing report (March 17, 2003) from the Director, Transportation Services, District 1.**

**(Clause No. 34, Report No. 3)**

**3.43 Robina Avenue – Speed Limit Reduction and Amendment to Road Narrowing  
(Ward 17 – Davenport)**

The Humber York Community Council had before it a report (March 17, 2003) from the Director, Transportation Services, District 1, reporting on reducing the maximum rate of speed from 50 km/h to 40 km/h on Robina Avenue and on minor technical amendments to the by-law authorizing a road narrowing on Robina Avenue at the former City of Toronto and former City of York Municipal boundary; advising that funds to cover the cost of the necessary sign adjustments in the amount of \$300.00 will be accommodated in the Transportation Services 2003 Operating Budget; and that all costs associated with the construction of a concrete curb narrowing to replace the former planter, will be included in the reconstruction of Robina Avenue as part of the Transportation Services 2003 Capital Programme; and recommending that:

- (1) the maximum speed limit be reduced from 50 km/h to 40 km/h on Robina Avenue, between St. Clair Avenue West and Earlsdale Avenue;

- (2) the existing “No Entry, except TTC vehicles” regulation on Robina Avenue at a point 67.1 metres north of St. Clair Avenue West, be amended to be in effect at a point 102 metres north of St. Clair Avenue West, and the exemption for TTC vehicles be rescinded;
- (3) to authorize the minor design refinements for the installation of a concrete curb narrowing on Robina Avenue at a point 102 metres north of St. Clair Avenue West, By-law No. 1929-90 be amended with the revised Drawing No. “421F-6797, March 2003” for the purpose of reinforcing the northbound “Do Not Enter” prohibition, described as follows:
 

“The narrowing of the roadway from a width of 8.4m to a width varying from 5.0m at its narrowest opening on the east side of Robina Avenue, at a point 102m north of St. Clair Avenue West to a point 10.0m further north”.
- (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 Moscoe, the Community Council recommended to Council the adoption of the foregoing report (March 17, 2003) from the Director, Transportation Services, District 1.**

(Clause No. 35, Report No. 3)

**3.44 Installation/Removal of On-Street Parking Spaces For Persons With Disabilities (Ward 12 – York South-Weston, Ward 13 – Parkdale-High Park, Ward 14 – Parkdale-High Park, Ward 17-Davenport)**

The Humber York Community Council had before it a report (March 18, 2003) from the Director, Transportation Services, District 1, reporting on requests for the installation/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 \$1,800.00 are contained in the Transportation Services Division 2003 Operating Budget; and recommending that:

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

**On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council the adoption of the foregoing report (March 18, 2003) from the Director, Transportation Services, District 1.**

(Clause No. 36, Report No. 3)



**3.45 Poll Results – Alternate side parking on Gray Avenue between Outlook Avenue and Lambton Avenue (Ward 11 – York South-Weston)**

The Humber York Community Council had before it a report (March 14, 2003) from the City Clerk, providing the results of a poll undertaken to determine support for the introduction of alternate side parking; advising that funds to cover the cost of the necessary sign adjustments in the amount of \$800.00 will be accommodated in the Transportation Services 2003 Operating Budget interim appropriations; and recommending that:

- (1) alternate side parking be implemented on Gray Avenue between Outlook Avenue and Lambton Avenue; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Ref. Clause No. 4 in Report No. 1 of the Humber York Community Council, as adopted by City Council on February 4, 5 and 6, 2003.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report (March 14, 2003) from the City Clerk.**

(Clause No. 37, Report No. 3)

**3.46 2322-2400 Eglinton Avenue West, Westside Mall – Fire Route Application (Ward 12 – York South-Weston)**

The Humber York Community Council had before it a report (February 6, 2003) from the Captain, Fire Prevention Division, advising that the BA Consulting Group on behalf of Westside Developments, is requesting that the main driveway system serving this plaza be designated as a fire route in compliance with the Ontario Building Code; that funds are available in Traffic budget – signs; and recommending that the City Solicitor be authorized to draft an amendment to Fire Route By-law No. 3387-79 to designate the private driveway system as a fire route and forward the amending by-law to Council.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report (February 6, 2003) from the Captain, Fire Prevention Division.**

(Clause No. 38, Report No. 3)

**3.47 164 Close Avenue – Appeals of By-law Nos. 116-2002 and 117-2002 to the OMB  
(Ward 14 – Parkdale-High Park)**

The Humber York Community Council had before it a report (January 7, 2003) from the City Solicitor advising of the outcome of the OMB hearing with respect to appeals of Official Plan and Zoning By-law amendments; and recommending that this report be received for information.

**On motion by Councillor Korwin-Kuczynski, the Community Council received the foregoing report (January 7, 2003) from the City Solicitor.**

**(Clause No. 50(l), Report No. 3)**

**3.48 Special Occasion Beer Garden Permit Requests for Community Events  
(Ward 12 – York South-Weston; and Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism, seeking Council's approval to grant Special Occasion Beer Garden Permits to the Amesbury Canada Day Committee and the La Esmeralda Women's Group; advising that all conditions and requirements apply as per the City of Toronto's harmonized Municipal Alcohol Policy; that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) permission be granted to the groups listed in Attachment No.1, to hold Special Occasion Beer Garden Permit events;
- (2) the groups be required to obtain a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario;
- (3) the groups be charged the approved \$50.00 facility permit fee and additional costs incurred by the Parks and Recreation Division for goods and services not readily available at the site;
- (4) the groups provide proof of liability insurance coverage in the amount of \$2M, naming the City as additional insured;
- (5) all bartenders and servers be required to attend a Smart Serve Training Program at the group's expense;
- (6) the groups comply with all regulations outlined in all City policies pertaining to alcohol consumption at the time of the event; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**On motion Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism.**

**(Clause No. 39, Report No. 3)**

**3.49 Sale of rear portion of 100 Turnberry Avenue  
(Ward 17 – Davenport)**

The Humber York Community Council had before it a report (March 18, 2003) from the Commissioner of Corporate Services, reporting on the sale of a rear portion of 100 Turnberry Avenue; advising that revenue in the amount of \$300,000.00 less closing costs and the usual adjustments is anticipated; that the Chief Financial Officer and Treasurer has reviewed this report and concurs with the financial impact statement; and recommending that:

- (1) the Offer to Purchase from Turnberry Green Homes Inc. to purchase the City-owned lands at the rear of 100 Turnberry Avenue, identified as Part 1 on Sketch No. PMC-200-036, in the amount of \$300,000.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report. (March 18, 2003) from the Commissioner of Corporate Services (March 18, 2003) from the Commissioner of Corporate Services.**

**(Clause No. 40, Report No. 3)**

**3.50 Designation of 222 Lansdowne Avenue (National Cash Register Company Building)  
(Ward 18 – Davenport)**

The Humber York Community Council had before it a report (January 6, 2003) from the City Clerk, reporting on the designation of 222 Lansdowne Avenue for architectural and historical reasons under Part IV of the Ontario Heritage Act; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 222 Lansdowne Avenue 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 Silva, the Community Council recommended to Council the adoption of the foregoing report (January 6, 2003) from the City Clerk.**

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

### **3.51 Duplicate Street Names**

The Humber York Community Council had before it a report (January 28, 2003) from the City Clerk, advising that the Humber York Community Preservation is requesting that the Humber York Community Council endorse the position taken by the Weston Historical Society, that all duplicated street names in the former Town of Weston area, be amended by adding the word “Weston” to the street address, in order to define the district clearly, e.g. King Street in Weston, would be amended to “King Street Weston”.

**On motion by Councillor Nunziata, the Community Council referred the foregoing communication from the City Clerk to the Commissioner of Works and Emergency Services, for consideration by the Technical Workshop; and requested that staff notify Council members of public meetings at the earliest opportunity, so that interested residents can be informed.**

**(Clause No. 50(m), Report No. 3)**

### **3.52 Appointment to the Humber York Community Preservation Panel**

The Humber York Community Council had before it a report (March 12, 2003) from the City Clerk, advising that the Humber York Community Preservation Panel is recommending the appointment of Ms. Judith Leach, as a member.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report (March 12, 2003) from the City Clerk.**

**(Clause No. 42, Report No. 3)**

**3.53 West District Study – A Process Framework**

The Humber York Community Council had before it a communication (February 19, 2003) from the City Clerk, forwarding Clause No. 3 contained in Report No. 1 of the Administration Committee, which was adopted as amended by City Council at its regular meeting held on February 4, 5 and 6, 2003; and advising that in so doing Council requested that the Council Reference Group-West District Study, in consultation with the Etobicoke and Humber York Community Councils, develop options and solicit public input on, among other things, the form, mass and design of the new West District Service Centre, and that this public input be duly considered by the Commissioner of Corporate Services when reporting back to the Administration Committee on the feasibility of a public/private partnership to develop the new West District Service Centre.

**On motion by Councillor Nunziata, the Community Council received the foregoing communication (February 19, 2003) from the City Clerk.**

(Clause No. 50(n), Report No. 3)

**3.54 Safety Concerns on Rockcliffe Boulevard  
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a communication (March 11, 2003) from Councillor Nunziata, forwarding a letter from the Chair of the Rockcliffe Middle School Council, expressing concerns regarding the safety of students crossing Rockcliffe Boulevard to access public transit; and requesting that staff report to the June 10, 2003 meeting on the feasibility of installing a pedestrian crosswalk in the vicinity of the TTC bus stops in the area of Rockcliffe Middle School.

**On motion by Councillor Nunziata, the Community Council:**

- (1) **requested the Director, Transportation Services, District 1, to report to the June 10, 2003 meeting on the feasibility of installing a pedestrian crosswalk in the vicinity of TTC bus stops in the area of Rockcliffe Middle School; and**
- (2) **received the foregoing communication (March 11, 2003) from Councillor Nunziata.**

(Clause No. 50(o), Report No. 3)

**3.55 Request for poll to install traffic calming on Glengrove Avenue between  
Marlee Avenue and Shermount Avenue.  
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Motion (February 6, 2003) from Councillor Moscoe advising that the residents of Glengrove Avenue have expressed concern regarding the volume and speed of vehicles between Marlee Avenue and Shermount Avenue; and requesting that staff conduct a poll to determine support for speed humps, prepare the necessary by-law and give public notice.

**On motion by Councillor Moscoe, the Community Council recommended to Council the adoption of the foregoing motion (February 6, 2003) from Councillor Moscoe.**

**(Clause No. 43, Report No. 3)**

**3.56 Declaration of Toronto Fiesta as a Community Festival  
(Ward 17 – Davenport)**

The Humber York Community Council had before it a communication (January 17, 2003) from Councillor Disero requesting that the Toronto Fiesta, to be held July 12 and 13, 2003, in Earlscourt Park, be declared an event of municipal significance for liquor licensing purposes.

**On motion by Councillor Nunziata, the Community Council:**

- (1) recommended to Council that for liquor licensing purposes, the Toronto Fiesta to be held on July 12 and 13, 2003 in Earlscourt Park, be declared a community festival of municipal significance, and that the Alcohol and Gaming Commission of Ontario be advised that the City of Toronto has no objection to the event taking place; and**
- (2) received the foregoing communication (January 17, 2003) from Councillor Disero.**

**(Clause No. 44, Report No. 3)**

**3.57 Declaration of CIRV 88.9 FM's Annual Summerfest 2003 as a Community Festival  
(Ward 17 – Davenport)**

The Humber York Community Council had before it a communication (March 12, 2003) from Councillor Disero requesting that CIRV 88.9 FM's Annual Summerfest, to be held on June 14 and 15, 2003, in Earlscourt Park, be declared an event of municipal significance for liquor licensing purposes.

**On motion by Councillor Silva, the Community Council:**

- (1) recommended to Council that for liquor licensing purposes, the CIRV 88.9 FM's Annual Summerfest, to be held on June 14 and 15, 2003 in Earlscourt Park, be declared a community festival of municipal significance, and that the Alcohol and Gaming Commission of Ontario be advised that the City of Toronto has no objection to the event taking place; and**
- (2) received the foregoing communication (March 12, 2003) from Councillor Disero.**

**(Clause No. 45, Report No. 3)**

**3.58 Declaration of the Molson Indy an event of Municipal Significance  
(Ward 18 – Davenport)**

The Humber York Community Council had before it a communication (March 12, 2003) from Councillor Silva requesting that the Molson Indy, to be held from July 11 to 13, 2003 at Exhibition Place, be declared an event of municipal significance for liquor licensing purposes.

**On motion by Councillor Silva, the Community Council:**

- (1) **recommended to Council that for liquor licensing purposes, the Molson Indy to be held from July 11 to 13, 2003 at Exhibition Place, be declared a community festival of municipal significance, and that the Alcohol and Gaming Commission of Ontario be advised that the City of Toronto has no objection to the event taking place; and**
- (2) **received the foregoing communication (March 12, 2003) from Councillor Silva.**

**(Clause No. 47, Report No. 3)**

**3.59 940 Lansdowne Avenue – GE Site Development  
(Ward 18 – Davenport)**

The Humber York Community Council had before it a communication (March 13, 2003) from Councillor Silva, advising that an application to amend the Official Plan and Zoning By-law has been submitted for the above property; that this 19-acre site is the former location of the General Electric factory with a number of large, older, industrial buildings; that the application is for a phased redevelopment with the first phase of 212 stacked condominium townhouses on the northern portion of the site adjacent to Davenport Road and 30 units within the industrial building adjacent to Lansdowne Avenue; that the applications have been appealed to the OMB by the applicant; and requesting that the Director, Community Planning, South District, report on the status of the application and the process to be followed prior to the OMB hearing.

**On motion by Councillor Silva, the Community Council:**

- (1) **recommended to Council that appropriate staff be in attendance at the Community Consultation meeting scheduled for April 2, 2003, having regard to the appeal to the Ontario Municipal Board under Section 22(7) of the Planning Act by Olympia Elevator Services Limited, owners of 940 Lansdowne Avenue, such appeal being filed with the OMB in advance of a Preliminary or Status Report from staff on this matter.**
- (2) **received the foregoing communication (March 13, 2003) from Councillor Silva.**

**(Clause No. 46, Report No. 3)**

**3.60 Liberty Village Zoning Designation**

The Humber York Community Council had before it a communication (March 25, 2003) from Councillor Korwin-Kuczynski, advising that the Liberty Village BIA is requesting that City Council consider implementing a “technology-based zoning” that provides for these new businesses; and requesting that the Humber York Community Council request the Commissioner of Urban Development Services to report to the Planning and Transportation Committee as soon as possible on technology-based zoning for the area bounded by King Street West, Hanna Avenue, the Lakeshore rail corridor, and Dufferin Street.

**On motion by Councillor Korwin-Kuczynski, the Community Council:**

- (1) requested the Commissioner, Urban Development Services, to report to the Planning and Transportation Committee as soon as possible, on the request from the Liberty Village BIA for the introduction of technology-based zoning for the area bounded by King Street West, Hanna Avenue, the Lakeshore rail corridor, and Dufferin Street.**
- (2) received the foregoing communication (March 25, 2003) from Councillor Korwin-Kuczynski.**

**(Clause No. 50(p), Report No. 3)**

**3.61 825 Caledonia Road, Part of Lot 3, Concession 3 W.Y.S. – Request for direction, OMB Appeal; Site Plan Control Application, the TDL Group Ltd. (Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a report (March 26, 2003) from the Acting Director, Community Planning, North District on an appeal to the Ontario Municipal Board of this site plan control application and to seek Council’s direction on whether the City Solicitor should be directed to attend the OMB; advising that there are no financial implications resulting from the adoption of this report; and recommending that the City Solicitor and appropriate City staff be instructed to attend the OMB to support the position outlined in this report.

**On motion by Councillor Moscoe, the Community Council recommended to Council the adoption of the foregoing report (March 26, 2003) from the Acting Director, Community Planning, North District.**

**(Clause No. 48, Report No. 3)**



**3.62 DeMarco Boulevard and Jacinta Drive: 40 km/h Speed Limit  
 (Ward 12 – York South-Weston)**

The Humber York Community Council had before it a report (March 26, 2003) from the Director, Transportation Services, District 3, to obtain approval to reduce the speed limit on DeMarco Boulevard and Jacinta Drive, to 40 km/h; advising that all costs associated with the implementation of 40 km/h speed zones 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 York, be amended by installing a 40 km/h speed limit on DeMarco Boulevard, from the northerly limit of Lawrence Avenue West to the southerly limit of Dante Road; and
- (2) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Jacinta Drive, from the easterly limit of DeMarco Boulevard to the westerly limit of Culford Road.

**On motion by Councillor Moscoe, the Community Council recommended to Council the adoption of the foregoing report (March 26, 2003) from the Director, Transportation Services, District 3.**

**(Clause No. 49, Report No. 3)**

**3.63 Civic Centre Food Services  
 (City Hall – Ward 27 – Toronto Centre-Rosedale)  
 (Metro Hall – Ward 20 – Trinity Spadina)  
 (East York – Ward 29 – Toronto-Danforth)  
 (Etobicoke – Ward 3 – Etobicoke Centre)  
 (North York – Ward 23 – Willowdale)  
 (Scarborough – Ward 38 – Scarborough Centre)  
 (York – Ward 12 – York South-Weston)**

The Humber York Community Council had before it a report (March 25, 2003) from the City Clerk, advising that the Administration Committee:

- (1) at its meeting held March 25, 2003, during its consideration of a report (March 18, 2003) from the Commissioner of Corporate Services respecting Civic Centre Food Services, concurred with the following Recommendation No. (3) embodied in the aforementioned report:
  - “(3) this report be forwarded to the Community Councils for information;”;
  - and
- (2) reports, for the information of the Community Councils, having:
  - (I) recommended to Council the adoption of the report (March 18, 2003) from the Commissioner of Corporate Services, respecting Civic Centre Food Services, subject to amending Recommendation No. (2) to read as follows:

“(2) the Commissioner of Corporate Services be authorized to sole source from at least three consultants who have provided written proposals, the services of a food services consultant to an upset cost of \$15,000.00”; and

(II) requested the Commissioner of Corporate Services to submit the previous staff report pertaining to the financial impact of the facility located at City Hall to the meeting of the Administration Committee scheduled to be held on April 29, 2003.

**On motion by Councillor Nunziata, the Community Council received the foregoing report (March 25, 2003) from the City Clerk.**

**(Clause No. 50(q), Report No. 3)**

**3.64 108 Stayner Avenue (Jacob P. Ross House) - Designation under Part IV of the Ontario Heritage Act (Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a report (March 28, 2003) from the City Clerk, advising that the Toronto Preservation Board reports, for the information of the Humber York Community Council, having deferred consideration of the report (March 11, 2003) from the Commissioner of Economic Development, Culture and Tourism to the meeting of the Board scheduled to be held on April 24, 2003, to allow staff to contact the owner regarding the proposed designation.

**On motion by Councillor Moscoe, the Community Council received the foregoing report (March 28, 2003) from the City Clerk.**

**(Clause No. 50(r), Report No. 3)**

**3.65 3 and 6 Windermere Avenue - Reon Development Corporation (Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it the following Motion from Councillor Miller:

“WHEREAS Council, in its approval of the development application for 3 and 6 Windermere Avenue adopted well over a year ago, adopted a recommendation of the Humber York Community Council (Ref. Clause No. 3 in Report No. 7 adopted by Council on July 24, 2001) that a study of the waterfront between the Humber River and Ontario Place be conducted for the purpose of determining whether new residential development should be prevented south of the Gardiner Expressway; and

WHEREAS the Commissioner of Urban Development Services has not yet been able to produce this report; and

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WHEREAS the report is a important matter for the residents of Swansea;

NOW THEREFORE BE IT RESOLVED that the Commissioner of Urban Development Services be requested to expedite the processing of this report and report to the June 10, 2003 meeting of the Humber York Community Council.”

**On motion by Councillor Miller, the Community Council recommended to Council approval of the foregoing Motion from Councillor Miller.**

**(Clause No. 50(s), Report No. 3)**

The meeting adjourned at 1:50 a.m.

COUNCILLOR F. DI GIORGIO  
CHAIR