

City of Toronto
Clerk's Division
Minutes of the Humber York Community Council
Meeting No. 6

July 8, 2003

The Humber York Community Council held a meeting on Tuesday, July 8, 2003 in the Boardroom, Toronto District School Board Building, 2 Trethewey Drive, at 9:30 a.m.

9:30 a.m. to 5:15 p.m.

Members present: Councillor Di Giorgio (Chair)
 Councillor Nunziata (Vice Chair)
 Councillor Dominelli
 Councillor Korwin-Kuczynski
 Councillor Miller
 Councillor Moscoe

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

Confirmation of Minutes.

6.1 Final Report – 61 Harvard Avenue (south side of Harvard Avenue, mid block between Roncesvalles and Triller Avenues) – Application to amend the Official Plan and the (former) City of Toronto Zoning By-law No. 438-86; Bhushan Taneja (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the six existing dwelling units and two dwelling rooms within the residential building at 61 Harvard Avenue; 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. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; and that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and

- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Rene Roleau
- Steve Olejko
- Richard Shiller
- Bhushan Taneja

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) **that the owner of the property be required to:**
- (a) **provide supervision of the premises on a regular basis;**
 - (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
 - (c) **maintain records documenting any complaints or concerns received from the area residents.**

The Humber York Community Council reports for the information of Council, that with regard to all future applications in the Parkdale Pilot Project area, having requested the Commissioner, Urban Development Services, to:

- (1) **require that the installation of an appropriate sign in a visible location on the front door of the premises, be a condition of licence; and that Municipal Licensing and Standards staff monitor this requirement for compliance;**
- (2) **communicate with the Toronto Police Service and obtain information regarding incidents at the particular address and their status, prior to reports being submitted; and**
- (3) **include in all future reports, the criteria for the regularization of bachelorettes and rooming house units in Parkdale, and provide details as to how the proposal meets the criteria.**

(Clause No. 1, Report No. 6)

- 6.2 Final Report – 60 Triller Avenue (west side of Triller Avenue, mid block between Grafton Avenue and Harvard Avenue); Application to amend the (former) City of Toronto Zoning By-law No. 438-86; R. Gupta**

(Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Zoning By-law to allow the owner to maintain the six existing dwelling units within the residential buildings at 60 Triller Avenue; that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Rene Roleau;
- R. Gupta

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) **that the owner of the property be required to:**
 - (a) **provide supervision of the premises on a regular basis;**
 - (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
 - (c) **maintain records documenting any complaints or concerns received from the area residents.**

6.3 Final Report – 62 Triller Avenue (west side of Triller Avenue, mid block between Grafton Avenue and Harvard Avenue); Application to amend the Official Plan and the former City of Toronto Zoning By-law No. 438-86; R. Gupta (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the twenty two existing dwelling units within the residential building at 62 Triller Avenue; that there are no financial implication 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. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- R. Gupta

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) **that the owner of the property be required to:**
 - (a) **provide supervision of the premises on a regular basis;**
 - (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
 - (c) **maintain records documenting any complaints or concerns received from the area residents.**

(Clause No. 3, Report No. 6)**6.4 Final Report – 1554 King Street West (north side of King Street West at the north-east corner of the intersection of King Street West and Triller Avenue): Application to amend the Official Plan and the (former) City of Toronto Zoning By-law No. 438-86; Hussein El-Hennaway (Ward 14 – Parkdale-High Park)**

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this reviews and recommends approval of an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the twenty six existing dwelling units within the residential building at 1554 King Street West; 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. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment;
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) **that the owner of the property be required to:**
 - (a) **provide supervision of the premises on a regular basis;**
 - (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
 - (c) **maintain records documenting any complaints or concerns received from the area residents.**

(Clause No. 4, Report No. 6)

6.5 Final Report – 155 Springhurst Avenue (west side of Springhurst Avenue, south of King Street West); Application to amend the (former) City of Toronto Zoning By-law No. 438-86; Mohammad Akram (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Zoning By-law to allow the owner to maintain the eleven dwelling units within the residential building at 155 Springhurst Avenue; that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Dave Thomas
- Mohammad Akram

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) **that the owner of the property be required to:**
 - (a) **provide supervision of the premises on a regular basis;**
 - (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**

- (c) **maintain records documenting any complaints or concerns received from the area residents.**

The Humber York Community Council reports for the information of Council, having requested the Commissioner, Urban Development Services, to meet with the applicant prior to the July 22, 2003 meeting of City Council, to discuss issues relating to landscaping of the property.

(Clause No. 5, Report No. 6)

(Councillor Dominelli declared an interest in this matter, having regard that he owns property in the area.)

6.6 Final Report – 59 Wilson Park Road (east side of Wilson Park Road between Queen Street West and King Street); Application to amend the (former) City of Toronto Zoning By-law No. 438-86; Pasquale Bellusci (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Zoning By-law to allow the owner to maintain the seven existing dwelling units within the residential buildings at 59 Wilson Park Road; that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
 - (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
 - (4) 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.
- 6(a)** Letter of objection (July 7, 2003) from Edward Bozzo
6(b) Petition submitted by Kristine Stankiewicz, expressing concerns regarding inadequate tenant parking, open space at the rear of the property resulting in water ponding, setback problem at rear and south sides of the garage, and objections to the proposal.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Kristine Stankiewicz

On motion by Councillor Korwin-Kuczynski the Community Council reports having deferred consideration of the foregoing report, pending a report back from the Acting Director, Parkdale Pilot Project, South District, on resolutions to the above concerns.

(Clause No. 60(a), Report No. 6)

6.7 Final Report – 10 Sorauren Avenue (west side of Sorauren Avenue between Queen Street West and Saunders Avenue); Application to amend the (former) City of Toronto Zoning By-law No. 438-86; Gerald J. Clarke (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Zoning By-law to allow the owner to maintain the five existing dwelling units within the residential buildings at 10 Sorauren Avenue; that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) that the owner of the property be required to:

- (a) **provide supervision of the premises on a regular basis;**
- (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
- (c) **maintain records documenting any complaints or concerns received from the area residents.**

(Clause No. 6, Report No. 6)

6.8 Final Report – 108 Sorauren Avenue (west side of Sorauren Avenue at the north-west corner of the intersection of Sorauren Avenue and Pearson Avenue); Application to amend the Official Plan and the (former) City of Toronto Zoning By-law No. 438-86; Alice Tsoi (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the five existing dwelling units within the residential building at 108 Sorauren Avenue; that there are 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. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Alice Tsoi

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) that the owner of the property be required to:**
 - (a) provide supervision of the premises on a regular basis;**
 - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
 - (c) maintain records documenting any complaints or concerns received from the area residents.**

(Clause No. 7, Report No. 6)

6.9 Final Report – 86 Pearson Avenue (north side of Pearson Avenue between Sorauren Avenue and Roncesvalles Avenue); Application to amend the Official Plan and the (former) City of Toronto Zoning By-law No. 438-86; Morrie Zucker (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Official plan and Zoning By-law to allow the owner to maintain the three existing dwelling units within the residential building at 86 Pearson Avenue; 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. 6;**
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;**
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and**
- (4) 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.**

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Morrie Zucker

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District.

(Clause No. 8, Report No. 6)

6.10 Final Report – 26 Lansdowne Avenue (west side of Lansdowne Avenue between Queen Street West and Seaforth Avenue); Application to amend the Official Plan and the (former) City of Toronto Zoning By-law No. 438-86; Sushil Sharma (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the six existing dwelling units within the residential building at 26 Lansdowne Avenue; 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. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Rev. Leonard A. Tarnowski – advised that the City removed a structure at the rear of his property, while a similar structure at 26 Lansdowne Avenue was allowed to remain.
- Hemina Tarnowski
- Sushil Sharma

On motion by Korwin-Kuczynski the Community Council reports having deferred consideration of the foregoing report (June 20, 2003), and requested the Commissioner, Urban Development Services, to review the comments expressed by the deputants and report back accordingly.

(Clause No. 60(b), Report No. 6)

6.11 Final Report – 59 Gwynne Avenue (east side of Gwynne Avenue, mid block between Melbourne Avenue and Queen Street West); Application to amend the (former) City of Toronto Zoning By-law No. 438-86; Umberto and Peggy Caniglia (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Zoning By-law to allow the owner to maintain the four existing dwelling units within the residential buildings at 59 Gwynne Avenue; that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Umberto Caniglia

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) **that the owner of the property be required to:**
 - (a) **provide supervision of the premises on a regular basis;**

- (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
- (c) **maintain records documenting any complaints or concerns received from the area residents.**

(Clause No. 9, Report No. 6)

6.12 Final Report – 42 Beaty Avenue (west side of Beaty Avenue between Queen Street West and King Street West); Application to amend the (former) City of Toronto Zoning By-law No. 438-86; Brian E. Fulcher (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, advising that this report reviews and recommends approval of an application to amend the Zoning By-law to allow the owner to maintain the five existing dwelling units within the residential buildings at 42 Beaty Avenue; that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Brian Fulcher

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Acting Director, Parkdale Pilot Project, South District, subject to the following conditions:

- (1) **that the owner of the property be required to:**
 - (a) **provide supervision of the premises on a regular basis;**
 - (b) **install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and**
 - (c) **maintain records documenting any complaints or concerns received from the area residents.**

(Clause No. 10, Report No. 6)

6.13 Final Report – 1001 Roselawn Avenue and 963 Roselawn Avenue; Application to lift the Holding (H) Zoning from the former City of York Zoning By-law No. 1-83, as amended by By-law No. 850-2000; 1001 Roselawn Inc. and Ruland Properties Inc. (Ward 15 – Eglinton-Lawrence)

The Humber York Community Council had before it a Final Report (June 17, 2003) from the Director, Community Planning, West District, reporting on the fulfilment of conditions for the lifting of the Holding (H) zoning applicable to the above site; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council:

- (1) amend the City of York Zoning By-law No. 1-83 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing Final Report (June 17, 2003) from the Director, Community Planning, West District.

(Clause No. 11, Report No. 6)

6.14 Final Report – 7 Holmesdale Road (southwest corner of Holmesdale Road and Dufferin Street); Application to amend Zoning By-law No. 1-83 of the former City of York and Site Plan Control; Tarvinder Dhir (Hardial Dhir, Architect) (Ward 17 – Davenport)

The Humber York Community Council had before it a Final Report (June 13, 2003) from the Director, Community Planning, West District, advising that It is recommended that City Council:

- (1) amend 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.5 ;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft draft Zoning By-law Amendment as may be required;

- (3) require the owner, prior to the introduction of the necessary Bill to City Council for enactment, to satisfy the following conditions:
- (a) submit to the Commissioner of Works and Emergency Services, for review and acceptance, prior to the introduction of Bills in Council, a Noise Impact Statement, in accordance with City Council's requirements; and
 - (b) submit, at least three weeks prior to the introduction of Bills in Council, to the Commissioner of Works and Emergency Services, for review and acceptance, a site servicing assessment of the entire site to determine the adequacy of the City's infrastructure to accommodate the storm water runoff, sanitary sewage flow and water supply demand resulting from this development.
- (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) reconfigure the visitor parking space such that vehicles can access and egress the site in a forward motion;
 - (b) provide and maintain the appropriate "No Parking" signage along the full length of the common-element private driveway;
 - (c) provide and maintain signage for a "No Left Turn" inbound prohibition at the Holmesdale Road driveway and pay for all costs associated with the implementation;
 - (d) provide a continuous sidewalk across the Holmesdale Road driveway with 2 metre driveway flares on both sides;
 - (e) reinstate any existing vehicular access ramp on Holmesdale Road that does not form part of the new driveway, and restore the public right-of-way to City of Toronto standards at no cost to the City;
 - (f) provide and maintain a set-out collection pad, on Holmesdale Road, at the back of the sidewalk, on the north east corner of the driveway, of sufficient size to accommodate the placement of household waste materials;
 - (g) provide and maintain rodent-proof containers on private property in each of the units for the storage of household refuse and recyclable materials during non-collection days;
 - (h) agree to advise all future owners of the townhouse units in the deeds/leases and in the Common Element Condominium of the arrangements in place with respect to curbside refuse collection and the requirement for a set-out collection pad on Holmesdale Road, at the back

of the sidewalk, on the north east corner of the driveway, for the placement of refuse and recyclable materials on collection days;

- (i) prior to the issuance of an above grade building permit, submit a Record of Site Condition (RSC), all necessary supporting environmental documents and a Statement from a Professional Engineer (sealed and dated), that based on the environmental RSC and supporting documents:
 - (1) the site is suitable for its intended use; and
 - (2) 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;
- (j) 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;
- (k) 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;
- (l) pay for any improvements to the municipal infrastructure in connection with Recommendation No. 3(b), including all construction and engineering costs, should it be determined that such improvements are required to support this development;
- (m) submit to the Commissioner of Works and Emergency Services, prior to the issuance of a building permit, a stormwater management report to demonstrate how storm run-off from the site is to be addressed and site servicing and grading plans showing proposed connections, and existing and proposed elevations within the site and at property line;
- (n) designate and include the private walkway between the houses and the private driveway, curbing, any required private watermain, sanitary and storm sewers including maintenance holes, "Common Element" components;
- (o) submit a Plan of Common Element Condominium Application with respect to the private driveway, curbing, walkway and any underground services associated with this development and agree that there will be no occupancy of the units until the said condominium has been registered;
- (p) enter into a Common Element Condominium that also includes the maintenance aspects of the driveway, curbing, walkway, fence along north portion of the subject property and any underground services coincident with the Lifting of the Part Lot Control By-law or consent approval to create freehold lots related to the Common Element Condominium;

- (q) apply to the Commissioner of Works and Emergency Services, prior to filing a formal application for a building permit, for revised municipal numbering; and
 - (r) provide and maintain bollards along the frontage of the property to the satisfaction of the Director of Community Planning, West District;
 - (s) submit to the Commissioner of Works and Emergency Services for review and acceptance, revised drawings with respect to Recommendation Nos. 4(a), 4(d), 4(f), and 4(n), above; and
- (5) provide the following to the owner as advisory comments:
- (a) The owner be advised:
 - (i) of the need to make a separate application to the Commissioner of Works and Emergency Services for permits to carryout any works involving construction in, or occupancy of, the abutting public right-of-way;
 - (ii) of the need to contact Transportation Operations Staff at least 6 months prior to occupancy of the townhouses, in regards to the implementation of the “No Left Turn” inbound prohibition at the Holmesdale Road driveway; and
 - (iii) that 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 acceptance 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.

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Hardial Dhir, Architect;
- Rosario Posca
- Genarro De Amicis

On motion by Councillor Dominelli the Community Council recommends the adoption of the foregoing Final Report (June 17, 2003) from the Director, Community Planning, West District.

(Clause No. 12, Report No. 6)

6.15 Final Report – 403 Keele Street; Application to amend the Official Plan and (former) City of Toronto Zoning By-law No. 438-86, Nexxt Corporation (Ward 14 – Parkdale-High Park)

The Humber York Community Council had before it a Final Report (June 24, 2003) from the Director, Community Planning, South District, regarding a review and approval of an application to amend the Official Plan and the Zoning By-law to permit three residential towers and one building containing 35 stacked townhouses on a former industrial site at 403 Keele 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. 8;
 - (2) amend the Zoning By-law No. 438-86 for the (former) City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
 - (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
 - (4) before introducing the necessary Bills in Council for enactment, require the owner to enter into a Section 37 Agreement that is satisfactory to the Commissioner of Urban Development Services;
 - (5) before introducing the necessary Bills in Council for enactment, that a letter be received that undertakes to withdraw the applicants appeal to the new Official Plan upon coming into force of the proposed site specific by-law; and
 - (6) before introducing the necessary Bills in Council for enactment, require that the technical issues regarding traffic, access and infrastructure for the development have been resolved to the satisfaction of the Commissioner of Works and Emergency Services.
- (a) Letter (June 19, 2003) from 2945 Dundas Street West Inc.
 - (b) Letter (July 3, 2003) from John Ward, Fashion Line Inc.
 - (c) Letter (July 3, 2003) from Greg Patton
 - (d) Letter (July 3, 2003) from Charles Tarquin
 - (e) Letter (July 3, 2003) from Kathleen Marshall
 - (f) Letter (July 4, 2003) from Helen Ness
 - (g) Letter (July 4, 2003) from Sidney Solnik
 - (h) Letter (July 6, 2003) from Peter Ness
 - (i) Letter (July 6, 2003) from Steven and Nellie Sue Potter
 - (j) Letter (July 4, 2003) from Alex Killoch
 - (k) Letter (July 4, 2003) from CN Railway Properties
 - (l) Letter (July 7, 2003) from Maria Moriarty
 - (m) Letter (July 6, 2003) from Paula Snider, High Park/Parkside Residents Assoc.
 - (n) Letter (July 7, 2003) from Linda Smith
 - (o) Letter (undated) from Loretta Wong, Riwoche Tibetan Buddhist Temple
 - (p) Letter (July 7, 2003) from Deanne Judson, Dundas/Keele Residents Group

- (q) Letter (July 7, 2003) from Claire Lyon and Marielle Lizotte
- (r) Letter (July 6, 2003) from Mark Bundy

The Humber York Community Council held a statutory public meeting on July 8, 2003 and that notice was given in accordance with the Planning Act.

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

- Pino Di Mascio, Urban Strategies Inc., Agent;
- Paul Thompson
- Richard Fenton
- Paula Snider
- Deanna Judson
- Henry Calderone
- Stephanie Burnett
- Debra Kozemetzky
- Stuart Yalowsky
- Fred Dyer
- Dirk Beck
- Robert Weekes
- Piera Pugliese, Chair, Junction Gardens BIA
- Mary Boudart

On motion by Councillor Korwin-Kuczynski the Community Council recommends that:

- (1) **the Final Report (June 24, 2003) from the Director, Community Planning, South District, be adopted, subject to the Commissioner of Urban Development Services, submitting reports on the following:**
 - (a) **a resolution to the impact of the proposal with regard to the increase in traffic on Keele Street (from Dundas Street West to West Toronto Street), Heintzman Street, Indian Grove, Hook Avenue and West Toronto Street;**
 - (b) **seniors and disabled access to the site;**
 - (c) **the completion of a Section 37 Agreement to include enhancements to the community;**
 - (d) **a requirement that the applicant dedicate a portion of the street allowance for the future widening of Keele Street; and**
 - (e) **whether the widening of the Keele bridge can be included on the list of projects in the capital budget.**
- (2) **the above reports be submitted to the July 22, 2003 meeting of City Council, and that in the event the applicant has not completed the Section 37 Agreement or provided the necessary traffic information in sufficient time to complete the reports, that this matter be deferred to the September 22, 2003**

meeting of City Council, and should the reports not be available for that meeting, that this matter be referred back to the Humber York Community Council for reconsideration.

The Humber York Community Council reports for the information of Council, having requested the Commissioner, Urban Development Services, to communicate with Canadian Tire to determine the status of the gas bar on Keele Street, and whether it was supposed to be relocated to their new site on St. Clair Avenue West and Old Stock Yards Road; and to also report to the July 22, 2003 meeting of City Council.

(Clause No. 13, Report No. 6)

6.16 205 Garden Avenue – Request for an exemption from Chapter 400 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 (June 20, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, regarding a request for an exemption from the former City of Toronto Municipal Code Chapter 400, Traffic and Parking, to permit front yard parking at 205 Garden 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 for front yard parking.

On motion by Councillor Korwin-Kuczynski the Community Council recommends that:

- (1) a formal poll be conducted of the residents on Garden Avenue, to determine whether there is sufficient neighbourhood support for this application; and**
- (2) that in the interim, the Commissioner of Works and Emergency Services, be requested not to take action against the homeowner.**

(Clause No. 14, Report No. 6)

6.17 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.

On motion by Councillor Silva the Community Council reports having deferred consideration of this matter.

(Clause No. 60(c), Report No. 6)

**6.18 2335 and 2337 St.Clair Avenue West - Site Plan Control Application;
889965 Ontario Limited (Sedun + Kanerva Architects Inc.)
(Ward 11-York South-Weston)**

Note: The report (May 12, 2003) from the Director, Community Planning, South District, which was deferred by the Humber York Community Council on June 10, 2003, was brought forward at the June 24, 2003 meeting of City Council, and adopted.

(Clause No. 60(d), Report No. 6)

**6.19 103 & 111 Ingram Drive – Information Report
(Ward 12 – York South-Weston)**

The Humber York Community Council had before it a Joint Information Report (May 2, 2003) the Acting Director, Community Planning, North District, and the Director, and Deputy Chief Building Official, North District, responding to the Community Council's request for a report on the zoning status, the exception regulations and options to restrict uses and improve conditions on the lands at 103 and 111 Ingram Drive; and recommending that the report be received for information.

19(a) Report (June 30, 2003) from the Director and Deputy Chief Building Official, North District.

Deputations by: Robert Passer, Frank Tucitto and Mr. Conforzi

On motion by Councillor Di Giorgio the Community Council submits this matter to Council without recommendation.

The Humber York Community Council reports for the information of Council, having:

- (1) requested the Director and Deputy Chief Building Official, North District, in consultation with the City Solicitor, to submit a Supplementary Report to the July 22, 2003 meeting of City Council on the following:
 - (a) verification of both the existence of a recycling use on the site and the limited nature of recycling activity permitted in an M3 zone;
 - (b) including, but not limited to, the following factors in determining whether the existing recycling use is a permitted use:
 - (i) the definitions of salvage yard and municipal waste as relevant definitions in arriving at defined uses;
 - (ii) the distinction between a recycling use and a manufacturing use as it relates to:
 - (a) the nature of the end product (i.e. new product versus recycled product)

- (b) the nature of the manufacturing process (i.e. the inclusion of a material recovery process as part of the manufacturing process);
 - (c) the nature of the materials used, stored or processed on site and whether the storage and processing of the materials is permitted;
- (c) whether the exemptions on the site extend to or apply to a recycling use, given that a recycling use is characterized by an expanded manufacturing process and broader material usage and therefore represents an intensification of any pre-existing use;
- (2) requested the Ward Councillor to continue to meet with the owner of the property and appropriate staff, to explore possible ways of modifying the existing uses on site to comply with the expressed intent of the by-law permission;
 - (3) advised that in the event the existing recycling use is deemed to be in compliance with the by-law by Council, then the Commissioner of Urban Development Services submit to the September 9, 2003 Humber York Community Council meeting, a list of sites across the City that are equally permissive in permitting a manufacturing use with a similar M3 zone; and
 - (4) received the report (June 30, 2003) from the Director and Deputy Chief Building Official, North District.

(Clause No. 15, Report No. 6)

**6.20 108 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 (May 15, 2003) from the City Clerk, advising that the Toronto Preservation Board, at their meeting held on May 15, 2003:

- (1) recommended to the Humber York Community Council, and Council, the adoption of the report (March 11, 2003) from the Commissioner of Economic Development, Culture and Tourism; and
- (2) received the communication (April 22, 2003) from Ms. M. Virginia McLean, Solicitor, Willms & Shier.

On motion by Councillor Moscoe the Community Council recommends the adoption of the recommendation of the Toronto Preservation Board.

(Clause No. 16, Report No. 6)

6.21 College Street and Margueretta Street – Request to review the feasibility of installing a pedestrian crossover

(Ward 18 – Davenport)

The Humber York Community Council had before it a Report (May 27, 2003) from the Director, Transportation Services, District 1, reviewing the feasibility of installing a pedestrian crossover at the intersection of College Street and Margueretta Street; advising that based on the above-noted study results, the installation of a PXO or traffic control signals is not warranted at this intersection; that additionally, the installation of a PXO or traffic control signals at this intersection is not advisable based on the sub-standard spacing to the adjacent traffic control signals at College Street and Brock Avenue; and recommending that this report be received for information.

On motion by Councillor Silva the Community Council reports having received the foregoing communication.

(Clause No. 60(e), Report No. 6)

6.22 Final Report – Extension of Interim Control By-law No. 589-2002 applying to lands bounded by Hilldale Road, Cripps Avenue, Spears Street and Hillborn Avenue (Ward 11 – York South-Weston)

The Humber York Community Council had before it a Report (June 16, 2003) from the Director, Community Planning, West District, regarding an amendment to Interim Control By-law No. 589-2002 to extend Interim Control for an additional one-year period; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) amend City of Toronto By-law No. 589-2002 (Interim Control) substantially in accordance with the draft By-law to amend Interim Control By-law No. 589-2002 attached as Attachment No.3;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft By-law to amend the Interim Control Bylaw as may be required; and
- (3) direct appropriate staff to report to Community council in the first quarter of 2004, on the disposition of the City-owned lands issue and other issues identified in this report.

On motion by Councillor Nunziata the Community Council recommends the adoption of the foregoing Final Report (June 16, 2003) from the Director, Community Planning, West District.

(Clause No. 17, Report No. 6)

6.23 Status and Directions Report - 1912 St. Clair Avenue West, 761 Keele Street, 35, 65, 117 and 135 Weston Road; Application to amend Official Plan Amendment No. 202 and Zoning By-law No. 985-2001; Tiffany Park (St. Clair) Ltd.; (Ward 11 – York South-Weston)

The Humber York Community Council had before it a Status and Directions Report (June 16, 2003) from the Director, Community Planning, South District, providing a status update on the residential redevelopment of the vacant site and to evaluate a request

by the applicant to permit the applicant, at their own risk, to carry-out preservicing requirements on the site; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) provided the owner agrees in writing that he will satisfy all conditions as determined by the Commissioner of Works and Emergency Services and accept all risks of preservicing the site in advance of City Council's consideration of the requested amendments to Official Plan Amendment No. 202 and Zoning By-law 985-2001, authority be granted to amend the existing Section 37 Agreement to permit the release of services for construction in order to preservice the site; and
- (2) the amendment to the existing Section 37 Agreement be to the satisfaction of the City Solicitor and
 - (a) contain provisions whereby the owner shall waive any claim against the City and indemnify the City in respect of the permission to allow preservicing in advance of City Council's consideration of the amendments to Official Plan Amendment No. 202 and Zoning By-law 985-2001;
 - (b) incorporate any preservicing requirements to the satisfaction of the Commissioner of Works and Emergency Services including, but not limited to:
 - (i) submission of the engineering drawings for review and acceptance;
 - (ii) obtaining a Certificate of Approval from the Ministry of the Environment for the proposed sewer and water works and completing the necessary applications and paying all fees associated with obtaining that certificate;
 - (iii) paying the required engineering review and inspection fees;
 - (iv) posting a letter of credit in an amount satisfactory to the Commissioner of Works and Emergency Services;
 - (v) providing a certificate of insurance;
 - (vi) any other conditions as may be required; and
 - (c) all other provisions to remain the same.

On motion by Councillor Nunziata the Community Council recommends the adoption of the foregoing Status and Directions Report (June 16, 2003) from the Director, Community Planning, South District.

(Clause No. 18, Report No. 6)

6.24 1995 Weston Road – Sign By-law Variance Application; Owner: Shoppers Drug Mart; Applicant: Climans Green Liang, Architect (Ward 11 – York South-Weston)

The Humber York Community Council had before it a Joint Report (June 20, 2003) from the Director, Community Planning, West District, and the Director of Building and Deputy Chief Building Official, West District, regarding an application for variances from Sign By-law No. 3369-79, as amended, for the former City of York; advising that there are no financial implications arising from the adoption of this report; and recommending that:

- (1) the application for relief from the provisions of the former City of York Sign By-law No. 3369-79, as amended to permit a 3.9 square metre (42 square feet) illuminated incidental "Open to Midnight" wall sign on the front wall of the building facing Weston Road and to permit a 4.08 square metre (44 square feet) non-illuminated wall sign with the Shoppers Drug Mart logo on the north elevation wall of the building facing the parking lot on the property located at 1995 Weston Road, be approved as variances to the Sign By-law subject to a building permit being obtained and the signs being installed substantially in accordance with the application plans on file with the Building Division, West District;
- (2) the Owner enter into an encroachment agreement with the City for the proposed 3.9 square metre (42 square feet) illuminated incidental wall sign on the front wall of the building facing Weston Road; and
- (3) 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 recommends the adoption of the foregoing Joint Report (June 20, 2003) from the Director, Community Planning, West District and the Director of Building and Deputy Chief Building Official, West District.

(Clause No. 19, Report No. 6)

**6.25 Refusal Report – 329 Falstaff Avenue; Application to amend the Zoning By-law
Tran Kim Vi Thuy (Lanvain Design)
(Ward 12 – York South-Weston)**

The Humber York Community Council had before it a Report (June 10, 2003) from the Acting Director, Community Planning, North District, regarding a review and refusal of an application to amend the Zoning By-law to permit a personal service shop as a home occupation use; and recommending that:

- (1) City Council refuse the Zoning By-law Amendment application for the property located at 329 Falstaff Avenue File No: TC ZBL 2003 0017; and
- (2) should this application be appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board to defend the refusal of this application.

25(a) Transcript of a handwritten communication from E. Lustig

25(b) Letter (July 4, 2003) from Franco Romano, Action Planning Consultants

25(c) Petition opposing proposal.

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

- Andrea Geneco on behalf of the applicant
- E. Lustig
- Tran Kim Thuy

On motion by Councillor Di Giorgio the Community Council recommends the adoption of the foregoing Refusal Report (June 10, 2003) from the Acting Director, Community Planning, North District.

(Clause No. 20, Report No. 6)

6.26 Status Report – 20 Gothic Avenue – Application to amend the (former) City of Toronto Official Plan and Zoning By-law No. 438-86 and Site Plan Approval; Quebec Development Corporation on behalf of the City of Toronto; (Dermot J. Sweeny, Architects) (Ward 13 – Parkdale-High Park)

The Humber York Community Council had before it a Further Status Report (July 7, 2003) from the Director, Community Planning, South District, reporting on the outcome of a community meeting held on July 3, 2003, and recommending that the report be received.

Status Report (June 24, 2003) from the Director, Community Planning, South District, advising that staff will be reporting directly to the July 8, 2003 meeting of Humber York Community Council on the result of community meeting to be held on July 3, 2003.

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

- Yves Fournier; and submitted a brief in regard thereto.

On motion by Councillor Miller the Community Council recommends that:

- (1) **subject to favourable results of a resident poll conducted on Gothic Avenue by Councillor Moscoe, that Gothic Avenue be designated one-way south and eastbound to the westerly limits of the driveway of the new development on Gothic Avenue; and**
- (2) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

The Humber York Community Council reports for the information of Council, having:

- (i) received the Status Report (June 24, 2003) and the Further Status Report (July 7, 2003) from the Director, Community Planning, South District; and

- (ii) expressed its thanks and appreciation to Planning staff for their dedication and hard work in dealing with this project.

(Clause No. 21, Report No. 6)

(Councillor Miller declared an interest in this item, in that his family owns property adjacent to the site.)

**6.27 Preliminary Report – 363 Sorauren Avenue; Application to amend the Zoning By-law No. 438-86, as amended, and for Site Plan Control; Sorauren Lofts Corporation (Kohn Architects Inc.)
(Ward 14 – Parkdale-High Park)**

The Humber York Community Council had before it a Preliminary Report (June 11, 2003) from the Director, Community Planning, South District, providing preliminary information on the above-noted application and seeking 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 that:

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

On motion by Councillor Korwin-Kuczynski the Community Council reports having approved the recommendations in the foregoing report.

(Clause No. 60(f), Report No. 6)

**6.28 Refusal Report – 1100 King Street West; Applications to amend the Official Plan and Zoning By-law and for Site Plan Approval; Canadian Pacific Company; (Kirkor Architect and Planners)
(Ward 14 – Parkdale-High Park)**

The Humber York Community Council had before it a Refusal report (June 16, 2003) from the Director, Community Planning, South District, advising that this report reviews and recommends refusal of applications to amend the Official Plan and the Zoning By-law and for Site Plan Approval for 1100 King Street West in their current form; that it is recommended that City Council request the appropriate City staff to oppose the Ontario Municipal Board appeal and referral made by the applicant; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council refuse the Official Plan and Zoning By-law amendment and Site Plan applications in their current form;

- (2) City Council authorize the City Solicitor, Commissioner of Urban Development Services and any other appropriate staff to oppose, on behalf of the City, the Ontario Municipal Board appeal and referral made by the applicant, together with any associated site plan appeal;
- (3) the applicant be requested to undertake studies and revise the applications to address the issues identified in this report;
- (4) the Commissioner of Urban Development Services continue discussions with the applicant and neighbourhood representatives;
- (5) City Staff be requested to report back to Community Council on the outcome of those discussions; and
- (6) the Ontario Municipal Board be requested to defer setting a date for the hearing of the applicant's appeals until such time as City Council has had an opportunity to consider the staff report upon the outcome of the requested discussions with the applicant and neighbourhood representatives.

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

- Andrew Paton, Solicitor for the applicant.

On motion by Councillor Korwin-Kuczynski the Community Council recommends the adoption of the foregoing Refusal Report (June 16, 2003) from the Director, Community Planning, South District.

(Clause No. 22, Report No. 6)

(Councillor Dominell declared an interest in this matter, in that he owns property in the area.)

**6.29 1147 Lawrence Avenue West – Request for variance(s) from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party advertising roof sign
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Report (June 23, 2003) from the Director of Building and Deputy Chief Building Official, North District, reporting on a review and recommendations on a request by Roy Dzeko of Skyscape Sign on behalf of the owner, for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 32.5 m² (349-8 sq. ft.) off premise roof sign on a commercial building; advising that there are no financial implications resulting from the adoption of this report; and recommending that the request for the variance be refused for the reasons outlined in this report.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing report (June 23, 2003) from the Director of Building and Deputy Chief Building Official, North District.

(Clause No. 23, Report No. 6)**6.30 Naming of New Park – Portage Gardens Park – Riverboat Landing Development – 1400 Weston Road (Ward 11 – York South Weston)**

The Humber York Community Council had before it a Report (June 9, 2003) from the Commissioner, Economic Development, Culture and Tourism, reporting on the naming of the new park located in the Riverboat Landing Development; advising that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) the new park at 1400 Weston Road in the Riverboat Landing Development be named Portage Gardens Park; and
- (2) 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 recommends the adoption of the foregoing report (June 9, 2003) from the Commissioner, Economic Development, Culture and Tourism.

(Clause No. 24, Report No. 6)**6.31 1978 Lakeshore Boulevard West (Joy Oil Service Station) – Alterations to a property designated under Part IV of the Ontario Heritage Act (Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a Report (June 4, 2003) from the Commissioner, Economic Development, Culture and Tourism to the Toronto Preservation Board and the Humber York Community Council; regarding alterations to the property at 1978 Lakeshore Boulevard West (Joy Oil Service Station) designated 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) the proposed alterations to the property at 1978 Lakeshore Boulevard West (Joy Oil Service Station) be approved substantially in accordance with the plans prepared by Fliess Gates McGowan Easton, date stamped April 9, 2003 by Urban Development Services and plans shown in Attachment Nos. 3 and 4 of this Report subject to the applicant preparing a Conservation Plan satisfactory to the Manager of Heritage Preservation Services prior to the issuance of a building permit; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

31(a) Report (June 23, 2003) from the City Clerk, advising that the Toronto Preservation Board is recommending to Humber York Community Council and Council:

- (1) the adoption of the report (June 4, 2003) from the Commissioner, Economic Development, Culture and Tourism; and

- (2) that consideration be given to the relocation of the Joy Oil Service Station to another site.

On motion by Councillor Miller the Community Council recommends the adoption of the foregoing report (June 4, 2003) from the Commissioner of Economic Development, Culture and Tourism.

The Humber York Community Council reports for the information of Council, having requested the Commissioner, Economic Development, Culture and Tourism, to consult with representatives of the Let's Build program, to determine if there is a suitable site in the vicinity of the Joy Oil Service Station for relocation of the building, and to report directly to the July 22, 2003 meeting of City Council.

(Clause No 25, Report No. 6)

6.32 Reconstruction of an existing fire escape within the public laneway (Lisgar Place) – Rear of 1150 Queen Street West (Ward 18 – Davenport)

The Humber York Community Council had before it a Report (June 20, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request to reconstruct a fire escape which will encroach approximately 1.22m within the public laneway (Lisgar Place) rear of 1150 Queen Street West; advising that as the former City of Toronto Municipal Code does not make provisions on the height of fire escapes, they are required to report on this matter; that there are no financial implications resulting from the adoption of this report; and recommending that:

- (1) City Council approve the reconstruction of an existing fire escape which will encroach approximately 1.22 m within the public laneway rear of 1150 Queen Street West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but limited to the following:
- (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Chief Financial Officer & Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer & Treasurer may require;
 - (b) maintain the fire escape at his own expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the agreement;
 - (c) remove the fire escape upon receiving 90 days written notice to do so;
 - (d) install 2 advisory signs on the fire escape at both ends denoting the maximum vertical height clearance between the support brackets of the fire escape and the level of the laneway. The signs should be located on

the east and west sides of the fire escape for motorists travelling eastbound and/or westbound along the laneway; and

- (e) accept such additional conditions as the City solicitor and the Commissioner of Works and Emergency Services deem necessary in the interest of the Corporation; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works & Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to approval of the Commissioner of Works & Emergency Services.

On motion by Councillor Silva the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Manager, Right of Way Management, Transportation Services, District 1.

(Clause No. 26, Report No. 6)

**6.33 Naming of proposed private lane at 2209 Weston Road, “Elphick Lane”
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a Report (June 23, 2003) from the City Surveyor, Works and Emergency Services, regarding the proposed private lane at the residential development at 2209 Weston Road, be named ‘Elphick Lane’; advising that the estimated cost of \$150.00 for the street name sign is to be paid by the applicant; and recommending that:

- (1) the proposed private lane at the residential development at 2209 Weston Road, as shown on Attachment No. 1, be named "Elphick Lane”;
- (2) Cassidy and Company Architectural Technologists Inc. pay the costs estimated to be in the amount of \$150, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Nunziata the Community Council recommends the adoption of the foregoing report (June 23, 2003) from the City Surveyor, Works and Emergency Services.

(Clause No. 27, Report No. 6)

**6.34 Naming of proposed private walkway at Pearen Street and
Eglinton Avenue West, “Bijou Walk”
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a Report (June 23, 2003) from the City Surveyor, Works and Emergency Services, regarding the proposed private walkway at the development at the north-east corner of Pearen Street and Eglinton Avenue West to

be named "Bijou Walk"; advising that the estimated cost of \$300.00 for the street name signs are to be paid by the developer; and recommending that:

- (1) the proposed private walkway at the development at the north-east corner of Pearen Street and Eglinton Avenue West, as shown on Attachment No. 1, be named "Bijou Walk";
- (2) Alex Boros Design Inc., be required to pay the costs estimated to be in the amount of \$300.00, for the fabrication and installation of the street name signs; and
- (3) 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 recommends the adoption of the foregoing report (June 23, 2003) from the City Surveyor, Works and Emergency Services.

(Clause No. 28, Report No. 6)

**6.35. Langside Avenue and Wall Avenue – All-Way Stop Control
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a Report (June 23, 2003) from the Director, Transportation Services, District 3, regarding the feasibility of installing an all-way stop control at the intersection of Langside Avenue and Wall Street; and recommending that this report be received for information.

On motion by Councillor Nunziata the Community Council recommends that:

- (1) all-way stop controls be installed at Langside Avenue and Wall Avenue; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Humber York Community Council reports for the information of Council, having requested the Commissioner, Works and Emergency Services, to review this matter and submit a further report directly to the July 22, 2003 meeting of City Council.

(Clause No. 29, Report No. 6)

**6.36 Assumption of Services – Subdivision owned by 1285613 Ontario Inc.;
Plan 66-M-2348, Subdivision file UDSB-1239; Meadow Oak Place,
Weston Downs Avenue and West Oak Crescent
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a Report (June 3, 2003) from the Director, Development Engineering, advising that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2348 dated June 20, 2000, between 1285613 Ontario Inc. and the City of Toronto are in the required condition to be assumed by the City; advising that there are no financial implications from this assumption of

services other than those considered when the subdivision was approved in 2000; and recommending that:

- (1) an assumption by-law be passed to assume the municipal services in Subdivision Plan 66M-2348; and
- (2) 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 recommends the adoption of the foregoing report (June 3, 2003) from the Director, Development Engineering.

(Clause No. 30, Report No. 6)

**6.37 Ryding Avenue between Runnymede Road and Old Stock Yards Road;
Request for One-Way Eastbound Operation
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a Report (June 23, 2003) from the Director, Transportation Services, District 1, regarding the feasibility of a one-way traffic operation eastbound; advising that funds to cover the cost of the necessary sign adjustments estimated in the amount of \$5,000. are accommodated in the Transportation Services 2003 Operating Budget; and recommending that this report be received for information.

On motion by Councillor Nunziata the Community Council recommends that:

- (1) **the City Clerk be authorized to conduct a poll of residents on Ryding Avenue to determine majority support for designating Ryding Avenue between Runnymede Road and Cobalt Avenue, as one-way in an eastbound direction;**
- (2) **subject to favourable results of the abovementioned poll, a one-way eastbound regulation be introduced on Ryding Avenue between Runnymede Road and Cobalt Avenue;**
- (3) **the existing northbound bicycle lane, currently in place on Runnymede Road between Bloor Street West and St. Clair Avenue West, be amended to extend only as far as Ryding Avenue;**
- (4) **the following turning movements be prohibited at all times:**
 - (a) **southbound right turns from Old Stockyards Road to West Toronto Street;**
 - (b) **northbound left turns from the driveway access to Primeses No. 110 West Toronto Street (opposite Old Stockyards Road) to West Toronto Street;**
 - (c) **southbound right turns at both driveway accesses at the rear of Premises No. 2133 St. Clair Avenue West to Ethel Avenue; and**

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

(Clause No. 31, Report No. 6)

**6.38 Premises No. 457 Maybank Avenue – Establishment of a pick-up and drop-off zone for disabled persons
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a Report (June 19, 2003) from the Director, Transportation Services, District 1, regarding curbside access for vehicles picking-up and dropping-off a disabled person at the subject address; 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 loading zone for disabled persons operating from 8:30 a.m. to Midnight, daily, be established on the east side of Maybank Avenue from a point 83 metres south of Northland Avenue to a point 6 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 Nunziata the Community Council recommends the adoption of the foregoing report (June 19, 2003) from the Director, Transportation Services, District 1.

(Clause No. 32, Report No. 6)

**6.39 Results of Six-Month Trial on One-Way Traffic Management Plan;
Aileen Avenue and Dunraven Drive
(Ward 12 – York South-Weston)**

The Humber York Community Council had before it a Report (June 19, 2003) from the Director, Transportation Services, District 1, regarding modifying the one-way traffic management plan for Aileen Avenue and Dunraven Drive; advising that funds to undertake the necessary sign adjustments in the estimated amount of \$500.00 are contained in the Transportation Services 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 implement the following traffic controls:
 - (i) introduce a one-way eastbound operation on Aileen Avenue between Kane Avenue and Silverthorn Avenue;
 - (ii) rescind the one-way westbound operation on Aileen Avenue between Scott Road and Kane Avenue;

- (2) introduce a one-way westbound operation on Dunraven Drive between Kane Avenue and Silverthorn Avenue; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Di Giorgio the Community Council recommends the adoption of the foregoing report (June 19, 2003) from the Director, Transportation Services, District 1, subject to Recommendation (1)(i) being deleted, viz:

“(1)(i) introduce a one-way eastbound operation on Aileen Avenue between Kane Avenue and Silverthorn Avenue;”

(Clause No. 33, Report No. 6)

6.40 Traffic Calming Poll Results – Ewart Avenue between Keele Street and Scott Road (Ward 12 – York South-Weston)

The Humber York Community Council had before it a Report (June 19, 2003) from the Director, Transportation Services, District 1, regarding the results of the resident poll undertaken on the feasibility of installing traffic calming on Ewart Avenue between Keele Street and Scott Road; and recommending that this report be received for information.

On motion by Councillor Di Giorgio the Community Council reports having received the foregoing report.

(Clause No. 60(g), Report No. 6)

6.41 Yore Road, east of Trethewey Drive – Introduction of a northbound left-turn prohibition (Ward 12 – York South-Weston)

The Humber York Community Council had before it a Report (June 23, 2003) from the Director, Transportation Services, District 1, regarding the introduction of a northbound left turn prohibition from the driveway of the property on the southeast corner of Yore Road and Trethewey Drive as per site plan approval of a proposed car wash; advising that all costs associated with the introduction of a northbound left turn prohibition at the driveway access to Yore Road, estimated at \$500.00 will be paid for by the property owner; and recommending that:

- (1) northbound left turns be prohibited at all times from the driveway located 40 metres east of Trethewey Drive to Yore Road; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Di Giorgio the Community Council recommends the adoption of the foregoing report (June 23, 2003) from the Director, Transportation Services, District 1.

(Clause No. 34, Report No. 6)

6.42 All-Way Stop Control and Pedestrian Crossover – Comay Road at Gulliver Road (Ward 12 – York South-Weston)

The Humber York Community Council had before it a Report (June 23, 2003) from the Director, Transportation Services, District 3, reporting on the feasibility of installing all-way stop control at the intersection of Comay Road and Gulliver Road; and recommending that an all-way stop control not be installed at this intersection, however, should staff be directed to install an all-way stop control, the cost to remove the existing pedestrian crossover (PXO) would be approximately \$5,000.00.

On motion by Councillor Di Giorgio the Community Council recommends that:

- (1) the Pedestrian Crossover (PXO) at the intersection of Gulliver Road and Comay Road, be replaced with an all-way stop control;**
- (2) the appropriate City officials be authorized and directed to take the necessary to give effect thereto.**

(Clause No. 35, Report No. 6)

6.43 Premises No. 70 High Park Avenue – Establishment of Construction Staging Area (Ward 13 – Parkdale-High Park)

The Humber York Community Council had before it a Report (June 18, 2003) from the Director, Transportation Services, District 1, regarding the establishment of on-street construction staging areas to facilitate the Daniels High Park Corporation development at premises No. 70 High Park; advising that all costs associated with this proposal will be borne by the developer; and recommending that:

- (1) in order to facilitate construction of a new 20 storey residential tower at Premises No. 70 High Park Avenue, the following temporary lane closure (as described more particularly in the text of this report) be authorized for a period of approximately two years:**
 - (a) south curb lane of High Park Avenue, fronting No. 70; and**
 - (b) west side walk be diverted into the south curb lane;**
- (2) stopping be prohibited from a point 112 metres south of Glenlake Avenue to a point 30 metres further south thereof for the duration of the construction period (expected to be from June 30, 2003 to October 29, 2004); and**
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.**

On motion by Councillor Miller the Community Council recommends the adoption of the foregoing report (June 18, 2003) from the Director, Transportation Services, District 1.

(Clause No. 36, Report No. 6)

**6.44 Westbound Stop Control at Harshaw Avenue and Humbercrest Lane
(Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a Report (June 17, 2003) from the Director, Transportation Services, District 1, regarding the introduction of a westbound stop control at the intersection of Harshaw Avenue and Humbercrest Lane; advising that funds to cover the cost of the necessary sign adjustment estimated in the amount of \$100.00, are accommodated in the Transportation Services 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 introduce a westbound stop sign on Harshaw Avenue at Humbercrest Lane; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

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

(Clause No. 37, Report No. 6)

**6.45 Request to re-instate the Pedestrian Crossover at the intersection of
Windermere Avenue and St. Olave's Road
(Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a Report (June 19, 2003) from the Director, Transportation Services, District 1, responding to a request from Councillor Miller to re-instate in the the Municipal Code of the City of Toronto, the existing pedestrian crossover at the intersection of Windermere Avenue and St. Olave's Road; advising that there are no costs associated with maintaining this crossover; and recommending that:

- (1) the northbound and southbound "Stop" sign regulation on Windermere Avenue at St. Olave's Road, be rescinded;
- (2) the pedestrian crossover on Windermere Avenue at St. Olave's Road, be re-instated; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Miller the Community Council recommends the adoption of the foregoing report (June 19, 2003) from the Director, Transportation Services, District 1.

(Clause No. 38, Report No. 6)

**6.46 Dundas Street West and Humberhill Avenue – Proposed Installation of Traffic Control Signals
(Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a Report (June 13, 2003) from the Director, Transportation Services, District 1, to obtain authority to install traffic control signals at the intersection of Dundas Street West and Humberhill Avenue; advising that the funds associated with the installation of traffic control signals are in the Transportation Services 2003 Capital Budget Account No. CTP703-01; that in 2003, \$1.7 million has been provided in the Transportation Services budget for new traffic control signal installations; that the estimated cost of installing traffic control signals at the intersection of Dundas Street West and Humberhill Avenue is \$115,000.00; that the added annual operating and maintenance costs associated with this installation are \$6,000.00, which includes all communication costs; that Installation will be subject to competing priorities; and recommending that:

- (1) traffic control signals be installed on Dundas Street West at Humberhill Avenue; 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 Miller the Community Council recommends the adoption of the foregoing report (June 19, 2003) from the Director, Transportation Services, District 1.

(Clause No. 39, Report No. 6)

**6.47 Parkway Avenue and Lynd Avenue – Proposed Improvements
(Ward 14 – Parkdale-High-Park)**

The Humber York Community Council had before it a Report (June 19, 2003) from the Director, Transportation Services, District 1, regarding the installation of a traffic island to regulate traffic flow within this intersection; advising that the estimated cost for the proposed traffic island is \$60,000.00; that this modification has been submitted as a candidate project for the Works and Emergency Services Safety and Operational Improvements Program (SOIP) and as such will be subject to the availability of funding, and prioritized according to safety and operational criteria; and recommending that:

- (1) a by-law be prepared and public notice be given pursuant to the Municipal Act for the alteration of the intersection of Parkway Avenue and Lynd Avenue, as described below:

“alteration of PARKWAY AVENUE to intersect with Lynd Avenue, generally as shown on the attached Drawing No. 421F-7022 dated June 2003”;

- (2) stop signs be installed to regulate westbound traffic from Parkway Avenue Lynd Avenue, and southbound traffic from Parkway Avenue to Grenadier Road;
- (3) westbound right turns be prohibited from Grenadier Road to Lynd Avenue;
- (4) westbound left turns be prohibited from Parkway Avenue to Lynd Avenue; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Korwin-Kuczynski the Community Council recommends that:

- (1) **the report (June 19, 2003) from the Director, Transportation Services, District 1, be adopted; and**
- (2) **the Commissioner of Works and Emergency Services be authorized to include beautification initiatives on the traffic island.**

(Clause No. 40, Report No. 6)

6.48 Annual Caribana and Canadian National Exhibition – Temporary Adjustments to existing Traffic/Parking regulations on streets in the vicinity of Exhibition Place (Ward 14 - Parkdale-High Park; Ward 18 – Davenport; and Ward 19 – Trinity-Spadina)

The Humber York Community Council had before it a Report (June 16, 2003) from the Director, Transportation Services, District 1, to the Humber York Community Council and the Toronto East York Community Council, regarding the enhancement of traffic operations and pedestrian safety during this year’s Caribana (August 2, 3 and 4, 2003) and Canadian National Exhibition (August 15 to September 1, 2003); advising that funds to undertake the necessary signage adjustments in the estimated amount of \$5,000.00 are contained in the Transportation Services Division’s 2003 Operating Budget; and recommending that in order to implement temporary traffic/parking regulations on streets in the vicinity of Exhibition Place which are impacted during the annual Caribana and Canadian National Exhibition, it is recommended that:

- (1) the Toronto East York Community Council recommend adoption of the traffic and parking regulations noted in Appendices “A” and “B” of this report;
- (2) the Humber York Community Council recommend adoption of the traffic and parking regulations noted in Appendix “C” of this report; 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 recommends the adoption of Recommendation (2) in the foregoing report (June 16, 2003) from the Director, Transportation Services, District 3.

(Clause No. 41, Report No. 6)

**6.49 Request for Exemption, Chapter 591, Toronto Municipal Code,
Noise Capital Works Projects
(Ward 12 – York South – Weston; and Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Report (June 24, 2003) from the Director, District Engineering Services, North District, regarding an exemption to the provisions of the Toronto Municipal Code, Chapter 591, regarding Noise, advising that there are no financial implications related to this request; and recommending that Council grant an exemption to the provisions of the Toronto Municipal Code, Chapter 591, regarding Noise, to facilitate capital works projects as described in this report.

On motion by Councillor Di Giorgio the Community Council recommends the adoption of the foregoing report (June 24, 2003) from the Director, District Engineering Services, North District, subject to the grinding of pavement surfaces being limited to one weekend for each project.

(Clause No. 42, Report No. 6)

**6.50 Playfair Avenue – Parking/Stopping and School Bus Loading Zone
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Report (June 16, 2003) from the Director, Transportation Services, District 3, regarding an amendment to the existing parking and stopping regulations and the installation of a school bus loading zone on Playfair Avenue; advising that all costs associated with the parking and stopping regulations and the inclusion of a school bus loading zone are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) Schedule IX of By-law No. 31001, be amended by deleting the No Stopping Anytime prohibition on the north side of Playfair Avenue, from the westerly limit of Dufferin Street to a point 60 metres east of the easterly limit of Haven Road;
- (2) Schedule VIII of By-law No. 31001, be amended by deleting the No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on both sides of Haven Road, from the northerly limit of Glen Park Avenue to the southerly limit of Playfair Avenue;
- (3) Schedule IX of By-law No. 31001, be amended by installing No Stopping Anytime prohibitions on the north side of Playfair Avenue, from the westerly limit of Dufferin Street to the westerly limit of Ennerdale Street;
- (4) Schedule X of By-law No 31001, be amended by installing 15 Minute Permitted Parking on the north side of Playfair Avenue, from the westerly limit of Ennerdale Street to a point 60 metres westerly thereof;

- (5) Schedule X of By-law No 31001, be amended by installing 15 Minute Permitted Parking on the north side of Playfair Avenue, from a point 80 metres west of the westerly limit of Ennerdale Street to a point 60 metres east of the easterly limit of Haven Road;
- (6) Schedule X of By-law No 31001, be amended by installing 15 Minutes Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the east side of Haven Road, from the northerly limit of Glen Long Avenue to the southerly limit of Playfair Avenue;
- (7) Schedule VIII of By-law No. 31001, be amended by installing No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibitions on the west side of Haven Road, from the northerly limit of Glen Park Avenue to the southerly limit of Playfair Avenue;
- (8) Schedule VIII of By-law No. 31001, be amended by installing No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibitions on the east side of Haven Road, from the northerly limit of Glen Park Avenue to the southerly limit of Glen Long Avenue;
- (9) Schedule IX of By-law No. 31001, be amended by installing No Stopping Anytime prohibitions on the north side of Playfair Avenue, from a point 60 metres west of the westerly limit of Ennerdale Street to a point 20 metres westerly thereof; and
- (10) By-law No. 32759, of the former City of North York, be amended by installing a school bus loading zone on the north side of Playfair Avenue, from a point 60 metres west of the westerly limit of Ennerdale Street to a point 20 metres westerly thereof.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing report (June 16, 2003) from the Director, Transportation Services, District 3.

(Clause No. 43, Report No. 6)

**6.51. Glengrove Avenue between Marlee Avenue and Shermount Avenue –
Traffic Calming (Speed Humps)
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Report (June 6, 2003) from the Director, Transportation Services, District 3, reporting on the results of the speed hump poll that was undertaken of the residents of Glengrove Avenue between Marlee Avenue and Shermount Avenue and to advise that if the existing traffic operating conditions meet the minimum requirements for the installation of speed humps; and recommending that as a satisfactory poll of affected residents on Glengrove Avenue was not achieved, that the recommendations made as part of Report No. 3, Clause No. 55, of the Humber York Community Council, regarding the preparation of a by-law and public notices, not be implemented.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing report (June 6, 2003) from the Director, Transportation Services, District 3.

The Humber York Community Council reports having requested the Commissioner, Works and Emergency Services, to notify the respondents of the results of the poll.

(Clause No. 44, Report No. 6)

**6.52 Request for Traffic Calming on Hopewell Avenue
between Dufferin Street and Marlee Avenue
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Report (June 23, 2003) from the Director, Transportation Services, District 1, responding to a request from Councillor Moscoe for a report on the feasibility of introducing traffic calming on Hopewell Avenue between Dufferin Street and Marlee Avenue; advising that funds for new traffic calming installations City-wide have been provided in the Transportation Division 2003 Capital Programme. Construction of nine asphalt speed humps on Hopewell Avenue between Dufferin Street and Marlee Avenue, estimated at \$27,000.00 will be subject to competing priorities; and recommending that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents of Hopewell Avenue between Dufferin Street and Marlee Avenue to determine resident support for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Medical Services and Toronto Police Services,
- (2) subject to favourable results of the poll:
 - (i) a by-law be prepared for the alteration of sections of the roadway on Hopewell Avenue, between Dufferin Street and Marlee Avenue, for traffic calming purposes as shown in the attached speed hump plan No. 421F-7025 dated June 20, 2003;
 - (ii) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued and,
 - (iii) the speed limit be reduced from forty kilometres per hour to thirty kilometres per hour on Hopewell Avenue, between Dufferin Street and Marlee Avenue, 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.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing report (June 23, 2003) from the Director, Transportation Services, District 3.

The Humber York Community Council reports having requested the Commissioner, Works and Emergency Services, to notify the respondents of the results of the poll.

(Clause No. 45, Report No. 6)

**6.53 Caledonia Road – Two-Way Centre Left Turn Lane and Parking Prohibitions
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Report (June 23, 2003) from the Director, Transportation Services, District 3, regarding the proposed designation and installation of a two-way centre left turn lane on Caledonia Road between a point 45 metres north of the northerly limit of Tycos Drive and 20 metres north of the northerly limit of Marcia Avenue; and the installation of No Parking anytime prohibitions on Caledonia Road between Tycos Drive and Lawrence Avenue West; advising that all costs associated with the installation of the two way centre left turn lane are included within the Transportation Services Division Capital Works Budget for the resurfacing of Caledonia Road; that costs associated with the installation of the parking prohibitions are included within the District 3 Transportation Services Division Operating Budget; and recommending that:

- (1) Schedule XIV of By-law No. 31001, of the former City of North York, be amended in order that the pavement markings on Caledonia Road, from a point 45 metres north of the northerly limit of Tycos Drive and 20 metres north of the northerly limit of Marcia Avenue, can be modified to provide for one northbound traffic lane, one southbound traffic lane and a centre lane designated for northbound and southbound left turns only;
- (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 both sides of Caledonia Road, from the northerly limit of Lawrence Avenue West to the northerly limit of Caledonia Road;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 7:00 a.m. to 9:00 a.m., prohibition on the west side of Caledonia Road, from the northerly limit of the former Borough of York to the northerly limit of Glengrove Avenue;
- (4) 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 Caledonia Road, from the northerly limit of the former Borough of York to the southerly limit of Lawrence Avenue West;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, prohibition on the west side of Caledonia Road, from the northerly limit of Glengrove Avenue to the northerly limit of Lotherton Pathway (North Leg);

- (6) 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 west side of Caledonia Road, from the northerly limit of Lotherton Pathway (North Leg) to a point 60 metres north of the northerly limit of Playfair Avenue;
- (7) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, prohibition on the west side of Caledonia Road, from a point 60 metres north of the northerly limit of Playfair Avenue to the southerly limit of Lawrence Avenue West; and
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install the No Parking Anytime prohibition on both sides of Caledonia Road, from a point 172 metres south of the southerly limit of Raitherm Road to the southerly limit of Bridgeland Avenue.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing report (June 23, 2003) from the Director, Transportation Services, District 3.

(Clause No. 46, Report No. 6)

**6.54 Request for One-Way Operation on Bloem Avenue between Dufferin Street and the west end of Bloem Avenue
(Ward 17 – Davenport)**

The Humber York Community Council had before it a Report (June 23, 2003) from the Director, Transportation Services, District 1, responding to a request from the Humber York Community Council on the feasibility of introducing a one-way regulation on Bloem Avenue; advising that the funds associated with the necessary signage adjustments in the estimated amount of \$300.00 will be accommodated in the Transportation Services Division 2003 Operating Budget; and recommending that:

- (1) the City Clerk be authorized to conduct a resident poll on Bloem Avenue to determine majority support for designating it in a one-way eastbound direction between Dufferin Street and Day Avenue;
- (2) subject to favourable results of the poll, the former City of York By-law Nos.196-84 and 2958-94 be amended to introduce a one-way eastbound regulation on Bloem Avenue between Dufferin Street and Day Avenue; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Dominelli the Community Council recommends the adoption of the foregoing report (June 23, 2003) from the Director, Transportation Services, District 1.

(Clause No. 47, Report No. 6)

6.55 Northcliffe Boulevard and Westmount Avenue – Poll results on reversing direction of travel to accommodate School Bus Loading Zone (Ward 17 – Davenport)

The Humber York Community Council had before it a Report (June 20, 2003) from the Director, Transportation Services, District 1, regarding the results of a residents' poll undertaken on reversing the directions of travel on Northcliffe Boulevard and Westmount Avenue between St. Clair Avenue West and Rogers Road; advising that there are no financial implications resulting from this report; and recommending that this report be forwarded to the Chief of Police, Toronto Police Services requesting staff monitor and take the appropriate enforcement action necessary to ensure motorists compliance while loading and unloading of students from the school bus when the red signal-lights are engaged on Northcliffe Boulevard at St. Clare Catholic School.

On motion by Councillor Dominelli the Community Council recommends that:

- (1) Option 2 in the report (June 20, 2003) from the Director, Transportation Services, District 1, be adopted, i.e that the direction of traffic on both Northcliffe Boulevard and Westmount Avenue between St. Clair Avenue West and Rogers Road, be reversed; and**
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 48, Report No. 6)

6.56 Pauline Avenue – Request for Speed Humps between Bloor Street West and Wallace Avenue (Ward 18 – Davenport)

The Humber York Community Council had before it a Report (June 19, 2003) from the Director, Transportation Services, District 1, advising that the purpose of this report is to outline the findings of an investigation to install speed humps on Pauline Avenue between Bloor Street West and Wallace Avenue; and recommending that this report be received for information.

On motion by Councillor Silva the Community Council reports having received the foregoing report.

(Clause No. 60(h), Report No. 6)

6.57 Installation/removal of on-street parking spaces for persons with disabilities (Ward 13 – Parkdale-High Park; Ward 15 – Eglinton-Lawrence; Ward 17 – Davenport; and Ward 18 – Davenport)

The Humber York Community Council had before it a Report (June 20, 2003) from the Director, Transportation Services, District 1, regarding requests for the installation/removal of a number of on-street disabled persons' parking spaces; advising that the funds to undertake the necessary signage adjustments in the estimated amount of \$1,500.00 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 Miller the Community Council recommends the adoption of the foregoing report (June 20, 2003) from the Director, Transportation Services, District 1.

(Clause No. 49, Report No. 3)

**6.58 Request for Speed Humps on Maple Leaf Drive between Donofree Road and Culford Road
(Ward 12 – York South-Weston)**

The Humber York Community Council had before it a Motion (June 16, 2003) from Councillor Di Giorgio, advising that residents on Maple Leaf Drive have expressed concern regarding the volume and speed of traffic on the roadway; and requesting that staff conduct a poll of residents on Maple Leaf Drive between Donofree Road and Culford Road to determine support for the installation of speed humps.

On motion by Councillor Di Giorgio the Community Council recommends the adoption of the foregoing motion.

(Clause No. 50, Report No. 6)

**6.59 Request for Speed Humps on Prince Charles Drive between Brucewood Crescent and Covington Road
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Motion (June 11, 2003) from Councillor Moscoe advising that residents on Prince Charles Drive have expressed concern regarding the volume and speed of traffic on the roadway; and requesting that staff conduct a poll of residents on Prince Charles Drive between Brucewood Crescent and Covington Road, to determine support for the installation of speed humps.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing motion.

(Clause No. 51, Report No. 6)

**6.60 Request for Speed Humps on Alameda Avenue between Bude Street and Belvedere Avenue
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Motion (June 12, 2003) from Councillor Moscoe advising that residents on Alameda Avenue have expressed concern regarding the volume and speed of traffic on the roadway; and requesting that staff

conduct a poll of residents on Alameda Avenue between Bude Street and Belvedere Avenue, to determine support for the installation of speed humps.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing motion.

(Clause No. 52, Report No. 6)

6.61 1104 and 1106 Dovercourt Road – Appeal of Committee of Adjustment Decision (Ward 18 – Davenport)

The Humber York Community Council had before it a Motion (June 17, 2003) from Councillor Dominelli advising that the Committee of Adjustment on May 13, 2003 refused an application for a minor variance to construct a second floor addition above the existing building at 1104 and 1106 Dovercourt Road, in order to convert the two buildings into one building containing a total of 11 dwelling units; that the applicant has filed an appeal with the OMB and requesting that Legal and Planning staff be authorized to attend the OMB hearing in support of the Committee of Adjustment’s decision.

61(a) Petition submitted by Councillor Dominelli, signed by 50 residents, expressing opposition to the proposal.

On motion by Councillor Silva the Community Council recommends the adoption of the foregoing motion.

(Clause No. 53, Report No. 6)

(Councillor Dominelli declared an interest, in that he has business dealings with the architect for this project.)

6.62 Poll Results – Request for Overnight On-Street Permit Parking; and One-Hour Parking on Onslow Crescent between Vaughan Road and Glenholme Avenue (Ward 15 – Eglinton-Lawrence)

The Humber York Community Council had before it a Report (June 26, 2003) from the City Clerk regarding the results of a resident poll undertaken to determine support for the introduction of overnight permit parking and one-hour parking on Onslow Crescent between Vaughan Road and Glenholme Avenue; advising that since only one resident responded to the poll, that the report be received for information.

On motion by Councillor Moscoe the Community Council recommends that:

- (1) a one-hour parking regulation be implemented on Onslow Crescent from 8:00 a.m. to 6:00 p.m., Monday to Friday; and**
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 54, Report No. 6)

6.63 Toronto Transit Commission – Lansdowne Garage Demolition

(Ward 18 – Davenport)

The Humber York Community Council had before it a Communication (June 19, 2003) from the General Secretary, Toronto Transit Commission, advising that the TTC considered a report entitled “Lansdowne Garage Demolition”, and recommended that the Commission:

- (1) receive this report for information, noting that staff are proceeding with activities to demolish the building before year end; and
- (2) forward this report to the local Councillor and Community Council for information.

On motion by Councillor Silva the Community Council recommends that this matter be forwarded to City Council.

The Humber York Community Council reports having requested the Toronto Transit Commission report to the July 22, 2003 meeting of City Council, on how the costing was determined for Option 1 in the amount of \$1,500,000 to demolish the Lansdowne Bus Garage.

(Clause No. 55, Report No. 6)

**6.64 Request for traffic calming on King Street between Weston Road and the Railway tracks to the east
(Ward 11 – York South-Weston)**

The Humber York Community Council had before it a Communication (June 24, 2003) from Councillor Nunziata advising that residents have expressed concern regarding the increase in motorists speeding; and requesting that staff conduct a poll of residents to determine support for traffic calming, in accordance with the City of Toronto, Traffic Calming Policy.

On motion by Councillor Nunziata the Community Council reports having:

- (1) **requested the Director, Transportation Services, District 1, to conduct a poll of the residents on King Street between Weston Road and the Railway tracks to the east, to determine majority support for the installation of traffic calming measures; and**
- (2) **received the foregoing communication.**

(Clause No. 56, Report No. 6)

**6.65 Sale of surplus vacant land, west of Keele Street, north of Arrowsmith Avenue
(Ward 12 – York South-Weston)**

The Humber York Community Council had before it a Report (June 26, 2003) from the Commissioner of Corporate Services regarding the sale of a vacant parcel of land located west of Keele Street, north of Arrowsmith Avenue; advising that revenue in the amount

of \$4,800.00, less closing costs and the usual adjustments will be generated from the sale; 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 Libuse Cerovsky to purchase the City-owned land-locked parcel of vacant land located west of Keele Street, north of Arrowsmith Avenue, described as part of Lot 22, Plan 4042, designated as Part 3 on Plan 64R-9512, in the amount of \$4,800.00 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 any 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 Di Giorgio the Community Council recommends the adoption of the foregoing report.

(Clause No. 57, Report No. 6)

In-camera In accordance with the Municipal Act, a motion is required for the Community Council to meet privately and the reason must be stated.

In camera

**66. Alcohol and Gaming Commission of Ontario Hearing regarding a liquor licence for the rooftop patio at 2446-2448 Bloor Street West (The Fan/Billy Bob's Saloon/Wedgewood Restaurant)
(Ward 13 – Parkdale-High Park)**

The Humber York Community Council had before it a Confidential report (June 26, 2003) from the City Solicitor, such report to be considered in-camera, having regard that the subject relates to litigation or potential litigation matters.

On motion by Councillor Miller the Community Council recommends the adoption of the recommendation in the communication (July 10, 2003) from the City Clerk.

(Clause No. 58, Report No. 6)

**6.67 Amending Report – 361 Oakwood Avenue – Revisions to the Conditions of Draft Plan of Condominium Approval
(Ward 15 – Eglinton-Lawrence)**

The Humber York Community Council had before it a Report (July 4, 2003) from the City Solicitor recommending that:

- (1) the conditions of Draft Plan of Condominium Approval comprising Recommendation (4) of Clause 4 of Report No. 3, adopted by City Council at its meeting of April 14, 15 and 16, 2003 as set forth in the Final Report (February 7, 2003) of the Director, Community Planning, West District be revised by deleting the conditions and replacing them with the following conditions:

“(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 and register any necessary condominium agreement for the conditions, as deemed necessary:

1. The plan of condominium (declaration and description) shall be registered within 3 years from the date of City Council’s approval (April 14, 2003) otherwise the approval shall lapse and be of no further force and effect.
2. The owner shall provide all legal descriptions and surveys of the lands required in connection with the processing of the subject application.
3. Comprehensive Reserve Study:
 - (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 3(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 in connection with the physical analysis, be 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 average dollar amount of contributions to the reserve fund that will be required to be paid annually per unit to the reserve fund for each year 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 5 below. The table shall be in the form of

the Cash Flow Table forming part of Form 15 of O. Reg. 48/01, as amended from time to time, made under the Condominium Act, 1998;

- (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 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, we have prepared this study for the Owner and the Condominium Corporation which will be created upon registration of the plan of condominium (the “Condominium Corporation”) and we acknowledge that this study will be turned over to the Board of Directors of the Condominium Corporation and they can rely upon this study and the opinions and findings expressed herein, and consent and agree to such reliance.”

- 4. 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 3(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 3(3)(b)(i), (ii) and (iii) have been satisfactorily completed.
5. 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, if any, recommended in the comprehensive study required in condition 3 above; and
 - (2) the amount required pursuant to the Condominium Act, 1998, if any.
6. The declarant shall provide a copy of the comprehensive study required in condition 3 above, including the matters required in condition 3(3) above, to the Commissioner prior to the registration of the plan of condominium (declaration and description).
7. The declarant shall, prior to the registration of the plan of condominium (declaration and description) provide its 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 3(3) (a) above as updated and signed by the person who carried out the financial analysis component of the comprehensive study required in condition 3(1) to:
 - (a) reflect the actual reserve fund established by the declarant pursuant to condition 5 above;
 - (b) describe the repairs/renovation work that must be completed by the declarant as a condition of registration; and
 - (c) take into account all repairs and renovations completed by the declarant which are set out on the lists compiled pursuant to conditions 3(3)(b)(i), (ii) and (iii) above as detailed in the comprehensive study; and
 - (2) that such updated table included the statement required in condition 3(3)(c) above.

8. Upon presentation to the Commissioner of a certificate from a professional engineer registered as such and holding a certificate of authorization within the meaning of the Professional Engineers Act stating that Conditions 3, 4, 5 and 7 have been satisfied and provided Conditions 1, 6 and 9 have been satisfied, the plan may be registered.
 9. The owner shall provide a tax certificate which confirms that all municipal taxes have been paid in full.”
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Moscoe the Community Council recommends the adoption of the foregoing report.

(Clause No. 59, Report No. 6)

**6.68 Pilot project on St. Clair Avenue West between Old Weston Road and Winona Drive
(Ward 17 – Davenport)**

The Humber York Community Council had before it a Motion (July 4, 2003) from Councillor Dominelli requesting that a pilot project be initiated on St. Clair Avenue West between Old Weston Road and Winona Drive immediately, taking into consideration the following:

- (1) the elimination of street parking charges after 6:00 p.m. on weekdays;
- (2) rescinding parking charges on Sundays;
- (3) adjustment of street parking rates to reflect the annual cost of living or rate of inflation increases, since amalgamation on January 1, 1998; and
- (4) the introduction of a by-law to regulate municipal parking charges, so that costs are not increased more than the preceding year’s cost of living or rate of inflation;

And that the information compiled for this project be reported back to the Community Council, including the impact of the proposals on businesses in the community, after a one-year study.

On motion by Councillor Dominelli the Community Council reports having:

- (1) **requested the Commissioner, Urban Development Services, to report on the foregoing proposals; and**
- (2) **received the communication.**

(Clause No. 60(i), Report No. 6)

6.69 Removal of personal information from Agenda items

The Humber York Community Council reports having requested the Commissioner, Corporate Services, to report on the reasons for severing personal information in reports and communications placed on agendas.

(Clause No. 60(j), Report No. 6)