

THE CITY OF TORONTO

City Clerk's Division

Minutes of The East York Community Council

Meeting No. 11

Monday, September 27, 1999

The East York Community Council held a special meeting on Monday, September 27, 1999, in the True Davidson Council Chamber, East York Civic Centre, East York, commencing at 9:03 a.m.

Members Present:

Councillor Jane Pitfield, Chair
Councillor Case Ootes
Councillor Michael Prue

**11.1 Application for Site Plan Approval
By Manresa Investments Ltd.
Regarding 832 Eglinton Avenue East.**

The East York Community Council had before it a report (September 23, 1999) from the Director, Community Planning, East District, respecting an application by Manresa Investments Ltd., for site plan approval for a proposed 870 square metre (9,365 square feet) one-storey commercial building; advising that the developer would assume the costs associated with this proposal; further advising; in the opinion of staff, this application for site plan approval offends the policies of the Official Plan; that the plans do not comply with the decision of the Committee of Adjustment which prohibits window or door openings on the wall facing the public lane at the rear; that the plans show a doorway facing the lane; and recommending that the East York Community Council refuse the application for site plan approval by Manresa Investments Ltd. for the property at 832 Eglinton Avenue East.

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

- (Undated) from Mr. Jeff Barlow, East York, and
- (September 26, 1999) from Ms. A. Vermes, President, Leaside Property Owners' Association Incorporated.

Mr. Adam Brown, solicitor for the Applicant, appeared before the East York Community Council in connection with the foregoing matter.

On motion by Councillor Prue, the East York

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Community Council unanimously recommended that City Council approve the application for Site Plan Approval submitted by Manresa Investments Ltd. regarding the property at 832 Eglinton Avenue East, subject to the following conditions:

- (1) that the approval apply to the following drawings:
 - (a) the "Site Concept" plan (Sheet No. SP:1), prepared by Brown Consulting and Design, date stamped received by the East York Planning Office on September 13, 1999, subject to redline revisions deleting the rear exit door;
 - (b) the "North/East Elevations" plans (Sheet No. A:5), prepared by Brown Consulting and Design, date stamped received by the East York Planning Office on August 3, 1999;
 - (c) the "South/West Elevations" plans (Sheet No. A:4), prepared by Brown Consulting and Design, date stamped received by the East York Planning Office on August 3, 1999;
- (2) that the Owner be required to enter into a Site Plan Development Agreement incorporating the following conditions of approval:
 - (a) the Owner shall ensure that all signs are in conformance with the East York Sign By-law, to the satisfaction of the Director of Building, East District notwithstanding the Applicant's right to apply for a variance to the East York Sign By-law at a future date;
 - (b) the Owner shall be responsible for providing and maintaining signage on the private driveway prohibiting outbound left turn movements at the Eglinton Avenue East access, to the satisfaction of the Manager of Traffic Planning, District 1;
 - (c) the Owner shall be responsible for providing and maintaining a minimum driveway width

of 6.0 metres including a 2.5 metre by 2.5 metre flare/taper on each side of the driveway at the entrance from/exit to Eglinton Avenue East for a total curb cut of

11.0 metres, to the satisfaction of the Manager of Traffic Planning, District 1;

- (d) the Owner shall be responsible for submitting a separate application to, and obtaining the approval of the Commissioner of Works and Emergency Services for any work within the street allowance and public lane, including any work to accommodate the proposed vehicular entrances and exits to/from the site, to the satisfaction of the Director of Building;
- (e) the Owner shall be responsible for obtaining building location and streetscape permits, and other permits which may be required for hoarding, piling/shoring or other construction activities, to the satisfaction of the Director of Building;
- (f) the Owner shall ensure that garbage is stored in sealed containers inside the building until the designated pick up day, to the satisfaction of the Commissioner of Works and Emergency Services; and
- (g) the Owner shall ensure that all units of waste and recyclable material are placed for collection in a manner specified by the City, to the satisfaction of the Commissioner of Works and Emergency Services.

(Clause No. 1, Report No. 10)

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The East York Community Council adjourned its meeting at 9:20 a.m.

Chair