

## Toronto and East York Community Council

<b>Meeting No.</b>	6	<b>Contact</b>	Christine Archibald, Committee Administrator
<b>Meeting Date</b>	Tuesday, May 29, 2007	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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<b>Toronto and East York Community Council</b>		
Councillor Sandra Bussin Councillor Janet Davis (Chair) Councillor Paula Fletcher Councillor Adam Giambrone	Councillor Pam McConnell Councillor Joe Mihevc Councillor Case Ootes Councillor Joe Pantalone	Councillor Gord Perks Councillor Kyle Rae Councillor Adam Vaughan (Vice-Chair) Councillor Michael Walker

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### Schedule of Timed Items

10:00 a.m.: Items 1 - 6	1:30 p.m.: Items 13 - 18
11:00 a.m.: Items 7 - 12	2:30 p.m.: Item 19

**Declaration of Interest under the *Municipal Conflict of Interest Act*****Confirmation of Minutes – February 13, 2007****Speakers/Presentations – A complete list will be distributed at the meeting****Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.****7a                   609 Avenue Road - Official Plan, Zoning, Site Plan Control Applications - Request for Direction Report**

(May 22, 2007) report from Director, Community Planning, Toronto and East York District

**Recommendations**

The City Planning Division recommends that:

1. City Council direct the City Solicitor to appear at the Ontario Municipal Board (the OMB) to support the revised applications to amend the Official Plan and Zoning By-law and the associated Site Plan Application respecting the construction of a 16-storey residential condominium at 609 Avenue Road, subject to the following conditions contained in Attachment 2 to this report and substantially in accordance with the draft zoning by-law contained in Attachment 5 to this report;
2. City Council authorize the entering into and execution of an agreement pursuant to Section 37 of the Planning Act to secure appropriate community benefits as identified in this report; and
3. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and any other appropriate staff to appear at the Ontario Municipal Board in support of the City's position as set out in Recommendations 1 and 2 of this report.

**Summary**

This application proposes the redevelopment of the site at 609 Avenue Road to construct a 16-storey residential condominium building containing up to 54 units. The purpose of this report is to recommend a settlement position to Council and authorize the City Solicitor to present that position at an Ontario Municipal Board Hearing scheduled to begin in July 23, 2007. Following ongoing discussions with the applicant with respect to building height, setbacks and site plan details, the applicant submitted a revised proposal on March 7, 2007. Staff are prepared to support the revised proposal subject to the conditions contained in this report.

**Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4000.pdf>

**Communications**

(May 24, 2007) letter from Lax O'Sullivan Scott LLP Counsel - TESupplementary

TE6.39	ACTION		Delegated	Ward: 28
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**Temporary Closure of Public Laneway - Rear of 501 Adelaide Street East and 288 King Street East (Convenience Address 286 King Street East)**

**Communications**

(May 24, 2007) letter from Klaus Nienkamper II

**Re: 42 2007 Steelback Grand Prix of Toronto Race - Temporary Traffic and Parking Regulations - Revised Page 2**

**Summary**

Revised Page 2 of staff report

**Background Information**

Revised Page 2

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3975.pdf>

**46a Supplementary Report on Sale of a Portion of the Public Lane Abutting 286 King Street East and 501 Adelaide Street East**

(May 17, 2007) report from Chief Corporate Officer

**Recommendations**

The Chief Corporate Officer recommends that:

1. The Offer to Purchase from Context (King Adelaide) Inc. ("Context") to purchase a portion of the public lane abutting 286 King Street East and 501 Adelaide Street East, shown as Part 1 on Sketch No. PS-2005-145 (the "Lane"), in the amount of \$222,000.00 be accepted substantially on the terms and conditions outlined in Appendix "A" to this report, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.

2. City Council approve the assignment of the Lane Agreement to Toronto Community Housing Corporation (“TCHC”) pursuant to Clause 20.1 of the Agreement, conditional on TCHC being the registered owner of 286 King Street East and 501 Adelaide Street East on the closing date of the Lane.
3. Such transfer to TCHC be at a purchase price of \$1.00 thereby making a grant to TCHC in the amount of \$222,000.00, such grant being considered by City Council to be in the interests of the municipality, and that TCHC fund the costs related to the closure and sale of the Lane, including, but not limited to, staff time.
4. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction in the event the sale proceeds to Context.
5. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

### Financial Impact

Revenue in the amount of \$222,000.00 plus GST if applicable, less closing costs and the usual adjustments is anticipated if the sale is to Context.

Should TCHC be the owner of the 286 King Street East and 501 Adelaide Street East at the time of closing, then the purchase price would be \$1.00, thereby making a grant to TCHC in the amount of \$222,000.00.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

### Summary

The purpose of this report is to report on the republication of the notice of sale, and the submissions on behalf of the owners of 284 King Street East, in the time between Toronto and East York Community Council’s consideration on March 27, 2007 of the sale of a portion of the lane abutting 286 King Street East and 501 Adelaide Street East to the abutting owner, Context (King Adelaide) Inc., and Council’s referral on April 23 and 24, 2007 of the matter back to TEYCC. The purpose of this report is also to incorporate TEYCC’s recommendations, the March 6, 2007 report from the Chief Corporate Officer and the information in this report into one report, and to authorize the sale of the Lane to Context on the terms and conditions recommended in this report. The terms for completing the transaction, as set out herein, are considered to be fair, reasonable and reflective of market value.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4001.pdf>

Attachment - Appendix A

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4002.pdf>

Attachment - Appendix B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4003.pdf>

Attachment - Appendix C

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4004.pdf>

**RE: 46      Sale of a Portion of the Public Lane Abutting 286 King Street  
East and 501 Adelaide Street East - Community Council action  
referred back by City Council**

**Summary**

Submitting Toronto and East York Community Council Item 4.109 which was referred back to the Toronto and East York Community Council by City Council for further consideration.

**Background Information**

City Council Decision

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3973.pdf>