

## Toronto and East York Community Council

<b>Meeting No.</b>	11	<b>Contact</b>	Christine Archibald, Committee Administrator
<b>Meeting Date</b>	Tuesday, November 27, 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		

### Attendance

Members of the Toronto and East York Community Council were present for some or all of the time period indicated under the section headed “Meeting Sessions”, which appears at the end of the Minutes.

Councillor Janet Davis, Chair	X
Councillor Adam Vaughan, Vice-Chair	X
Councillor Sandra Bussin	X
Councillor Paula Fletcher	X
Councillor Adam Giambrone	X
Councillor Pam McConnell	X
Councillor Joe Mihevc	X
Councillor Case Ootes	X
Deputy Mayor Joe Pantalone	X
Councillor Gord Perks	X
Councillor Kyle Rae	X
Councillor Michael Walker	X

On motion by Councillor Walker, the Toronto and East York Community Council confirmed the Minutes of its Meetings held on June 26, 2007 and September 10, 2007

<b>TE11.1</b>	ACTION	Amended		Ward: 20
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### **Final Report - Amendment to Official Plan and Zoning By-law - 395, 397, 399, 401, 403, 405 Huron Street**

*Statutory - Planning Act, RSO 1990*

(November 5, 2007) Report from Director, Community Planning, Toronto and East York District

## Recommendations

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
2. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
3. City Council 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. City Council require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of any above grade building permit to address matters including but not limited to Fire Services, Solid Waste Services and Site Servicing connections;
5. City Council require the owner to provide and maintain on-site facilities for the collection, handling and storage of garbage and other waste material in accordance with the City's publication entitled "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments";
6. City Council require the owner to pay, prior to site plan approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing review accepted by the Executive Director of Technical Services;
7. City Council require the owner, at their expense, to provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services, including a requirement to maintain in good order and operation;
8. City Council require the owner, at their expense, to address any further conditions from Works and Emergency Services that may result from their review of the application;
9. City Council require the owner prior to Site Plan Approval to:
  - a. enter into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);
  - b. provide a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services; and
  - c. provide a landscape plan for the subject property;

10. City Council require the owner prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property to:
  - a. provide a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
  - b. provide a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); and
  - c. provide final plans satisfactory to the Manager of Heritage Preservation Services; and
11. City Council require the owner prior to the release of the Letter of Credit to provide and implement an Interpretation Program for the heritage buildings located at 395, 397, 399, 401, 403, 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services.

### **Summary**

There are six addresses included in the application, each of which is currently occupied by a semi-detached building owned and operated by Campus Co-op as student housing. The six buildings currently contain 64 units in total.

A rear addition is proposed for the semi-detached buildings that will contain 75 rooms for a total of 139 rooms. The existing semi-detached buildings will remain virtually untouched with the exception of the demolition of the existing one storey rear additions and two temporary structures.

There are currently five buildings at the rear of the property located on Nichol Lane. One of these buildings will be demolished to allow for the portion of the addition adjacent to bp Nichol Lane. The remaining four will continue to house Coach House Press. Should this application be approved, the Co-op intends to sever off these buildings, and transfer ownership to the Coach House Press.

No parking is proposed.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

### **Speakers**

Tara Piurko, solicitor, McCarthy Tetrault  
James McGowan

### **Committee Recommendations**

On motion by Councillor Vaughan, the Toronto and East York Community Council recommended that City Council:

1. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8 of the staff report;
2. amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 of the staff report;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
4. require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of any above grade building permit to address matters including but not limited to Fire Services, Solid Waste Services and Site Servicing connections;
5. require the owner to provide and maintain on-site facilities for the collection, handling and storage of garbage and other waste material in accordance with the City's publication entitled "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments";
6. require the owner to pay, prior to site plan approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing review accepted by the Executive Director of Technical Services;
7. require the owner, at their expense, to provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services, including a requirement to maintain in good order and operation;
8. require the owner, at their expense, to address any further conditions from Works and Emergency Services that may result from their review of the application;
9. require the owner prior to Site Plan Approval to:
  - a. enter into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);
  - b. provide a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services; and
  - c. provide a landscape plan for the subject property;

10. require the owner prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property to:
  - a. provide a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
  - b. provide a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); and
  - c. provide final plans satisfactory to the Manager of Heritage Preservation Services;
11. require the owner prior to the release of the Letter of Credit to provide and implement an Interpretation Program for the heritage buildings located at 395, 397, 399, 401, 403, 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services;
12. require the owner to enter into a construction management agreement in consultation with the Huron Sussex Residents Association and the Ward Councillor;
13. include the five properties at 395, 397, 399, 403 and 405 Huron Street (Campus Co-op) on the City of Toronto Inventory of Heritage Properties;
14. state its intention to designate the six properties at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) under Part IV of the *Ontario Heritage Act*;
15. if there are no objections to the designations in accordance with Section 26(6) of the *Ontario Heritage Act*, authorize the City Solicitor to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
16. if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, direct the City Clerk to refer the proposed designations to the Conservation Review Board; and
17. approve alterations to the heritage buildings at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) substantially in accordance with the plans by Hairiri Pontarini Architects (Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
  - a. prior to final site plan approval:

entering into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);

providing a Conservation Plan for the restoration of the heritage buildings

located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services;

providing a landscape plan for the subject property;

- b. prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property:

providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);

providing final plans satisfactory to the Manager of Heritage Preservation Services;

- c. prior to release of the Letter of Credit:

providing and implementing an Interpretation Program for the heritage building located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager of Heritage Preservation Services;

- d. The aforementioned requirements as they apply to the lands of the Campus Co-op and the Coach House Press will be dealt with separately in a manner satisfactory to the Manager of Heritage Preservation Services;

18. grant authority to execute a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
19. authorize and direct the appropriate City Officials to take the necessary action to give effect to these recommendations.

### **Decision Advice and Other Information**

The Toronto and East York Community Council held a statutory public meeting on November 27, 2007 and notice was given in accordance with the *Planning Act*.

### **Links to Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8563.pdf>)

**1a Intention to Designate, Part IV, Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement – 395-405 Huron Street**

(June 22, 2007) Report from Director, Policy and Research, City Planning Division

**Recommendations**

The City Planning Division recommends that

1. City Council include the five properties at 395, 397, 399, 403 and 405 Huron Street (Campus Co-op) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the six properties at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) under Part IV of the *Ontario Heritage Act*;
3. if there are no objections to the designations in accordance with Section 26(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
4. if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designations to the Conservation Review Board; and
5. the alterations to the heritage buildings at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) be approved substantially in accordance with the plans by Hairiri Pontarini Architects (Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
  - a. Prior to final site plan approval:
    - entering into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);
    - providing a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services;
    - providing a landscape plan for the subject property;
  - b. Prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property:
    - providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);

providing final plans satisfactory to the Manager of Heritage Preservation Services;

c. Prior to release of the Letter of Credit:

providing and implementing an Interpretation Program for the heritage building located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager of Heritage Preservation Services;

6. authority be granted by City Council to execute a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division.

### Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the *City of Toronto Act* provisions.

### Summary

This report recommends that City Council state its intention to designate the six properties at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) under Part IV of the *Ontario Heritage Act*, approve alterations to the heritage buildings, and grant authority to enter into a heritage easement agreement for the subject properties.

As representative examples of late 19th century residential architecture, the house form buildings contribute to the character of the neighbourhood adjoining the University of Toronto campus. Campus Co-op was founded in the 1930s and remains the oldest continuously operating co-operative housing organization in Canada.

The applicant is proposing to remove the existing surface parking lot located at the rear of the existing heritage buildings and construct new rear additions and a courtyard. The existing coach houses containing the Coach House Press will remain and will be severed off as a separate parcel at a later date.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8569.pdf>)

Attachment 1 - Location Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8570.pdf>)

Attachment 2 - Photographs

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8571.pdf>)



Attachment 3 - Reasons for Designation

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8572.pdf>)

Attachment 4 - Permitted Alterations

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8573.pdf>)

**1b Intention to Designate, Part IV, Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement – 395-405 Huron Street**

(July 13, 2007) Letter from Toronto Preservation Board

**Recommendations**

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council include the five properties at 395, 397, 399, 403 and 405 Huron Street (Campus Co-op) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the six properties at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) under Part IV of the *Ontario Heritage Act*;
3. If there are no objections to the designations in accordance with Section 26(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
4. If there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designations to the Conservation Review Board; and
5. The alterations to the heritage buildings at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op), which includes the demolition of the Coach House at the rear of 397 Huron Street, be approved substantially in accordance with the plans by Hairiri Pontarini Architects (Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
  - a. Prior to final site plan approval:
    - entering into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);
    - providing a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services;
    - providing a landscape plan for the subject property;

- b. Prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property:  
  
providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;  
  
providing a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);  
  
providing final plans satisfactory to the Manager of Heritage Preservation Services;
  - c. Prior to release of the Letter of Credit:  
  
providing and implementing an Interpretation Program for the heritage building located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager of Heritage Preservation Services;
  - d. The aforementioned requirements as they apply to the lands of the Campus Co-op and the Coach House Press will be dealt with separately in a manner satisfactory to the Manager of Heritage Preservation Services;
6. Authority be granted by City Council to execute a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division;
  7. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

## Summary

For consideration by the Toronto and East York Community Council.

## Links to Background Information

Attachment - Letter from Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8574.pdf>)

TE11.2	ACTION	Adopted		Ward: 28
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## Final Report - Rezoning Application - 406 Adelaide Street East

*Statutory - Planning Act, RSO 1990*

(November 12, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
2. City Council 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, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* for the provision by the owner of the following facilities services and matters;
  - a. prior to issuance of an above grade building permit for the building on the lot, the owner shall make a cash contribution to the City in the amount of \$85,000.00 toward improvements to the east-west public lane adjacent to the north side of the lot but where all or some of such cash contribution has not been allocated for expenditure within 5 years of the date of enactment of this By-law any remaining monies shall be applied to the Heritage Lighting Program in the King - Parliament Community Improvement Plan;
  - b. prior to issuance of an above grade building permit on the lot, the owner shall make a cash contribution to the City in the amount of \$245,000.00 toward the Heritage Lighting Program being an identified community improvement program in the King-Parliament Community Improvement Area;
  - c. the owner shall provide and maintain a public pedestrian walkway over the lot which shall have a minimum width of 3metres and shall directly connect at grade Adelaide Street and the existing public lane within the area identified as “Public Pedestrian Walkway and Landscape Area” as shown on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006* and Section 41 of the *Planning Act* as applicable;
  - d. the owner shall, at its own expense, provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic

timer, designed to be water efficient by a Certified Landscape Irrigation Auditor and constructed with a back flow preventer, to the satisfaction of the General Manager Parks, Recreation and Forestry;

- e. in support of the orderly development of the lot;
  - i. the owner shall:
    - A. use reasonable commercial efforts to obtain Leadership in Energy and Environmental Design (“LEED”) certification of the proposed building on the lot;
    - B. prior to site plan approval for development on the lot, register the proposed building with the Canada Green Building Council and provide written confirmation of such registration to the Chief Planner and Executive Director, City Planning Division; and
    - C. provide such documentation and supporting materials as may be requested by the Chief Planner and Executive Director, City Planning Division, with respect to LEED certification;
  - ii. the owner shall incorporate into its submission of plans and drawings for site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006* or Section 41 of the *Planning Act* as applicable, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, acting reasonably, quality exterior building materials to be used in the construction of the building on the lot; and
  - iii. the owner shall, for the purpose of enhancing the terminus of Princess Street shown on Map 1, retain an artist to design, provide and maintain an art feature on the lot satisfactory to the Chief Planner and Executive Director, City Planning Division, acting reasonably, which shall be financially secured as part of the landscaping requirements prior to site plan approval and the specific location and details of the art feature shall be determined in the context of site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006* and Section 41 of the *Planning Act* as applicable;
  - iv. retain a consultant archaeologist, licensed by the Ministry of Culture under the provision of the *Ontario Heritage Act*, as amended, to undertake a Stage 1 Archaeological Assessment of the lot and such further stages of assessment as may be required and shall:
    - A. prior to site plan approval for development on the lot, submit an Archaeological Assessment and Mitigation Plan, satisfactory to the Manager, Heritage Preservation Services;
    - B. prior to issuance of the first building permit for a building on the lot and prior to any remediation, demolition, excavation, grading, construction or other soil disturbances on the lot, satisfy all

archaeological licensing and technical review requirements of Heritage Preservation Services and the Ministry of Culture; and

- C. at its own expense, mitigate adverse impacts to any archaeological resources found on the lot in accordance with the Archaeological Assessment and Mitigation Plan to the satisfaction of the Manager of Heritage Preservation Services.

### Summary

This application proposes a 19-storey residential building with 272 residential units and retail space at grade at 406 Adelaide Street East. A total of 230 parking spaces are provided in three levels of underground parking. Vehicle access to the site will be from the east-west lane to the north of the site.

This report reviews and recommends approval of the application to amend the Zoning By-law.

### Communications

(November 26, 2007) e-mail from Kathryn Thom, on behalf of Alison Brock (TE.New.TE11.2.1)

### Speakers

Dennis A. Trinaistich

Peter Tobin

Cynthia MacDougall, solicitor, McCarthy Tetrault

Hugh Francis Burns, St. Lawrence Neighbourhood Association

### Committee Recommendations

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council:

1. Amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 of the staff report.
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, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* for the provision by the owner of the following facilities services and matters;
  - a. prior to issuance of an above grade building permit for the building on the lot, the owner shall make a cash contribution to the City in the amount of \$85,000.00 toward improvements to the east-west public lane adjacent to the north side of the lot but where all or some of such cash contribution has not been allocated for expenditure within 5 years of the date of enactment of this By-law any remaining monies shall be applied to the Heritage Lighting Program in the

## King - Parliament Community Improvement Plan;

- b. prior to issuance of an above grade building permit on the lot, the owner shall make a cash contribution to the City in the amount of \$245,000.00 toward the Heritage Lighting Program being an identified community improvement program in the King-Parliament Community Improvement Area;
- c. the owner shall provide and maintain a public pedestrian walkway over the lot which shall have a minimum width of 3metres and shall directly connect at grade Adelaide Street and the existing public lane within the area identified as “Public Pedestrian Walkway and Landscape Area” as shown on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006* and Section 41 of the *Planning Act* as applicable;
- d. the owner shall, at its own expense, provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor and constructed with a back flow preventer, to the satisfaction of the General Manager Parks, Recreation and Forestry;
- e. in support of the orderly development of the lot;
  - i. the owner shall:
    - A. use reasonable commercial efforts to obtain Leadership in Energy and Environmental Design (“LEED”) certification of the proposed building on the lot;
    - B. prior to site plan approval for development on the lot, register the proposed building with the Canada Green Building Council and provide written confirmation of such registration to the Chief Planner and Executive Director, City Planning Division; and
    - C. provide such documentation and supporting materials as may be requested by the Chief Planner and Executive Director, City Planning Division, with respect to LEED certification;
  - ii. the owner shall incorporate into its submission of plans and drawings for site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006* or Section 41 of the *Planning Act* as applicable, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, acting reasonably, quality exterior building materials to be used in the construction of the building on the lot; and
  - iii. the owner shall, for the purpose of enhancing the terminus of Princess Street shown on Map 1, retain an artist to design, provide and maintain an art feature on the lot satisfactory to the Chief Planner and Executive Director, City Planning Division, acting reasonably, which shall be financially secured as part of the landscaping requirements prior to site

plan approval and the specific location and details of the art feature shall be determined in the context of site plan approval pursuant to Section 114 of the *City of Toronto Act, 2006* and Section 41 of the *Planning Act* as applicable;

- iv. retain a consultant archaeologist, licensed by the Ministry of Culture under the provision of the *Ontario Heritage Act*, as amended, to undertake a Stage 1 Archaeological Assessment of the lot and such further stages of assessment as may be required and shall:
  - A. prior to site plan approval for development on the lot, submit an Archaeological Assessment and Mitigation Plan, satisfactory to the Manager, Heritage Preservation Services;
  - B. prior to issuance of the first building permit for a building on the lot and prior to any remediation, demolition, excavation, grading, construction or other soil disturbances on the lot, satisfy all archaeological licensing and technical review requirements of Heritage Preservation Services and the Ministry of Culture; and
  - C. at its own expense, mitigate adverse impacts to any archaeological resources found on the lot in accordance with the Archaeological Assessment and Mitigation Plan to the satisfaction of the Manager of Heritage Preservation Services.

### Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on November 27, 2007 and notice was given in accordance with the *Planning Act*.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8728.pdf>

TE11.3	ACTION	Amended		Ward: 28
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### Designation of the Cabbagetown Northwest Area as a Heritage Conservation District under Part V of the Ontario Heritage Act

*Statutory - Ontario Heritage Act, RSO 1990*

(October 17, 2007) Report from Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. In accordance with Section 41 of the *Ontario Heritage Act*, Council designate by By-law the area shown on Attachment No. 1 as the Cabbagetown Northwest Heritage Conservation District;
2. Council adopt by By-law the Cabbagetown Northwest Heritage Conservation District Plan, dated August, 2007, as the District Plan for the Cabbagetown Northwest Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and Council when making decisions regarding matters set out under Section 42 of the *Ontario Heritage Act*;
3. If there are any objections to the By-law under Section 41 of the *Ontario Heritage Act*, the City Solicitor be directed to appear before the Ontario Municipal Board to defend the By-law; and
4. Until such time as the By-law designating the area as the Cabbagetown Northwest Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the *Ontario Heritage Act*, be listed in the City's Inventory of Heritage Properties.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. The public Notices of Intention to Designate will be advertised on the City's web site in accordance with the *City of Toronto Act* provisions. This proposed Heritage Conservation District will add almost 200 properties to the Inventory. It is also noted that adding properties to the Inventory by means of Heritage Conservation District designations dramatically increases the workload of Heritage Preservation Services, requiring staff to review all building permits, Committee of Adjustment, rezoning and Official Plan amendment applications within legislated timeframes.

The continued increase in Heritage Conservation Districts will not be sustainable without additional staff resources.

### **Summary**

To recommend that City Council designate a part of the Cabbagetown area, generally bounded by Sherbourne Street, Carlton Street, Parliament Street and Wellesley Street East, as the Cabbagetown Northwest Heritage Conservation District under Part V of the *Ontario Heritage Act*.

### **Communications**

(November 21, 2007) e-mail from Ron van Kempen (TE.Main.TE11.3.1)

### **Speakers**

Rick Hall  
Peggy Kurtin  
George Rust-D'Eye

### **Committee Recommendations**

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council:



1. In accordance with Section 41 of the *Ontario Heritage Act*, designate by By-law the area shown on Attachment No. 1 of the staff report as the Cabbagetown Northwest Heritage Conservation District.
2. Adopt by By-law the Cabbagetown Northwest Heritage Conservation District Plan, dated August, 2007, as the District Plan for the Cabbagetown Northwest Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and when making decisions regarding matters set out under Section 42 of the *Ontario Heritage Act*.
3. If there are any objections to the By-law under Section 41 of the *Ontario Heritage Act*, direct the City Solicitor to appear before the Ontario Municipal Board to defend the By-law.
4. Until such time as the By-law designating the area as the Cabbagetown Northwest Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the *Ontario Heritage Act*, be listed in the City's Inventory of Heritage Properties.

### **Decision Advice and Other Information**

On motion by Councillor McConnell, the Toronto and East York Community Council also:

1. Requested the Director, Policy and Research, City Planning Division to:
  - a. expedite the report to the Toronto and East York Community Council to authorize the Heritage Conservation District Study of Carlton Street to Gerrard Street, and of Sherbourne Street to Parliament Street; and
  - b. consult with the Cabbagetown Business Improvement Area and the Cabbagetown Heritage District Committee to look at the identification of Parliament Street as a Heritage Conservation District.
2. Held a statutory public meeting on November 27, 2007 and notice was given in accordance with the *Ontario Heritage Act*.

### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8766.pdf>

Attachment 1 - Conservation District Boundary

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8767.pdf>

Attachment 2 - Conservation District Plan

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8772.pdf>

### 3a Designation of the Cabbagetown Northwest Area as a Heritage Conservation District under Part V of the Ontario Heritage Act

(November 12, 2007) Letter from Toronto Preservation Board

#### Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. In accordance with Section 41 of the *Ontario Heritage Act*, Council designate by By-law the area shown on Attachment No. 1 as the Cabbagetown Northwest Heritage Conservation District;
2. Council adopt by By-law the Cabbagetown Northwest Heritage Conservation District Plan, dated August, 2007, as the District Plan for the Cabbagetown Northwest Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and Council when making decisions regarding matters set out under Section 42 of the *Ontario Heritage Act*;
3. If there are any objections to the By-law under Section 41 of the *Ontario Heritage Act*, the City Solicitor be directed to appear before the Ontario Municipal Board to defend the By-law; and
4. Until such time as the By-law designating the area as the Cabbagetown Northwest Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the *Ontario Heritage Act*, be listed in the City's Inventory of Heritage Properties.

#### Summary

For consideration with the report Designation of the Cabbagetown Northwest Area as a Heritage Conservation District under Part V of the *Ontario Heritage Act* (October 17, 2007) from the Director, Policy and Research, City Planning Division.

#### Links to Background Information

Letter from Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8780.pdf>

TE11.4	ACTION	Adopted		Ward: 22
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### Refusal Report - Official Plan, Zoning, Site Plan Applications – 359-377 Roehampton Avenue

(November 7, 2007) Report from Director, Community Planning, Toronto and East York District

## Recommendations

The City Planning Division recommends that:

1. City Council refuse the applications for the following reasons:
  - a. the proposal is inconsistent with the Provincial Policy Statement;
  - b. the proposal does not conform to the Official Plan;
  - c. the proposal is inconsistent with Council-approved guidelines/policies e.g., DIPS; and
  - d. the proposal does not meet the intent of the Zoning By-law;
2. City Council direct the City Solicitor to advise the Ontario Municipal Board (the “OMB”) that the City of Toronto requests the OMB to refuse the applications for Official Plan and Zoning By-law Amendment Nos. 05 195762 STE 22 OZ & 07 111502 STE 22 OZ, and Site Plan file No. 07 105167 SA; and
3. the City Solicitor, the Chief Planner and Executive Director and any other appropriate staff be authorized and directed appear at the OMB hearing in support of the City’s position as set out in Recommendation 1 of this report.

## Summary

Council previously refused the above noted applications on March 5, 2007, and had directed staff to attend the hearing at the Ontario Municipal Board. The applicant has since submitted significantly revised plans which staff believe requires further direction from City Council. Staff continue to recommend the proposal be refused. The applicant has consolidated the appeals to the Ontario Municipal Board with the hearing scheduled to begin on January 8, 2008.

The revised proposal contemplates the construction of 3 detached residential buildings containing a total of 15 units at 359-377 Roehampton Avenue. Construction of the proposed development will require demolition of the 3 existing detached buildings containing a total of 9 dwelling units, of which 8 are rental units.

This proposal has been considered on the basis of its compatibility with the surrounding neighbourhood and its compliance with the spirit and intent of the Official Plan and Zoning By-law. Housing policies relating to “house behind and house”, and rental protection have not been satisfied and form the basis for refusal of the applications.

This report reviews and recommends refusal of the applications to amend the Official Plan and Zoning By-law and for Site Plan Control.

## Speakers

Michael Vaughan

## Committee Recommendations

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council:

1. refuse the applications for the following reasons:
  - a. the proposal is inconsistent with the Provincial Policy Statement;
  - b. the proposal does not conform to the Official Plan;
  - c. the proposal is inconsistent with Council-approved guidelines/policies e.g., DIPS; and
  - d. the proposal does not meet the intent of the Zoning By-law;
2. direct the City Solicitor to advise the Ontario Municipal Board (the “OMB”) that the City of Toronto requests the OMB to refuse the applications for Official Plan and Zoning By-law Amendment Nos. 05 195762 STE 22 OZ & 07 111502 STE 22 OZ, and Site Plan file No. 07 105167 SA; and
3. authorize and direct the City Solicitor, the Chief Planner and Executive Director and any other appropriate staff to appear at the OMB hearing in support of the City’s position as set out in Recommendation 1.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8717.pdf>)

TE11.5	ACTION	Amended	Delegated	Ward: 20
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### York Street Pedestrian Promenade Plan, Front Street West to Queens Quay West

(November 13, 2007) Report from Director, Community Planning, Toronto and East York, and Director, Transportation Services, Toronto and East York District

### Recommendations

The City Planning Division and Transportation Services Division recommend that Toronto and East York Community Council:

1. endorse the York Street Pedestrian Promenade Plan, including Attachment 6: Action Items for Plan Implementation, with potential further changes to the York Street off ramp and right turn channel subject to a report in 2008 from Transportation Services on the options for improving the pedestrian environment at the southeast corner of York Street and Harbour Street, including modifications to, or removal of, the ramp from the F. G. Gardiner Expressway eastbound to Harbour Street;
2. approve the alteration of the intersection of York Street and Lake Shore Boulevard West, generally as shown in the print of Drawing No. 421F-9016, dated July 2007, in Attachment 5, and described as follows:

- a. removing the westbound right-turn channel on the northeast corner of the intersection;
  - b. removing the southbound right-turn channel on the northwest corner of the intersection; and
  - c. modifying the west side median.
3. direct Transportation Services staff to paint a new zebra striped 4 metre wide crosswalk and provide 4 metre sidewalk curb cuts on the south leg of Harbour Street at York Street;
  4. direct Transportation Services staff to design and install a pedestrian crossing, as either a concrete sidewalk or marked crosswalk, on the east side of York Street at the Union Station driveway and pedestrian warning features in 2008 subject to necessary funds being approved; and
  5. direct City Planning staff to conduct a safety audit of the York Street Off Ramp Park with staff from Parks, Forestry and Recreation, and Transportation Services, the Queens Quay Harbourfront BIA and Harbourfront.

### **Financial Impact**

Most of the improvements presented in this report can be implemented from funding within the Transportation Services 2007 Capital Budget and the proposed 2008 Capital Budget. Some of the improvements need to be further developed and assessed in terms of their potential financial impact and funding requirements. These financial impacts, including the identification of any potential funding partnerships with other levels of government, will be addressed in any future reports required for the approval of these specific improvements.

The installation of bird caging and river rock under the F. G. Gardiner Expressway, as set out in this report, can be funded with the Transportation Services budget for capital work under the Gardiner Expressway (Transportation Capital Account CTP122-1-49). The work will be started by the end of 2007 and completed in 2008. The estimated cost is \$150,000.

The introduction of a crosswalk on the south leg of Harbour Street at York Street, and the removal of the right turn channels at the northwest and northeast corners of York Street and Lake Shore Boulevard can be completed with the funds obtained from Marathon Realty Company Limited (now Fairmont Developments Ltd.) to widen York Street and to eliminate the barrier effect of Lake Shore Boulevard for pedestrians. The payment in the amount of \$666,908.10 for the York Street widening cash contribution has been received by the City and deposited in Customer Account No. 52990079.

The introduction of a pedestrian crossing on the east side of York Street at the Union Station driveway would be funded from the Transportation Services 2008 Capital Budget.

Many of the streetscape improvements will be completed through the Union Station Revitalization Project and requirements of Site Plan Approval applications for residential, mixed use and office buildings along York Street.

## Summary

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision. Toronto and East York Community Council's endorsement is sought for the proposed pedestrian improvements on York Street from Front Street West to Queens Quay West, to substantially enhance the pedestrian environment and safety in this rapidly urbanizing corridor linking the downtown and waterfront.

## Communications

(November 27, 2007) letter from Dennis Findlay, Waterfront Action (TE.New.TE11.5.1)  
(November 26, 2007) e-mail from Ulla Colgrass, York Quay Neighbourhood Association (TE.New.TE11.5.2)

## Speakers

Dennis Findlay  
James Russell  
Ulla Colgrass, York Quay Neighbourhood Association

## Committee Decision

The Toronto and East York Community Council:

On motion by Councillor Vaughan:

1. Endorsed the York Street Pedestrian Promenade Plan, including Attachment 6: Action Items for Plan Implementation of the staff report, with potential further changes to the York Street off ramp and right turn channel subject to a report in 2008 from Transportation Services on the options for improving the pedestrian environment at the southeast corner of York Street and Harbour Street, including modifications to, or removal of, the ramp from the F. G. Gardiner Expressway eastbound to Harbour Street.
2. Approved the alteration of the intersection of York Street and Lake Shore Boulevard West, generally as shown in the print of Drawing No. 421F-9016, dated July 2007, in Attachment 5 of the staff report, and described as follows:
  - a. removing the westbound right-turn channel on the northeast corner of the intersection;
  - b. removing the southbound right-turn channel on the northwest corner of the intersection; and
  - c. modifying the west side median.
3. Directed the Director, Transportation Services, Toronto and East York District to paint a new zebra striped 4 metre wide crosswalk and provide 4 metre sidewalk curb cuts on the south leg of Harbour Street at York Street.
4. Directed the Director, Transportation Services, Toronto and East York District to design

and install a pedestrian crossing, as either a concrete sidewalk or marked crosswalk, on the east side of York Street at the Union Station driveway and pedestrian warning features in 2008 subject to necessary funds being approved.

5. Directed the Director, Community Planning, Toronto and East York District to conduct a safety audit of the York Street Off Ramp Park, in consultation with staff from Parks, Forestry and Recreation, and Transportation Services, the Queens Quay Harbourfront BIA and Harbourfront.

On motion by Councillor McConnell:

6. Requested the General Manager, Parks, Forestry and Recreation, in consultation with the York Quay Neighbourhood Association and Queen's Quay Harbourfront BIA, to report to the Toronto and East York Community Council on the renaming of the York off ramp Park and the posting of a park name sign by the end of 2008.
7. Requested the General Manager, Parks, Forestry and Recreation Division, after the completion of the Queens Quay Environmental Assessment, to consult with the Queens Quay Harbourfront BIA, York Quay Neighbourhood Association, WATERFRONToronto, and Clean and Beautiful City Secretariat, and report to the Toronto and East York Community Council on the creation of a planting gateway and mural at the northeast corner of Queens Quay.
8. Requested the Director, Community Planning, Toronto and East York District, in consultation with the St. Lawrence Neighbourhood Association, York Quay Neighbourhood Association, and WATERFRONToronto, to report to the Toronto and East York Community Council in 2008 on the development of a Pedestrian Promenade Plan for Jarvis Street between Front Street East and Queens Quay.

On motion by Councillor Vaughan:

9. Requested Toronto Parking Authority to report to the Toronto and East York Community Council in 2008 on the feasibility of a higher order use for 120 Harbour Street such as constructing buildings which help to animate the York Street streetscape.
10. Requested the Executive Director, Facilities and Real Estate to report to the Toronto and East York Community Council, by the end of 2008, on the feasibility of a higher order use of the 130 Harbour Street such as constructing buildings to help animate the York Street streetscape.
11. Requested the Director, Community Planning, Toronto and East York District, in consultation with the Waterfront Action, King Spadina Residents' Association, York Quay Neighbourhood Association, Central Waterfront Neighbourhood Association, Harbourfront, Union Station Working Group and WATERFRONToronto, to report to the Toronto and East York Community Council in 2008 on the development of a Pedestrian Promenade Plan for Simcoe Street between Queen Street West and Queens Quay.

12. Requested the Director, Transportation Services, Toronto and East York District to report to Toronto and East York Community Council on the feasibility of implementing evening and weekend on-street parking on Lakeshore Boulevard and Harbour Street in the corridor between Spadina Avenue and York Street.

On motion by Councillor McConnell:

13. Requested the Toronto Transit Committee, or Toronto Hydro to remove the redundant street poles at the northwest and northeast corners of York Street and Queens Quay.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8727.pdf>)

TE11.6	ACTION	Adopted		Ward: 27
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### Inclusion on Heritage Inventory - 361 University Avenue

(September 10, 2007) Report from Director, Policy and Research, City Planning Division

#### Recommendations

The City Planning Division recommends that City Council include the property at 361 University Avenue (Toronto Courthouse) on the City of Toronto Inventory of Heritage Properties.

#### Summary

This report recommends that City Council include the property at 361 University Avenue (Toronto Courthouse) on the City of Toronto Inventory of Heritage Properties. The inclusion of the property on the City's heritage inventory would enable staff to monitor applications affecting the site and encourage the retention of its heritage attributes.

#### Committee Recommendations

On motion by Councillor Rae, the Toronto and East York Community Council recommended that City Council include the property at 361 University Avenue (Toronto Courthouse) on the City of Toronto Inventory of Heritage Properties.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8732.pdf>)

Attachment 1 - Location Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8733.pdf>)

Attachment 2 - Photographs

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8734.pdf>)

Attachment 3 - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8735.pdf>)



## 6a Inclusion on Heritage Inventory–361 University Avenue

(November 12, 2007) Letter from Toronto Preservation Board

### Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council include the property at 361 University Avenue (Toronto Courthouse) on the City of Toronto Inventory of Heritage Properties.

### Summary

For consideration with the report 361 University Avenue – Inclusion on Heritage Inventory (September 10, 2007) from the Director, Policy and Research, City Planning Division.

### Links to Background Information

Letter from Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8779.pdf>

TE11.7	ACTION	Referred		Ward: 30
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## Intention to Designate - 670, 672 and 674 Broadview Avenue

(November 12, 2007) Member Motion from Councillor Fletcher

### Recommendations

1. City Council state its intention to designate the properties at 670, 672 and 674 Broadview Avenue under Part IV, of the *Ontario Heritage Act*;
2. if there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, the City Solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*; and
3. if there are objections to the designation in accordance with Section 29(7) of the *Ontario Heritage Act*, the City Clerk be directed to refer the proposed designation to the Conservation Review Board.

### Summary

The intention of this motion is to designate the properties at 670, 672 and 674 Broadview Avenue in recognition of their cultural heritage value. They are part of a group of 11 neighbouring residential buildings which includes 660 Broadview (the residence of William Peyton Hubbard, the City of Toronto's first black alderman) that City Council listed on the City of Toronto Inventory of Heritage Properties in September, 2006.

Constructed during the pre-World War I era, the properties contain three well-designed house form buildings displaying features from Edwardian Classicism and Period Revival architecture, the most popular house styles of the early 20th century. The three adjoining properties terminate the vista looking west along Wolfrey Avenue to Broadview Avenue.

There is immediate threat to the buildings due to potential development in the area that could result in irreparable loss of cultural heritage value and relationship to the surrounding area.

### Speakers

Bryan Nykoliation, Beach Triangle Townhomes Ltd.

### Decision Advice and Other Information

On motion by Councillor Fletcher, the Toronto and East York Community Council referred the member motion (November 12, 2007) from Councillor Fletcher to the Toronto Preservation Board.

### Links to Background Information

Member Motion from Councillor Fletcher

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8782.pdf>

TE11.8	ACTION	Amended	Delegated	Ward: 30
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### Residential Demolition Application – 132 Curzon Street

(November 6, 2007) Report from Director, Toronto Building, Toronto and East York District

### Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site; in the alternative,
2. approve the application to demolish the subject residential buildings without conditions; or,
3. approve the application to demolish the subject residential building with the following conditions:
  - a. the applicant take all necessary precautions to protect the trees both on site and on the City boulevard as deemed appropriate by Urban Forestry Division;
  - b. all debris and rubble be removed immediately after demolition;

- c. any holes on the property be backfilled with clean fill; and
- d. the site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 548 and Chapter 489 respectively.

### **Summary**

In accordance with Section 33 of the *Planning Act* and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 132 Curzon Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which the community council has delegated authority from City Council to make a final decision.

### **Speakers**

Barrie Chavel, on behalf of applicant

### **Committee Decision**

On motion by Councillor Fletcher, the Toronto and East York Community Council approved the application to demolish 132 Curzon Street with the following conditions:

1. the applicant take all necessary precautions to protect the trees both on site and on the City boulevard as deemed appropriate by Urban Forestry Division;
2. all debris and rubble be removed immediately after demolition;
3. any holes on the property be backfilled with clean fill; and
4. the site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 548 and Chapter 489 respectively.

### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8774.pdf>

Attachment 1 - Letter from Applicant

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8775.pdf>

Attachment 2 - Photos

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8776.pdf>

Attachment 3 - Area Map

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8777.pdf>

Attachment 4 - Survey

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8778.pdf>

TE11.9	ACTION	Adopted		Ward: 31
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**Final Report - Application for Residential Demolition under Municipal Code Chapter 363 – 825 Dundas Street East; 46 Hamilton Street and 35 Carroll Street (Don Mount Court)**

(November 5, 2007) Report from Director, Community Planning, Toronto and East York District

**Recommendations**

1. City Council approve the application to demolish the subject residential building pursuant to section 33 of *The Planning Act* and Municipal Code Chapter 363, with the following conditions:
  - a. the approval under recommendation 1 shall not come into effect until the updated Construction Mitigation and Tenant Communication Strategy Plan required under section 2.2.3. of Section 37 Agreement is approved by the General Manager, Shelter, Support 7 Housing Administration;;
  - b. the removal, handling and disposal of all hazardous materials including but not limited to asbestos, lead, mercury, silica and PCBs shall be conducted in accordance with the Ministry of the Environment and the Ministry of Labour regulations and guidelines;
  - c. the removal of ozone-depleting substances, if encountered, shall be performed by a licensed contractor in compliance with the Ministry of the Environment regulations;
  - d. the owner shall ensure the implementation of the demolition and excavation dust control measures approved by the Medical Officer of Health;
  - e. the owner shall erect a construction fence in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - f. all debris and rubble shall be removed from the site immediately after demolition; and
  - g. the site shall be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 548 regarding debris and Chapter 489 regarding weeds.
  
2. City Council advise TCHC that under the terms of their fee deferral, the private tree by-law application fees must be paid once the final proportion of the development to be comprised of non-profit housing is determined.

## Summary

This application is the final phase of a development proposal to redevelop the lands municipally known as 825 Dundas Street East, 46 Hamilton Street and 35 Carroll Street and known as Don Mount Court with the replacement of 232 rent-geared-to-income housing units and 187 unit stacked townhouse condominium and expansion of the existing Joel Weeks public park.

This application proposes the demolition of the second of two residential buildings, 6 storeys in height that exists on the southern parcel of land, known as 35 Carroll Street.

The proposal is consistent with the previous planning approvals for the Don Mount Court redevelopment project approved at the Ontario Municipal Board.

## Committee Recommendations

On motion by Councillor Fletcher, the Toronto and East York Community Council recommended that City Council:

1. approve the application to demolish the subject residential building pursuant to section 33 of *The Planning Act* and Municipal Code Chapter 363, with the following conditions:
  - a. the approval under recommendation 1 shall not come into effect until the updated Construction Mitigation and Tenant Communication Strategy Plan required under section 2.2.3. of Section 37 Agreement is approved by the General Manager, Shelter, Support 7 Housing Administration;;
  - b. the removal, handling and disposal of all hazardous materials including but not limited to asbestos, lead, mercury, silica and PCBs shall be conducted in accordance with the Ministry of the Environment and the Ministry of Labour regulations and guidelines;
  - c. the removal of ozone-depleting substances, if encountered, shall be performed by a licensed contractor in compliance with the Ministry of the Environment regulations;
  - d. the owner shall ensure the implementation of the demolition and excavation dust control measures approved by the Medical Officer of Health;
  - e. the owner shall erect a construction fence in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
  - f. all debris and rubble shall be removed from the site immediately after demolition; and
  - g. the site shall be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 548 regarding debris and Chapter 489 regarding weeds.

2. advise TCHC that under the terms of their fee deferral, the private tree by-law application fees must be paid once the final proportion of the development to be comprised of non-profit housing is determined.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8558.pdf>)

TE11.10	ACTION	Adopted	Delegated	Ward: 22
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### Sign Variance - 2 St. Clair Avenue East

(November 12, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that Toronto and East York Community Council refuse the request for variances to permit, for identification purposes, a temporary non-illuminated fascia sign for a period of two years, on the north elevation of the building at 2 St. Clair Avenue East.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Leslie Abro of Abcon Outdoor Inc. on behalf of G E Real Estate for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a temporary non-illuminated fascia sign for a period of two years, on the north elevation of the building at 2 St. Clair Avenue East.

Staff recommends refusal of this application. The variances are major and not within the general intent and purpose of the Municipal Code.

### Communications

(November 22, 2007) e-mail from Alison Gorbould (TE.Main.TE11.10.1)

(November 22, 2007) e-mail from Scott Gavura (TE.Main.TE11.10.2)

(November 23, 2007) e-mail from Raj Bharati (TE.Main.TE11.10.3)

(November 25, 2007) e-mail from Sara Lipson (TE.New.TE11.10.4)

### Speakers

Les Abro, Abcon Outdoor

John McMulkin, Abcon Outdoor

Rami Tabetlo, Coordinator, IllegalSigns.ca

### Committee Decision

On motion by Councillor Walker, the Toronto and East York Community Council refused the request for variances to permit, for identification purposes, a temporary non-illuminated fascia sign for a period of two years, on the north elevation of the building at 2 St. Clair Avenue East.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8688.pdf>)

TE11.11	ACTION	Amended	Delegated	Ward: 27
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### Sign Variance - 876 Yonge Street

(November 8, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to maintain, for identification purposes, a non-illuminated, see-through vinyl fascia sign located at the second storey level on the Yonge Street elevation and a non-illuminated fascia sign located on the Scollard Street elevation of the building at 876 Yonge Street, for a period of two years from the date of approval; and
2. Toronto and East York Community Council refuse the requested variances to permit, for identification purposes, a non-illuminated, see-through vinyl fascia sign located at the first floor level, on the Yonge Street elevation of the building at 876 Yonge Street; and
3. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

To review and make recommendations on a request by Julie Dowbiggin on behalf of Cresford Developments for approval of variances from Chapter 297, Signs of the former City of Toronto Municipal Code to maintain, for identification purposes, three existing non-illuminated, see-through vinyl fascia signs. Two of the three existing signs are located on the Yonge Street elevation and one sign is located on the Scollard Street elevation of the building at 876 Yonge Street.

Staff recommends approval of a non-illuminated, see-through vinyl fascia sign located at the second storey level on the Yonge Street elevation and one non-illuminated fascia sign located on the Scollard Street elevation of the building at 876 Yonge Street for a period of two years from the date of approval. The requested variances are minor and within the general intent and purpose of the Municipal Code.

Staff recommends refusal of a non-illuminated see-through vinyl fascia sign (Sign # 2), which covers an entire window at the first floor level, on the Yonge Street elevation of the building. This requested variance is not appropriate for the ground floor of a main street building.

### **Communications**

(November 22, 2007) e-mail from Alison Gorbould (TE.Main.TE11.11.1)

(November 24, 2007) e-mail from Shirley Morriss, ABC Residents' Association (TE.New.TE11.11.2)

(November 27, 2007) e-mail from Lee Owens (TE.New.TE11.11.3)

### **Speakers**

Ryan Millov, on behalf of 38 Charles Street East

### **Committee Decision**

On motion by Councillor Rae, the Toronto and East York Community Council:

1. approved the requested variances to maintain, for identification purposes, a non-illuminated, see-through vinyl fascia sign located at the second storey level on the Yonge Street elevation and a non-illuminated fascia sign located on the Scollard Street elevation of the building at 876 Yonge Street, for a period of two years from the date of approval; and
2. approved the requested variances to permit, for identification purposes, a non-illuminated, see-through vinyl fascia sign located at the first floor level, on the Yonge Street elevation of the building at 876 Yonge Street; and
3. directed the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8547.pdf>



TE11.12	ACTION	Amended	Delegated	Ward: 22
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## **Driveway Widening Appeal for a Second Vehicle - 228 Manor Road East**

(October 10, 2007) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council deny the request for driveway widening for a second vehicle at 228 Manor Road East.

### **Summary**

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed an appeal from the owner of 228 Manor Road East for the parking of a second vehicle at this location. We do not recommend approval for the parking of a second vehicle at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The owner will be given an opportunity to make a deputation before Community Council.

### **Speakers**

Karen Davis  
Susan Ewing

### **Committee Decision**

The Toronto and East York Community Council granted the appeal for driveway widening for a second vehicle at 228 Manor Road East, on condition that:

On motion by Councillor Walker:

1. the parking area for the second parking space not exceed 2.2 m by 4.5 m in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' of the staff report, to the satisfaction of the General Manager of Transportation Services;

On motion by Deputy Mayor Pantalone:

4. the applicant planting and ensuring the survival, at their expense:
  - a. of a silver maple or red oak tree in the private area marked as 'grass' in the site plan in the front of the house or at a location satisfactory to the City Arborist; and

- b. of an additional full shade canopy tree to the rear of the property; and

On motion by Councillor Walker:

5. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8520.pdf>

Appendix A - Sketch

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8521.pdf>

Appendix B - Property Data Map

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8522.pdf>

Appendix C - Photos

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8523.pdf>

Appendix D - Applicant's Landscape Proposal

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8524.pdf>

TE11.13	ACTION	Adopted	Delegated	Ward: 14
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### Commercial Boulevard Parking Appeal –149 Roncesvalles Avenue

(November 7, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council deny the request for right angled commercial boulevard parking at 149 Roncesvalles Avenue.

### Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. Transportation Services has assessed an appeal for right angled parking from the owner and ground floor occupant of 149 Roncesvalles Avenue for commercial boulevard parking. We do not recommend approval of right angled commercial boulevard parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The owner will be given an opportunity to make a deputation before Community Council.

### Committee Decision

On motion by Councillor Perks, the Toronto and East York Community Council denied the request for right angled commercial boulevard parking at 149 Roncesvalles Avenue.

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8683.pdf>)

Attachment 1 - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8684.pdf>)

Attachment 2 - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8685.pdf>)

Attachment 3 - Appendix C

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8686.pdf>)

TE11.14	ACTION	Amended	Delegated	Ward: 19
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## Commercial Boulevard Parking Appeal - 53 Argyle Street

(November 9, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council deny the request for commercial boulevard parking at 53 Argyle Street.

### Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed an appeal from the ground floor occupant of 53 Argyle Street for commercial boulevard parking. We do not recommend approval of commercial boulevard parking at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The tenant will be given the opportunity to make a deputation before Community Council.

### Speakers

Peter Zaremba

### Committee Decision

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council granted the appeal for commercial boulevard parking at 53 Argyle Street on condition that:

1. the parking area not exceed 2.6 m by 4.67 m in dimension;
2. the parking space to be restricted to a sub compact vehicle;
3. the applicant:

- a. relay the pathway in permeable materials;
  - b. remove the paved area on the west side of the property; and
  - c. plant and ensure the survival, at the owner's expense, of a silver maple or red oak tree on the west side of the boulevard; and
4. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks.

The following motion moved by Councillor Perks was not ruled on:

That the Toronto and East York Community Council adopt the report (November 9, 2007) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District to deny the appeal.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8761.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8762.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8763.pdf>

Appendix C

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8764.pdf>

TE11.15	ACTION	Deferred	Delegated	Ward: 22
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### Residential Boulevard Parking Appeal – 84 Duggan Avenue

(November 8, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for residential boulevard parking for one vehicle at 84 Duggan Avenue; and
2. request that the owner install suitable barriers/planters of sufficient weight that cannot be easily moved in order to prevent parking.

### Summary

This staff report is about a matter which Community Council has delegated authority from City

Council to make a final decision. Transportation Services has assessed an appeal from the owner of 84 Duggan Avenue for residential boulevard parking for one vehicle at this location. We do not recommend approval of parking because it does not meet the requirements of the former City of Toronto Municipal Code. The owner will be given an opportunity to make a deputation before Community Council.

### **Communications**

(November 26, 2007) e-mail from Chris Rich, applicant (TE.New.TE11.15.1)

### **Committee Decision**

On motion by Councillor Walker, the Toronto and East York Community Council deferred consideration of this matter to its February 12, 2008 meeting.

### **Links to Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8672.pdf>)

Attachment 1 - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8673.pdf>)

Attachment 2 - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8674.pdf>)

Attachment 3 - Appendix C

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8675.pdf>)

Attachment 4 - Appendix D

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8676.pdf>)

TE11.16	ACTION	Amended	Delegated	Ward: 20
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### **Appeal of the denial of a Boulevard Café – 496 - 500 Bloor Street West**

(November 14, 2007) Report from Manager, Licensing Services, Municipal Licensing and Standards

### **Recommendations**

Municipal Licensing and Standards recommends that the Toronto and East York Community Council deny the application for a boulevard cafe permit at 496 – 500 Bloor Street West.

### **Summary**

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The application for a boulevard cafe permit at 496 – 500 Bloor Street West was refused by Municipal Licensing and Standards based on the results of a public poll. The applicant, 2098595 Ontario Limited, operating as Aroma Espresso Bar, has appealed the staff decision. (Appendix No. 1)

## Speakers

Howard Waisglass, on behalf of PHC Inc.

## Committee Decision

On motion by Councillor Vaughan, the Toronto and East York Community Council approved the application for a boulevard cafe permit at 496 – 500 Bloor Street West.

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8722.pdf>)

Attachment 1 - Appendix 1

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8723.pdf>)

Attachment 2 - Appendix 2

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8724.pdf>)

Attachment 3 - Appendix 3

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8725.pdf>)

Attachment 4 - Appendix 4

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8726.pdf>)

TE11.17	ACTION	Adopted	Delegated	Ward: 19
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## Fence with Pillars and Retaining Wall - 15 Stafford Street

(November 12, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

## Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. approve the maintenance of the wrought iron fence, brick pillars and retaining wall within portions of the public right of way fronting 15 Stafford Street and on the Wellington Street West flank, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. maintain the fence, pillars and retaining wall at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - b. remove the fence, pillars and retaining wall upon receiving 90 days written notice to do so; and
  - c. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and

2. direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

### **Summary**

This staff report is about a matter which Community Council has delegated authority from City Council to make final decision.

Transportation Services has assessed an appeal from the agent of the property owner of 15 Stafford Street for the maintenance of a 1.3 m high wrought iron fence, 1.45 m high brick pillars within portions of the public right of way fronting 15 Stafford Street, and a 0.5 m high brick retaining wall set back 0.4 m from the sidewalk on the Wellington Street West flank.

Although the fence and pillars exceed the allowable height and the retaining wall does not provide the allowable set back under the Municipal Code, they do not impact negatively on the public right of way. Therefore, Transportation Services recommends approval of the encroachments.

The owner will be given the opportunity to make a deputation before Community Council.

### **Committee Decision**

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council:

1. approved the maintenance of the wrought iron fence, brick pillars and retaining wall within portions of the public right of way fronting 15 Stafford Street and on the Wellington Street West flank, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. maintain the fence, pillars and retaining wall at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - b. remove the fence, pillars and retaining wall upon receiving 90 days written notice to do so; and
  - c. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
2. directed Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8689.pdf>)

Attachment 1 - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8690.pdf>)

TE11.18	ACTION	Amended	Delegated	Ward: 22
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## Fence exemption to the Toronto Municipal Code, Chapter 447 - Fences at 45 Marmot Street

(November 12, 2007) Report from Municipal Licensing and Standards Division, Toronto East York District

### Recommendations

Municipal Licensing and Standards recommends that Community Council not grant the fence exemption.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The purpose of this report is to consider a request by the owner of 45 Marmot Street to be exempted from Chapter 447 – Fences, Section 447-2(B). This section states that the maximum height of a fence in the front yard cannot exceed 1.2 metres (4 feet).

### Speakers

Paul Hatz

Caroline Lawrason, applicant

### Committee Decision

On motion by Councillor Walker, the Toronto and East York Community Council granted the appeal to the fence exemption for 45 Marmot Street on condition that:

1. The existing fence comply with the fence height approved by the City of Toronto in 1999.
2. When the fence is replaced it should be constructed in compliance with Toronto Municipal Code, Chapter 447-Fences or its successor bylaw.

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8537.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8538.pdf>)



Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8539.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8540.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8541.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8542.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8543.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8544.pdf>)

TE11.19	ACTION	Adopted	Delegated	Ward: 27
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## **Fence exemption to the Toronto Municipal Code, Chapter 447 - Fences at 164 Inglewood Drive**

(November 12, 2007) Report from Municipal Licensing and Standards Division, Toronto and East York District

### **Recommendations**

Municipal Licensing and Standards recommends that Community Council not grant the proposed fence exemption.

### **Summary**

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant, being the builder for the owners of 164 Inglewood Drive, is seeking approval for a fence exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit a proposed wood and lattice fence construction to provide security.

### **Communications**

(November 26, 2007) e-mail from Matthew Brooks, South Park Design Build Inc. (TE.New.TE11.19.1)

### **Speakers**

Matthew Brooks, South Park Design Build

### **Committee Decision**

On motion by Councillor Rae, the Toronto and East York Community Council approved the fence exemption for 164 Inglewood Drive.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8526.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8527.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8529.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8530.pdf>)

Attachment 3a

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8528.pdf>)

TE11.20	ACTION	Amended	Delegated	Ward: 27
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### Fence exemption to the Toronto Municipal Code, Chapter 447 - Fences at 180 Crescent Road

(November 12, 2007) Report from Municipal Licensing and Standards Division, Toronto and East York District

### Recommendations

Municipal Licensing and Standards recommends that Community Council not grant the proposed fence exemption.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant, being the Architect for the owners of 180 Crescent Road, is seeking approval for a fence exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit a proposed wrought iron metal and brick columned fence construction to provide security.

### Speakers

Stuart Watson, Drawing Room Architect, Inc.

### Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council approved the fence exemption for 180 Crescent Road.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8512.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8513.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8514.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8515.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8516.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8517.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8518.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8519.pdf>)

TE11.21	ACTION	Adopted	Delegated	Ward: 27
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### **Privacy Fence – 32 Whitehall Road**

(November 12, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

#### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council:

1. approve the ongoing maintenance of the privacy fence within portions of the public right of way on Summerhill Avenue, rear of 32 Whitehall Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. maintain the privacy fence at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - b. obtain approval for associated work on private property from the Toronto Building Division;
  - c. remove the privacy fence upon receiving 90 days written notice to do so; and
  - d. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services; and
2. direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer to the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

## Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. Transportation Services has assessed a request from the owners of 32 Whitehall Road to allow the ongoing maintenance of a 1.86 m high privacy fence that encroaches within the public right of way on Summerhill Avenue, rear of 32 Whitehall Road. The existing privacy fence does not impact negatively on the public right of way. Staff recommend approval of this request.

## Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council:

1. approved the ongoing maintenance of the privacy fence within portions of the public right of way on Summerhill Avenue, rear of 32 Whitehall Road, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. maintain the privacy fence at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - b. obtain approval for associated work on private property from the Toronto Building Division;
  - c. remove the privacy fence upon receiving 90 days written notice to do so; and
  - d. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services; and
2. directed Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer to the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

## Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8663.pdf>

TE11.22	ACTION	Amended	Delegated	Ward: 20
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## **Relocation of curb lane and sidewalk boulevard vending permits – Royal Ontario Museum**

(November 9, 2007) Report from Manager, Municipal Licensing and Standards, Licensing Services

### **Recommendations**

Municipal Licensing and Standards recommends:

1. that the Toronto and East York Community Council approve the proposed alternate locations; and
2. authorize the exemption from the former City of Toronto Municipal Code Chapter 315, Section 8 (2) (h) regarding the 25m radius clearance separation between vendors; and
3. require the vendors to relinquish their existing permits immediately in order to obtain their permits for the alternate locations.

### **Summary**

This staff report is about a matter for which the Toronto East York Community Council has delegated authority from City Council to make a final decision.

The Toronto and East York Community Council on October 4, 2007 requested that Municipal Licensing and Standards staff report to the November 27, 2007 meeting of Toronto and East York Community Council with potential alternative locations to site the hot dog vendors and the ice cream truck in the vicinity of the Royal Ontario Museum.

There are 4 existing vendors that require relocating, one curb lane vending permit 61601 and sidewalk/boulevard vending permits 3204T, 3296T and 128590.

### **Communications**

(November 26, 2007) e-mail from Joel W. Winch, Solicitor (TE.New.TE11.22.1)

(November 27, 2007) Member Motion from Councillor Vaughan (TE.New.TE11.22.2)

(<http://www.toronto.ca/legdocs/mmis/2007/te/comm/communicationfile-4854.pdf>)

### **Speakers**

Joel Winch

George Demos, vendor

### **Committee Decision**

On motion by Councillor Vaughan, the Toronto and East York Community Council:

1. Approved the relocation of vending permit # 3204T to the west side of Queens Park, 50.0 m south of Bloor Street West.

2. Approved the relocation of vending permits 61601 and 128590 to the locations indicated on the revised Appendix I submitted by the Ward Councillor.
3. Deferred consideration of relocating permit 3296T to its next meeting on January 15, 2008.
4. Authorized the exemptions (as required) from the former City of Toronto Municipal Code Chapter 315, Section 8 (2) (h) regarding the 25m radius clearance separation between vendors.
5. Required the affected vendors to relinquish their existing permits immediately in order to obtain their permits for the alternate locations.

The following motion was placed by Deputy Mayor Pantalone and lost on a tie vote:

That the Toronto and East York Community Council defer the staff report (November 9, 2007) from the Manager, Municipal Licensing and Standards, Licensing Services to its next meeting on January 15, 2008.

**Recorded Vote:**

For: Councillors: Bussin, Davis, Pantalone, Mihevc and Walker  
 Against: Councillors: McConnell, Perks, Fletcher, Vaughan and Rae

**Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8771.pdf>

Revised Appendix 1

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9095.pdf>

On motion by Deputy Mayor Pantalone, the Committee decided to vary its adjournment for its lunch break in order to begin to consider item TE11.23 and hear the deputant speak.

The following motion was placed by Councillor Rae and not voted upon.

The Community Council vary its adjournment for its lunch break to complete the agenda.

TE11.23	ACTION	Adopted	Delegated	Ward: 20
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**Art Mural - Exemption to the Toronto Municipal Code, Chapter 485-  
 Graffiti at 222 Richmond Street West**

(November 12, 2007) Report from Municipal Licensing and Standards Division, Toronto East York District

## Recommendations

Municipal Licensing and Standards recommends that the Community Council:

1. Confirm the notice and direct that a second notice be given under this section; or
2. Grant the exemption, with or without conditions, and cancel the notice.

## Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant, being an Officer of the Corporation that owns the property has requested a review of a notice given for graffiti in accordance with the provisions of the City of Toronto Municipal Code, Chapter 485 Graffiti to give consideration to the wall markings being classified as an Art Mural.

The Graffiti by-law provides in section 4E that an owner on whom a notice has been issued may request that the issuance of the notice be reviewed by Community Council on the basis that the markings are exempt as an art mural.

## Speakers

Wayne Lipton

## Committee Decision

On motion by Councillor Vaughan, the Toronto and East York Community Council confirmed the notice given under the Graffiti By-law with respect to 222 Richmond Street West and directed that a second notice be given under this By-law.

## Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8545.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8546.pdf>

TE11.24	ACTION	Amended		Ward: 22
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## Preliminary Report - Rezoning Application - 1815 Yonge St and 25 Merton Street

(November 6, 2007) Report from Director, Community Planning, Toronto and East York District

## Recommendations

The City Planning Division recommends that:

1. the community consultation meeting that was held at the request of the Ward Councillor on Thursday November 1, 2007 be deemed to satisfy the requirement for such meeting as is normally held after the Preliminary Planning Report has been heard on a Community Council agenda. Notice was given to landowners and residents within 120 metres of the site;
2. notice for the public meeting under the *Planning Act* be given according to the regulations as set out in the *Planning Act*; and
3. City Council determines that the development of the lands at 1815 Yonge Street and 25 Merton Street completes the pattern of development for this segment of Yonge Street, that overall infrastructure is available and that the processing of this rezoning application can proceed prior to the completion of an Avenue Study.

### **Summary**

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application, pertaining to the lands at 1815 Yonge Street and 25 Merton Street, proposes the construction of a 29-storey residential condominium building including a 4-storey podium which extends eastwards on its lot along the Merton Street frontage. The Merton Street podium extension is proposed to consist of stacked, multi-storey townhouse style units.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting was held in the neighbourhood on Thursday November 1, 2007. Other community consultation meetings may be scheduled as the need arises. A statutory public meeting is targeted for spring of 2008. This target date assumes that the applicant will provide all required information in a timely manner.

### **Communications**

(November 26, 2007) letter from Lisa Chicules (TE.New.TE11.24.1)

### **Committee Recommendations**

On motion by Councillor Walker, the Toronto and East York Community Council recommended to City Council that:

1. The community consultation meeting that was held at the request of the Ward Councillor on Thursday November 1, 2007 be deemed to satisfy the requirement for such meeting as is normally held after the Preliminary Planning Report has been heard on a Community Council agenda. Notice was given to landowners and residents within 120 metres of the site.
2. Notice for the public meeting under the *Planning Act* be given according to the regulations as set out in the *Planning Act*.



3. City Council determine that the processing of this Rezoning Application can proceed without the completion of an Avenue Study.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8564.pdf>)

TE11.25	ACTION	Amended		Ward: 27
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### Preliminary Report - Zoning Application - 1 Bloor Street East

(November 13, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor; and,
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

### Summary

A rezoning application to permit a 76-storey development containing retail, office, hotel, residential and accessory uses on lands at the southeast corner of the Yonge and Bloor intersection. The development site is commonly referred to as 1 Bloor Street East.

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application and on the community consultation process.

### Decision Advice and Other Information

On motion by Councillor Rae, the Toronto and East York Community Council:

1. directed City Planning staff to schedule a community consultation meeting together with the Ward Councillor;
2. directed City Planning staff to give notice for the community consultation meeting to landowners and residents within 120 metres of the site; and

3. requested the Director, Community Planning, Toronto and East York District to investigate the ability to construct a commercial underground connection between the South East and North East corners of Yonge Street and Bloor Street.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8721.pdf>)

TE11.26	ACTION	Adopted		Ward: 19
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### West Harbour City - 21 Grand Magazine Public Art Plan

(November 5, 2007) Report from Director, Urban Design. City Planning Division

#### Recommendations

The City Planning Division recommends that City Council approve the attached the West Harbour City, 21 Grand Magazine Public Art Plan.

#### Summary

In compliance with the development approval provisions, the owners of West Harbour City, 21 Grand Magazine submitted a public art plan for approval by City Council. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art in the publicly-accessible areas of the development. The plan provides public art objectives, site opportunities, estimated budget, art selection method and a project schedule. The owner will commence the selection of the art once the plan is approved. The resulting art installation will be owned and maintained by the owners of 21 Grand Magazine.

The West Harbour City, 21 Grand Magazine Public Art Plan provides a framework for the commissioning of art and for the collaboration of artists with design teams to create a semi-integrated public art project. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

#### Committee Recommendations

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council recommended that City Council approve the West Harbour City, 21 Grand Magazine Public Art Plan attached to the staff report.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8632.pdf>)

TE11.27	ACTION	Deferred	Delegated	Ward: 19
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### **Sign Variance - BMO Field - 2 Strachan Avenue (170 Princes Boulevard)**

(October 29, 2007) Report from Director, Community Planning, Toronto and East York District

#### **Recommendations**

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to maintain, for identification purposes, five illuminated fascia signs attached to the seating structures of the stadium over Gate #1, Gate #2, Gate #3 and Gate #4 of the stadium and four non-illuminated ground signs located along the north, east and west frontages of the property for directional purposes and one illuminated scoreboard located at the north end of the Soccer Stadium at 2 Strachan Avenue (170 Princes Boulevard) with a condition that no signage be permitted on the north face of the scoreboard; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

#### **Summary**

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Stephanie South, with A-Tec Signs, on behalf of Maple Leafs Sports & Entertainment Ltd. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, five illuminated fascia signs attached to the seating structure of the stadium over Gate #1, Gate #2, Gate #3 and Gate #4 of the Soccer Stadium and four non-illuminated ground signs located along the north, east and west frontages of the property for directional purposes and one illuminated score board located at the north end of the Soccer Stadium at 2 Strachan Avenue (170 Princes Boulevard).

Staff recommends approval of the application with a condition that no signage be permitted on the north face of the scoreboard facing the Gardiner Expressway. The remaining variances are appropriate in this context and within the general intent and purpose of the Municipal Code.

#### **Committee Decision**

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council deferred consideration of this matter to its next meeting on January 15, 2008.

#### **Links to Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8665.pdf>)

TE11.28	ACTION	Amended	Delegated	Ward: 20
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### **Sign Variance - 299 Bloor Street West**

(November 6, 2007) Report from Director, Community Planning, Toronto and East York District

#### **Recommendations**

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the request for variances to permit, for identification purposes, the name of the stadium “Varsity Stadium-University of Toronto”, a two sided LCD message display ticker tape screen suspended beneath the existing scoreboard and refuse the request to display corporate names and corporate logos on the north face of the existing scoreboard located at the north end of the Varsity Stadium at 299 Bloor Street West.
2. Toronto and East York Community Council limit the hours of operation of the LED ticker tape messaging on the north face of the sign to 7:00 a.m. to 11:00 p.m.
3. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

#### **Summary**

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Elizabeth Sisam of The University of Toronto for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit at the north end of the Varsity Stadium at 299 Bloor Street West:

- for identification purposes, the name of the stadium “Varsity Stadium-University of Toronto”;
- a two sided LCD message display ticker tape screen suspended beneath the existing scoreboard; and
- the corporate names and logos of major donors and sponsors of the project on the north face of the existing scoreboard.

#### **Committee Decision**

On motion by Councillor Vaughan, the Toronto and East York Community Council:

1. approved the request for variances to permit, for identification purposes, the name of the stadium “Varsity Stadium-University of Toronto”, a two sided LCD message display ticker tape screen suspended beneath the existing scoreboard and approved the request to display corporate names and corporate logos on the north face of the existing scoreboard located at the north end of the Varsity Stadium at 299 Bloor Street West.
2. limited the hours of operation of the LED ticker tape messaging on the north face of the sign to 7:00 a.m. to 11:00 p.m.; and
3. directed the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Declared Interests (Committee)

Deputy Mayor Pantalone declared his interest, in that he has a property interest in the vicinity of the subject lands.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8641.pdf>

TE11.29	ACTION	Adopted	Delegated	Ward: 20
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### Sign Variance - 123 Front Street West

(October 31, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, replacement of two existing illuminated fascia signs “Citygroup” located at the top floor level, with newly designed “citi” illuminated fascia signs on the north and south elevations of the building at 123 Front Street West and require that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Keith Dudley, with Brian Dudley Ltd., on behalf of Citygroup for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, replacement of two existing illuminated fascia signs “Citygroup” located at the top floor level, with newly designed “citi” illuminated fascia signs on the north and south elevations of the building at 123 Front Street West.

Staff recommends approval of the application. The variances are minor and within the general intent and purpose of the Municipal Code.

### **Committee Decision**

On motion by Councillor Vaughan, the Toronto and East York Community Council:

1. approved the requested variances to permit, for identification purposes, replacement of two existing illuminated fascia signs “Citygroup” located at the top floor level, with newly designed “citi” illuminated fascia signs on the north and south elevations of the building at 123 Front Street West and required that energy efficient lights be used; and
2. directed the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8551.pdf>

TE11.30	ACTION	Adopted	Delegated	Ward: 22
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### **Sign Variance - 1560 Yonge Street**

(October 19, 2007) Report from Director, Community Planning, Toronto and East York District

### **Recommendations**

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, for identification purposes, an illuminated fascia sign on the front elevation of the building at 1560 Yonge Street and require that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

## Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Sophia McLean, with Daynite Sign Canada, on behalf of 2079582 Ontario Ltd. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign on the front elevation of the building at 1560 Yonge Street.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

## Committee Decision

On motion by Councillor Walker, the Toronto and East York Community Council:

1. approved the requested variance to permit, for identification purposes, an illuminated fascia sign on the front elevation of the building at 1560 Yonge Street and required that energy efficient lights be used; and
2. directed the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

## Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8555.pdf>

TE11.31	ACTION	Adopted	Delegated	Ward: 27
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## Sign Variance - 5 Scrivener Square

(October 29, 2007) Report from Director, Community Planning, Toronto and East York District

## Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to maintain, for identification purposes, two non-illuminated fascia signs on the north and south elevations of a temporary structure located on the property at 5 Scrivener Square;
2. The variance be permitted for a period of two years from the date of adoption of this report; and
3. Toronto and East York Community Council direct the City Clerk's Office to advise the

applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by John David Adam, with Zip Signs Ltd., on behalf of Woodcliffe Corporation for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, two temporary non-illuminated fascia signs on the north and south elevations of a temporary structure located on the property at 5 Scrivener Square.

Staff recommends approval of the application given the temporary nature of the signs.

### Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council:

1. approved the requested variances to maintain, for identification purposes, two non-illuminated fascia signs on the north and south elevations of a temporary structure located on the property at 5 Scrivener Square;
2. permitted the variance for a period of two years from the date of adoption of the staff report; and
3. directed the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8669.pdf>

TE11.32	ACTION	Adopted	Delegated	Ward: 28
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### Sign Variance - 150 York Street

(November 13, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit an addition, for identification purposes, on top of an existing pedestal sign located along



the Adelaide Street frontage of the property at 150 York Street and require that energy efficient lights be used; and

2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Joseph Cesaroni of Cesaroni & Son Ltd. on behalf of Oxford Properties, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an additional sign, for identification purposes, on top of an existing pedestal sign located along the Adelaide Street frontage of the property at 150 York Street.

Staff recommends approval of the application. The variance is minor and within the general intent and purpose of the Municipal Code.

### Committee Decision

On motion by Councillor McConnell, the Toronto and East York Community Council:

1. approved the requested variance to permit an addition, for identification purposes, on top of an existing pedestal sign located along the Adelaide Street frontage of the property at 150 York Street and required that energy efficient lights be used; and
2. directed the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8664.pdf>

TE11.33	ACTION	Deferred	Delegated	Ward: 30
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### Sign Variance - 569 Broadview Avenue

(October 30, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, for identification purposes, two non-illuminated fascia signs on the north and south elevations of the building at 569 Broadview Avenue; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. This report reviews and makes recommendations on a request by Svetlana Levant, with Permit World, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two non-illuminated fascia signs on the north and south elevations of the building at 569 Broadview Avenue. Staff recommends approval of the application. The requested variance is minor and within the general intent and purpose of the Municipal Code.

### Committee Decision

On motion by Councillor Fletcher, the Toronto and East York Community Council deferred the report (October 30, 2007) from the Director, Community Planning, Toronto and East York District to its next meeting on January 15, 2008, and requested the Director, Policy and Research, City Planning Division to meet with the applicant regarding the appropriate signage for the building, and report to Community Council on including this property on the Inventory of Heritage Properties.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8554.pdf>

TE11.34	ACTION	Deferred	Delegated	Ward: 30
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### Sign Variance - 9 Tennis Crescent

(October 30, 2007) Report from Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, for identification purposes, a non-illuminated awning sign on the front elevation of the building at 9 Tennis Crescent; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the

applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. This report reviews and makes recommendations on a request by Svetlana Levant, with Permit World, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated awning sign on the front elevation of the building at 9 Tennis Crescent. Staff recommends approval of the application. The requested variance is minor and within the general intent and purpose of the Municipal Code.

### Committee Decision

On motion by Councillor Fletcher, the Toronto and East York Community Council deferred the report (October 30, 2007) from the Director, Community Planning, Toronto and East York District to its next meeting on January 15, 2008, and requested the Director, Policy and Research, City Planning Division to meet with the applicant regarding the appropriate signage for the building, and report to Community Council on including this property on the Inventory of Heritage Properties.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8556.pdf>

TE11.35	ACTION	Amended	Delegated	Ward: 19
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### Installation of “Stop” sign and removal of speed hump - Crawford Street and Sully Crescent

(November 12, 2007) Report from Director, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. not authorize installation of a “Stop” sign for northbound traffic on Crawford Street at Sully Crescent; and
2. not direct Transportation Services to remove the existing speed hump on Crawford Street, south of Sully Crescent.

### Financial Impact

Adoption of the above-noted recommendations has no financial impact.

If Toronto and East York Community Council approves installation of a northbound “Stop” sign on Crawford Street at Sully Crescent and directs staff to remove the speed hump on Crawford Street south of Sully Crescent, the estimated cost of this work is \$3,600.00. Funds are contained in the Transportation Services 2007 Capital Budget for traffic calming initiatives.

### Summary

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision.

Investigation indicates the criteria for the installation of all-way “Stop” control at the intersection of Crawford Street and Sully Crescent is not met. Installation of all-way “Stop” control is not recommended. As a result the speed hump on Crawford Street, immediately south Sully Crescent should not be removed.

### Committee Decision

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council:

1. authorized the installation of a “Stop” sign for northbound traffic on Crawford Street at Sully Crescent; and
2. directed Transportation Services to remove the existing speed hump on Crawford Street, south of Sully Crescent, at the location shown on Drawing No. 421F-9131 dated November 2007.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8715.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8716.pdf>

TE11.36	ACTION	Amended	Delegated	Ward: 19
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### Traffic Calming - Manning Avenue, between Dundas Street West and Robinson Street

(November 12, 2007) Report from Director, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council not authorize installation of speed humps on Manning Avenue, between Dundas Street West and Robinson Street.

### **Financial Impact**

The adoption of the above-noted recommendation will not result in any financial impact. If, however, Toronto and East York Community Council decides speed humps on Manning Avenue would be beneficial, the following financial impact will result:

1. the estimated cost for installing 4 or 5 speed humps (to be determined through further design) would be between \$12,000.00 and \$15,000.00. Funds in the amount of \$695,000.00 have been allocated in the Transportation Services 2007 Capital Budget for traffic calming initiatives. Installing speed humps on Manning Avenue would be subject to competing priorities and funding availability.

### **Summary**

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision.

Transportation Services staff have investigated installing speed humps on Manning Avenue, between Dundas Street West and Robinson Street to address residents' concerns with the speed of traffic.

Staff's assessment indicates the criteria as set out in the Traffic Calming Policy has not been met. Therefore, installation of speed humps on Manning Avenue is not recommended at this time

### **Committee Decision**

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council directed:

1. Transportation Services in consultation with Deputy Mayor Pantalone to develop a speed hump plan.
2. Transportation Services to poll eligible householders on Manning Avenue, between Dundas Street West and Robinson Street to determine whether residents support the installation, in accordance with the City of Toronto Traffic Calming Policy.
3. Subject to favourable results of the poll;
  - a. Requested the City Solicitor to prepare a by-law to alter sections of the roadway on Manning Avenue, between Dundas Street West and Robinson Street, for traffic calming purposes, generally as shown on the speed hump plan that Transportation Services circulated to residents during the polling process.
  - b. Requested Transportation Services to take the necessary action to reduce the speed limit from forty kilometres per hour to thirty kilometres per hour on Manning Avenue, between Dundas Street West and Robinson Street, when the speed humps are installed.

**Declared Interests (Committee)**

Councillor Vaughan declared his interest, in that his principal residence is in the vicinity of the subject lands.

**Links to Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8729.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8730.pdf>)

Drawing

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8731.pdf>)

TE11.37	ACTION	Adopted	Delegated	Ward: 20
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**Traffic control signals and road alteration - Lake Shore Boulevard West and Dan Leckie Way**

(November 12, 2007) Report from Director, Transportation Services Toronto and East York District

**Recommendations**

Transportation Services recommends that Toronto and East York Community Council:

1. approve the installation of traffic control signals at the intersection of Lake Shore Boulevard West and Dan Leckie Way; and
2. approve the alteration of Lake Shore Boulevard West, in the vicinity of Dan Leckie Way, as follows:

“the realignment of the roadway on Lake Shore Boulevard West, between a point 49.0 metres west of Dan Leckie Way and a point 84.5 metres east of Dan Leckie Way, generally as shown in the attached print of Drawing Nos. 421F-9119 (dated November 2007)”.

**Financial Impact**

The estimated cost for the installation of traffic control signals and the intersection improvements is \$670,000.00. Based on the development agreement the applicants, Concord Adex Development Corporation and Wittington Properties Limited, have agreed to a cost-sharing arrangement for the implementation of this project. The City’s portion of the cost is 50 percent of the project minus \$250,000.00. The City will contribute \$85,000.00 and the applicants will contribute \$585,000.00 for this project. This will include the installation of traffic control signals, and conveyance of the lands required for the intersection improvements to the City at nominal cost. Funds associated with the City’s portion of the project are contained in the Transportation Services 2008 Capital Budget request.

## Summary

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision.

This report identifies that traffic control signals and intersection improvements should be installed at the intersection of Lake Shore Boulevard West and Dan Leckie Way based on a development agreement.

## Committee Decision

On motion by Councillor Vaughan, the Toronto and East York Community Council:

1. approved the installation of traffic control signals at the intersection of Lake Shore Boulevard West and Dan Leckie Way; and
2. approved the alteration of Lake Shore Boulevard West, in the vicinity of Dan Leckie Way, as follows:

“the realignment of the roadway on Lake Shore Boulevard West, between a point 49.0 metres west of Dan Leckie Way and a point 84.5 metres east of Dan Leckie Way, generally as shown in the attached print of Drawing Nos. 421F-9119 (dated November 2007)”.

## Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8651.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8652.pdf>

TE11.38	ACTION	Adopted		Ward: 22
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## Turn prohibitions - Spadina Road at Hawarden Crescent and Dunloe Road at Archer Road

(November 12, 2007) Report from Director, Transportation Services Toronto and East York

## Recommendations

Transportation Services recommends that City Council:

1. prohibit northbound right turns from Spadina Road onto Hawarden Crescent, from 8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m., Monday to Friday; from September 1 of one year, to June 30 of the next following year;
2. prohibit southbound left turns from Spadina Road onto Hawarden Crescent, from 8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m., Monday to

Friday; from September 1 of one year, to June 30 of the next following year; and

3. prohibit northbound left turns from Dunloe Road onto Archer Road, from 8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m., Monday to Friday; from September 1 of one year, to June 30 of the next following year.

### **Summary**

Transportation Services is seeking authority from City Council to prohibit northbound right turns and south bound left turns from Spadina Road onto Hawarden Crescent, from 8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m., Monday to Friday, from September 1 to June 30. Additionally, Transportation Services is also seeking authority to prohibit northbound left turns from Dunloe Road onto Archer Road during the same time periods.

These turn prohibitions will coincide with the time periods of existing parking regulations on Hawarden Crescent and on Dunloe Road, and existing turn and through restrictions in effect at Dunloe Road and Hawarden Crescent. The proposed turn restrictions will reduce the flow of two-way traffic on both Hawarden Crescent and Dunloe Road during the times when student pick-up and drop-off activity is taking place in the vicinity of Forest Hill Public School and enhance safety for children.

### **Committee Recommendations**

On motion by Councillor Walker, the Toronto and East York Community Council recommended that City Council:

1. prohibit northbound right turns from Spadina Road onto Hawarden Crescent, from 8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m., Monday to Friday; from September 1 of one year, to June 30 of the next following year;
2. prohibit southbound left turns from Spadina Road onto Hawarden Crescent, from 8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m., Monday to Friday; from September 1 of one year, to June 30 of the next following year; and
3. prohibit northbound left turns from Dunloe Road onto Archer Road, from 8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m., Monday to Friday; from September 1 of one year, to June 30 of the next following year.

### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8792.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8793.pdf>



TE11.39	ACTION	Adopted	Delegated	Ward: 27
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### **Prohibition of large vehicles - Laneway system bounded by Roxborough Street West, Yonge Street and Gibson Avenue**

(November 2, 2007) Report from Director, Transportation Services Toronto and East York District

#### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council prohibit vehicles over 2.0 metres in width from travelling in the lane system bounded by Roxborough Street West, Yonge Street and Gibson Avenue.

#### **Financial Impact**

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$800

#### **Summary**

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

Transportation Services is seeking approval to prohibit vehicles over 2.0 metres in width from traveling in this laneway system to help reduce incidences of damage to private property.

#### **Committee Decision**

On motion by Councillor Rae, the Toronto and East York Community Council prohibited vehicles over 2.0 metres in width from travelling in the lane system bounded by Roxborough Street West, Yonge Street and Gibson Avenue.

#### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8670.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8671.pdf>

TE11.40	ACTION	Adopted	Delegated	Ward: 28
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### **“No Stopping Anytime” Regulation - Temperance Street, West of Bay Street**

(November 12, 2007) Report from Director, Transportation Services, Toronto and East York District

## Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. prohibit stopping at all times on both sides of Temperance Street, from Bay Street to a point 32 metres west;
2. adjust the existing “No Parking Anytime” regulation on the north side of Temperance Street, from Bay Street to Sheppard Street, to operate on the north side of Temperance Street, from a point 32 metres west of Bay Street to Sheppard Street; and
3. adjust the existing “No Parking Anytime” regulation on the south side of Temperance Street, from Bay Street to a point 48 metres west, to operate on the south side of Temperance Street, from a point 32 metres west of Bay Street to a point 16 metres further west.

## Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$500

## Summary

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting approval from Toronto and East York Community Council to prohibit stopping at all times on Temperance Street, immediately west of Bay Street. This more stringent regulation, combined with enforcement, is required to deter stopping and loading/unloading activities in this area, minimize traffic congestion and improve safety.

## Committee Decision

On motion by Councillor McConnell, the Toronto and East York Community Council:

1. prohibited stopping at all times on both sides of Temperance Street, from Bay Street to a point 32 metres west;
2. adjusted the existing “No Parking Anytime” regulation on the north side of Temperance Street, from Bay Street to Sheppard Street, to operate on the north side of Temperance Street, from a point 32 metres west of Bay Street to Sheppard Street; and
3. adjusted the existing “No Parking Anytime” regulation on the south side of Temperance Street, from Bay Street to a point 48 metres west, to operate on the south side of Temperance Street, from a point 32 metres west of Bay Street to a point 16 metres further west.

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8681.pdf>)

Drawing

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8682.pdf>)

TE11.41	ACTION	Adopted	Delegated	Ward: 14
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## "No Stopping Anytime" Regulation - Fern Avenue

(November 12, 2007) Report from Director, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council prohibit stopping at all times on the north side of Fern Avenue, from a point 160 metres west of Sorauren Avenue to a point 130 metres west thereof.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$300

### Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to request authority to prohibit stopping at all times on the north side of Fern Avenue, from a point 160 metres west of Sorauren Avenue to a point 130 metres west thereof.

This regulation coupled with the scheduled installation of bollards on the north side of Fern Avenue fronting Fern Avenue Public School will discourage illegal parking/stopping, prevent motorists from mounting the curb, obstructing the sidewalk, and improve safety for all road users.

### Committee Decision

On motion by Councillor Perks, the Toronto and East York Community Council prohibited stopping at all times on the north side of Fern Avenue, from a point 160 metres west of Sorauren Avenue to a point 130 metres west thereof.

**Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8736.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8737.pdf>

TE11.42	Information	Received		Ward: 18
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**Impact of Changes to On-street Parking Regulations – Dundas Street West, between Dovercourt Road and Sterling Road**

(November 9, 2007) Report from Director, Economic Research and Business Information

**Committee Recommendations**

The Toronto and East York Community Council received the report (November 9, 2007) from the Director, Community Planning, Toronto and East York District.

**Summary**

It is expected that allowing additional on-street parking during peak periods (in the non-peak direction only) will contribute positively to the economic vitality of this section of Dundas Street West.

**Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8754.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8755.pdf>**Declared Interests (Committee)**

Councillor Perks declared his interest, in that his principal residence is in the vicinity of the subject lands.

TE11.43	ACTION	Adopted	Delegated	Ward: 20
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**Extension of Overnight On-Street Permit Parking Hours – Wales Avenue, Denison Square and Denison Avenue**

(November 12, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

## Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. extend the overnight on-street permit parking hours of operation on Wales Avenue, between Leonard Avenue and Denison Avenue; Denison Square, between Bellevue Avenue and Augusta Avenue; and Denison Avenue, between Dundas Street West and Wales Avenue; from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 p.m., 7 days a week;
2. rescind the 1 hour parking regulation from 8:00 a.m. to 6:00 p.m., daily, on Wales Avenue, between Leonard Avenue and Denison Avenue; and
3. rescind the 1 hour parking regulation from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on Denison Square, between Bellevue Avenue and Augusta Avenue; and on Denison Avenue, between Dundas Street West and Wales Avenue.

## Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$400

## Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services is requesting approval from Toronto and East York Community Council to extend the overnight on-street permit parking hours on Wales Avenue, between Leonard Avenue and Denison Avenue; Denison Square, between Bellevue Avenue and Augusta Avenue; and Denison Avenue, between Dundas Street West and Wales Avenue; from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 p.m., 7 days a week.

By extending the overnight on-street permit parking hours, the Toronto Police Service, Parking Enforcement Unit, can effectively control the long term parking of patrons visiting nearby businesses in the Kensington Market area.

## Committee Decision

On motion by Councillor Vaughan, the Toronto and East York Community Council:

1. extended the overnight on-street permit parking hours of operation on Wales Avenue, between Leonard Avenue and Denison Avenue; Denison Square, between Bellevue Avenue and Augusta Avenue; and Denison Avenue, between Dundas Street West and Wales Avenue; from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 p.m., 7 days a week;
2. rescinded the 1 hour parking regulation from 8:00 a.m. to 6:00 p.m., daily, on Wales Avenue, between Leonard Avenue and Denison Avenue; and

3. rescinded the 1 hour parking regulation from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on Denison Square, between Bellevue Avenue and Augusta Avenue; and on Denison Avenue, between Dundas Street West and Wales Avenue.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8713.pdf>)

Attachment 1 - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8714.pdf>)

TE11.44	ACTION	Adopted	Delegated	Ward: 21
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### Parking prohibition - Shallmar Boulevard, east of Bathurst Street

(November 8, 2007) Report from Director, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council prohibit parking at all times on the south side of Shallmar Boulevard, from a point 78 metres east of Bathurst Street to a point 11.5 metres further east.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$300

### Summary

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision.

Transportation Services is requesting approval from Toronto and East York Community Council to prohibit parking at all times on the south side of Shallmar Boulevard, from a point 78 metres east of Bathurst Street to a point 11.5 metres further east. Prohibiting parking will improve sightlines for motorists entering/exiting the driveways at No. 21 Shallmar Boulevard and discourage motorists from parking in a location where a vehicle can partly impede use of a driveway.

### Committee Decision

On motion by Councillor Perks, the Toronto and East York Community Council prohibited parking at all times on the south side of Shallmar Boulevard, from a point 78 metres east of Bathurst Street to a point 11.5 metres further east.

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8677.pdf>)

Drawing

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8678.pdf>)

TE11.45	ACTION	Adopted	Delegated	Ward: 21, 31, 32
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## Installation/Removal of On-Street Parking Spaces for Persons With Disabilities

(November 12, 2007) Report from Director, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council approve the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in the attached Appendix A.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$1,200

### Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. The purpose is to obtain approval for the installation/removal of a number of on-street parking spaces for persons with disabilities.

### Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council approved the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in Appendix A of the report (November 12, 2007) from the Director, Transportation Services Toronto and East York District.

## Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8692.pdf>)

<b>TE11.46</b>	<b>ACTION</b>	Adopted	Delegated	Ward: 27
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### **Commercial Loading Zone - Hazelton Avenue**

(November 12, 2007) Report from Director, Transportation Services Toronto and East York District

#### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council:

1. designate a commercial loading zone to operate at all times, on the east side of Hazelton Avenue, from Scollard Street to a point 65.5 metres further north;
2. rescind the current 30 minute parking from 8:00 a.m. to 8:00 p.m. on the east side of Hazelton Avenue from a point 15 metres north of Yorkville Avenue to a point 15 metres south of Scollard Street;
3. rescind the current 12 hour parking from 8:00 p.m. of one day to 8:00 a.m. of the next following day on the east side of Hazelton Avenue from a point 15 metres north of Yorkville Avenue to a point 15 metres south of Scollard Street; and
4. adjust the one hour parking from 8:00 a.m. to 6:00 pm regulation on the east side of Hazelton Avenue from Yorkville Avenue to Davenport Road, to apply from a point 65.5 metres north of Scollard Street to Davenport Road.

#### **Financial Impact**

<b>Type of funding</b>	<b>Source of funds</b>	<b>Amount</b>
Available within current budget	Toronto Transportation Services 2007 operating budget	\$500

#### **Summary**

This staff report is about a matter that Community Council has delegated authority from City Council to make a final decision.

Transportation Services is seeking authority to establish a commercial loading zone on the east side of Hazelton Avenue north of Scollard Street. The introduction of the commercial loading zone will provide for the loading/unloading of goods to the local businesses on Hazelton Avenue at all times.

#### **Committee Decision**

On motion by Councillor Rae, the Toronto and East York Community Council:

1. designated a commercial loading zone to operate at all times, on the east side of Hazelton Avenue, from Scollard Street to a point 65.5 metres further north;



2. rescinded the current 30 minute parking from 8:00 a.m. to 8:00 p.m. on the east side of Hazelton Avenue from a point 15 metres north of Yorkville Avenue to a point 15 metres south of Scollard Street;
3. rescinded the current 12 hour parking from 8:00 p.m. of one day to 8:00 a.m. of the next following day on the east side of Hazelton Avenue from a point 15 metres north of Yorkville Avenue to a point 15 metres south of Scollard Street; and
4. adjusted the one hour parking from 8:00 a.m. to 6:00 pm regulation on the east side of Hazelton Avenue from Yorkville Avenue to Davenport Road, to apply from a point 65.5 metres north of Scollard Street to Davenport Road.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8660.pdf>)

Drawing

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8661.pdf>)

TE11.47	ACTION	Adopted	Delegated	Ward: 27
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### Amendment to current parking prohibition - Maple Avenue from Dale Avenue to Powell Avenue

(November 7, 2007) Report from Director, Transportation Services Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. amend the current "No Parking Anytime" prohibition on the south side of Maple Avenue, between 83 metres east of Powell Avenue and a point 17 metres further east thereof, to be in effect between 75 metres east of Powell Avenue and a point 25 metres further east.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$800

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

Transportation Services is seeking approval to amend the limit of the current parking prohibition on the south side of Maple Avenue, fronting No. 47 Maple Avenue, in order to create unobstructed access to and from this property.

### Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council:

1. amended the current "No Parking Anytime" prohibition on the south side of Maple Avenue, between 83 metres east of Powell Avenue and a point 17 metres further east thereof, to be in effect between 75 metres east of Powell Avenue and a point 25 metres further east.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8667.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8668.pdf>

TE11.48	ACTION	Adopted	Delegated	Ward: 27
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### Changes to the student pick-up/drop-off zone - Bond Street

(November 12, 2007) Report from Director, Transportation Services Toronto and East York

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. rescind the parking prohibition currently in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday on the east side of Bond Street from 35.1 metres north of Shuter Street to a point 77.7 metres further north;
2. rescind the standing prohibition currently in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday on the east side of Bond Street from 35.1 metres north of Shuter Street to a point 77.7 metres further north;
3. rescind the one hour parking regulation currently in effect from 8:00 a.m. to 6:00 p.m. on the east side of Bond Street from Queen Street East to a point 35.1 metres north of Shuter Street;
4. rescind the one hour parking regulation currently in effect from 8:00 a.m. to 6:00 p.m. on the east side of Bond Street from a point 112.8 metres north of Shuter Street to Dundas Street East;
5. amend the regulation authorizing the operation of parking machines between 8:00 a.m. and 9:00 p.m., Monday to Saturday and between 1:00 p.m. and 9:00 p.m. Sunday for a

maximum period of 3 hours at a rate of \$3.50 per hour on the east side of Bond Street, from Queen Street East to a point 35.1 metres north of Shuter Street, to be in effect from Queen Street East to Shuter Street;

6. allow parking for a maximum period of 10 minutes from 7:30 a.m. to 8:30 a.m., 11:30 a.m. to 1:30 p.m. and from 3:30 p.m. to 5:00 p.m., Monday to Friday on the east side of Bond Street from a point 17.5 metres north of Shuter Street to a point 40.9 metres further north;
7. prohibit parking from 8:30 a.m. to 11:30 a.m., 1:30 p.m. to 3:30 p.m. and from 5:00 p.m. to 7:30 a.m. of the next following day, Monday to Friday, and at anytime Saturday and Sunday, on the east side of Bond Street from a point 17.5 metres north of Shuter Street to a point 40.9 metres further north;
8. allow parking for a maximum period of 10 minutes from 7:30 a.m. to 8:30 a.m., 11:30 a.m. to 1:30 p.m. and from 3:30 p.m. to 5:00 p.m., Monday to Friday on the east side of Bond Street from a point 83 metres north of Shuter Street to a point 29.8 metres further north; and
9. prohibit parking from 8:30 a.m. to 11:30 a.m., 1:30 p.m. to 3:30 p.m. and from 5:00 p.m. to 7:30 a.m. of the next following day, Monday to Friday, and at anytime Saturday and Sunday, on the east side of Bond Street from a point 83 metres north of Shuter Street to a point 29.8 metres further north.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$1,000

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. Transportation Services is seeking approval to change the hours of operation and the length of the student pick-up/drop-off zone on the east side of Bond Street, just north of Shuter Street fronting St. Michael's Choir School.

The proposed changes would result in an additional 5 parking spaces for parents picking up or dropping off their children at St. Michael's Choir School. This may have a positive impact on traffic operations by reducing congestion in front of the school. Also, extending the hours of operation of the student pick-up and drop-off zone to commence at 7:30 a.m. and end at 5:00 p.m. should enhance the transportation needs for those students attending this school.

### Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council:

1. rescinded the parking prohibition currently in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday on the east side of Bond Street from 35.1 metres north of Shuter

- Street to a point 77.7 metres further north;
2. rescinded the standing prohibition currently in effect from 8:00 a.m. to 6:00 p.m., Monday to Saturday on the east side of Bond Street from 35.1 metres north of Shuter Street to a point 77.7 metres further north;
  3. rescinded the one hour parking regulation currently in effect from 8:00 a.m. to 6:00 p.m. on the east side of Bond Street from Queen Street East to a point 35.1 metres north of Shuter Street;
  4. rescinded the one hour parking regulation currently in effect from 8:00 a.m. to 6:00 p.m. on the east side of Bond Street from a point 112.8 metres north of Shuter Street to Dundas Street East;
  5. amended the regulation authorizing the operation of parking machines between 8:00 a.m. and 9:00 p.m., Monday to Saturday and between 1:00 p.m. and 9:00 p.m. Sunday for a maximum period of 3 hours at a rate of \$3.00 per hour on the east side of Bond Street, from Queen Street East to a point 35.1 metres north of Shuter Street, to be in effect from Queen Street East to Shuter Street;
  6. allowed parking for a maximum period of 10 minutes from 7:30 a.m. to 8:30 a.m., 11:30 a.m. to 1:30 p.m. and from 3:30 p.m. to 5:00 p.m., Monday to Friday on the east side of Bond Street from a point 17.5 metres north of Shuter Street to a point 40.9 metres further north;
  7. prohibited parking from 8:30 a.m. to 11:30 a.m., 1:30 p.m. to 3:30 p.m. and from 5:00 p.m. to 7:30 a.m. of the next following day, Monday to Friday, and at anytime Saturday and Sunday, on the east side of Bond Street from a point 17.5 metres north of Shuter Street to a point 40.9 metres further north;
  8. allowed parking for a maximum period of 10 minutes from 7:30 a.m. to 8:30 a.m., 11:30 a.m. to 1:30 p.m. and from 3:30 p.m. to 5:00 p.m., Monday to Friday on the east side of Bond Street from a point 83 metres north of Shuter Street to a point 29.5 metres further north; and
  9. prohibit parking from 8:30 a.m. to 11:30 a.m., 1:30 p.m. to 3:30 p.m. and from 5:00 p.m. to 7:30 a.m. of the next following day, Monday to Friday, and at anytime Saturday and Sunday, on the east side of Bond Street from a point 83 metres north of Shuter Street to a point 29.5 metres further north.

### **Links to Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8719.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8720.pdf>

TE11.49	ACTION	Amended	Delegated	Ward: 19
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### **Closure for Construction - Tecumseth Street and Tecumseth Place**

(November 12, 2007) Report from Director, Transportation Services Toronto and East York District

#### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council approve the following actions:

1. close the curb lane and sidewalk on the west side Tecumseth Street from King Street West to Tecumseth Place from January 2008 to December 2009;
2. fully close the north leg of Tecumseth Place and the north-south section of Tecumseth Place from the north leg to a point 29 metres south thereof from January 2008 to December 2009;
3. amend the parking regulations on the west side of Tecumseth Street, between King Street West and Wellington Street West for the duration of the closure period as follows:
  - a. rescind the “No Parking Anytime” regulation on the section from King Street West to Tecumseth Place;
  - b. amend the “No Parking Anytime” regulation from Wellington Street West to King Street West to indicate from Wellington Street West to the north leg of Tecumseth Place; and
  - c. prohibit stopping at all times from King Street West to the north leg of Tecumseth Place;
4. amend the parking regulations on the east side of Tecumseth Street, between King Street West and Wellington Street West for the duration of the closure period as follows:
  - a. rescind the 60 minutes maximum parking, 10:00 a.m. to 6:00 p.m., Monday to Friday, regulation from Wellington Street West to King Street West;
  - b. prohibit stopping at all times from King Street West to a point 30 metres south thereof;
  - c. prohibit standing from 7:00 a.m. to 7:00 p.m., Monday to Friday, from a point

30 metres south of King Street West to a point 52 metres further south thereof;

- d. restrict parking to a maximum of 60 minutes from 10:00 a.m. to 6:00 p.m., Monday to Friday, from Wellington Street West to a point 82 metres south of King Street West;
  - e. adjust the “No Parking Except By Permit, 12:01 a.m. to 10:00 a.m.” regulation at all times from Wellington Street West to King Street West to indicate at all times, except no stopping from King Street West to a point 30 metres south and no standing, from 7:00 a.m. to 7:00 p.m., Monday to Friday, from a point 30 metres south of King Street West to a point 52 metres further south; and
5. return Tecumseth Street and Tecumseth Place to its pre-construction traffic and parking regulations when the project is completed.

### **Summary**

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision.

Minto 755King Incorporated is building 12-storey and 17-storey condominiums at 775 King Street West. This project requires temporary road closures to enable construction work to proceed. Transportation Services is requesting Community Council authority to:

- a. close a section of the west curb lane and sidewalk on Tecumseth Street, south of King Street West for 24 months;
- b. establish a temporary pedestrian walkway in the west curb lane on Tecumseth Street; and
- c. fully close the north leg of Tecumseth Place and the north-south section of Tecumseth Place from the north leg to a point 29 metres south.

### **Committee Decision**

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council approved the following actions:

1. close the curb lane and sidewalk on the west side Tecumseth Street from King Street West to Tecumseth Place from January 2008 to December 2009;
2. fully close the north leg of Tecumseth Place and the north-south section of Tecumseth Place from the north leg to a point 29 metres south thereof from January 2008 to December 2009;
3. amend the parking regulations on the west side of Tecumseth Street, between King Street West and Wellington Street West for the duration of the closure period as follows:

- a. rescind the “No Parking Anytime” regulation on the section from King Street West to Tecumseth Place;
  - b. amend the “No Parking Anytime” regulation from Wellington Street West to King Street West to indicate from Wellington Street West to the north leg of Tecumseth Place; and
  - c. prohibit stopping at all times from King Street West to the north leg of Tecumseth Place;
4. amend the parking regulations on the east side of Tecumseth Street, between King Street West and Wellington Street West for the duration of the closure period as follows:
- a. rescind the 60 minutes maximum parking, 10:00 a.m. to 6:00 p.m., Monday to Friday, regulation from Wellington Street West to King Street West;
  - b. prohibit stopping at all times from King Street West to a point 30 metres south thereof;
  - c. restrict parking to a maximum of 60 minutes from 10:00 a.m. to 6:00 p.m., Monday to Friday, from Wellington Street West to a point 30 metres south of King Street West;
  - d. adjust the “No Parking Except By Permit, 12:01 a.m. to 10:00 a.m.” regulation at all times from Wellington Street West to King Street West to indicate at all times, except no stopping from King Street West to a point 30 metres south;
5. return Tecumseth Street and Tecumseth Place to its pre-construction traffic and parking regulations when the project is completed.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8757.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8758.pdf>

TE11.50	ACTION	Adopted	Delegated	Ward: 27
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### **Illuminated Polar Bear Decorations - Traffic Median on Yonge Street, South of College/Carlton Streets - Downtown-Yonge Business Improvement Area**

(November 12, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

## Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. approve the installation of the three 3-dimensional illuminated polar bears within the two most northern planters located on the first median on Yonge Street, south of the Yonge Street and College/Carlton Streets intersection, subject to the Downtown-Yonge BIA entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. maintain the three illuminated polar bear decorative structures at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - b. take full responsibility for any repairs or replacements of any existing plantings within the existing planters; and
  - c. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
2. request Legal Services to prepare and execute the Encroachment Agreement; and
3. direct the General Manager of Transportation Services to deal with similar applications administratively should future requests for the installation of decorative structures be required by the Downtown-Yonge BIA or any other Business Improvement Area.

## Summary

This staff report is regarding a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed an application on behalf of the Downtown-Yonge Business Improvement Area for the installation of three 3-dimensional illuminated polar bear decorative structures within the median just south of the intersection of Yonge Street and College/Carlton Streets.

As the former City of Toronto Municipal Code does not make provisions for these types of encroachments, we are required to report on this matter.

## Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council:

1. approved the installation of the three 3-dimensional illuminated polar bears within the two most northern planters located on the first median on Yonge Street, south of the Yonge Street and College/Carlton Streets intersection, subject to the Downtown-Yonge BIA entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:



- a. maintain the three illuminated polar bear decorative structures at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - b. take full responsibility for any repairs or replacements of any existing plantings within the existing planters; and
  - c. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
2. requested Legal Services to prepare and execute the Encroachment Agreement; and
  3. directed the General Manager of Transportation Services to deal with similar applications administratively should future requests for the installation of decorative structures be required by the Downtown-Yonge BIA or any other Business Improvement Area.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8768.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8769.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8770.pdf>

TE11.51	ACTION	Adopted		Ward: 21
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### Sale of a Portion of 91 Fairleigh Crescent, at the Rear of 53 Park Hill Road

(November 12, 2007) Report from Chief Corporate Officer

### Recommendations

The Chief Corporate Officer recommends that:

1. The City accept the Offer to Purchase from Valerie Grundy, to purchase a portion of 91 Fairleigh Crescent, located at the rear of 53 Park Hill Road, described as being part of Lots 20 & 21 on Plan 3024, Forest Hill, designated as Part 16 on Plan 63R-3330, subject to easements for Bell Canada and Toronto Hydro in Instruments Nos. CT705337 and CT09813 and subject to the reservation of an easement over the entire Part 16 for a sanitary sewer (the "Property"), in the amount of \$11,000.00, substantially on the terms and conditions outlined in Appendix "A" to this report.

2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. 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 and on such terms and conditions as she may from time to time consider reasonable.

### **Financial Impact**

Revenue in the amount of \$11,000.00, plus GST if applicable less closing costs and the usual adjustments is anticipated.

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 obtain approval for the sale of a portion of 91 Fairleigh Crescent, located at the rear of 53 Park Hill Road, being part of Lots 20 and 21 on Plan 3024, Forest Hill, designated as Part 16 on Plan 63R-3330, subject to easements for Bell Canada, Toronto Hydro and a sanitary sewer, and shown approximately as Part 4 on Sketch PS-2007-123.

The terms for completing the transaction as set out herein are considered to be fair, reasonable, and reflective of market value.

### **Committee Recommendations**

On motion by Councillor Perks, the Toronto and East York Community Council recommended that City Council:

1. accept the Offer to Purchase from Valerie Grundy, to purchase a portion of 91 Fairleigh Crescent, located at the rear of 53 Park Hill Road, described as being part of Lots 20 & 21 on Plan 3024, Forest Hill, designated as Part 16 on Plan 63R-3330, subject to easements for Bell Canada and Toronto Hydro in Instruments Nos. CT705337 and CT09813 and subject to the reservation of an easement over the entire Part 16 for a sanitary sewer (the "Property"), in the amount of \$11,000.00, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. Authorize each of the Chief Corporate Officer and the Director of Real Estate Services to severally accept the Offer to Purchase on behalf of the City.
3. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. Authorize the City Solicitor 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 and on such terms and conditions as she may from time to time consider reasonable.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8622.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8623.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8624.pdf>)

TE11.52	ACTION	Adopted		Ward: 30
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### Land Exchange of a Portion of 151 Hiawatha Road with a Portion of Toronto District School Board Lands Abutting 1430-1432 Gerrard Street East

(November 12, 2007) Report from Chief Corporate Officer

### Recommendations

The Chief Corporate Officer recommends that:

1. Authority be granted for the City to enter into a Land Exchange Agreement with the Toronto District School Board (TDSB) for a portion of the public lane described as Part 3 on Reference Plan 66R-21536 and shown as Part 2 on PS-2002-053a (the “City Property”), in exchange for a portion of lands described as Part 2 on Reference Plan 66R-21536 and shown as Part 1 on Sketch PS-2002-053a (the “TDSB Property”), substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the terms of the Land Exchange Agreement on behalf of the City.
3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the completion of the land exchange transaction.
4. 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 and on such terms and conditions as she may from time to time consider reasonable.

### Financial Impact

The Land Exchange is for nominal value.

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 recommend that a portion of lands owned by the City be sold/exchanged for a portion of lands owned by the Toronto District School Board, in order to extend an existing public lane, from Hiawatha Road through to Ashdale Avenue.

The terms for completing the transaction as set out herein are considered to be fair, reasonable, and reflective of market value.

### Committee Recommendations

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council:

1. Grant authority for the City to enter into a Land Exchange Agreement with the Toronto District School Board (TDSB) for a portion of the public lane described as Part 3 on Reference Plan 66R-21536 and shown as Part 2 on PS-2002-053a (the “City Property”), in exchange for a portion of lands described as Part 2 on Reference Plan 66R-21536 and shown as Part 1 on Sketch PS-2002-053a (the “TDSB Property”), substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Authorize each of the Chief Corporate Officer and the Director of Real Estate Services to severally accept the terms of the Land Exchange Agreement on behalf of the City.
3. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the completion of the land exchange transaction; and
4. Authorize the City Solicitor 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 and on such terms and conditions as she may from time to time consider reasonable.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8633.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8634.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8635.pdf>

TE11.53	ACTION	Adopted		Ward: 32
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### Sale of 73A Corley Avenue

(November 12, 2007) Report from Chief Corporate Officer

## Recommendations

The Chief Corporate Officer recommends that:

1. The City accept the Offer to Purchase from Byron Alexander Allen to purchase 73A Corley Avenue being part of Lot 264, Plan 485E as in Instrument No. EV20962 (Firstly Described in Seventhly), except Parts 5, 6, 8 and 15 on Reference Plan 63R-4644, Parts 5 and 6 on Reference Plan 63R-3953 and Part 3 on Reference Plan 63R-3122 (the “Property”), in the amount of \$75,000.00, substantially on the terms and conditions outlined in Appendix “A” to this report.
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City.
3. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. 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 and on such terms and conditions as she may from time to time consider reasonable.

## Financial Impact

Revenue in the amount of \$75,000.00 plus GST if applicable less closing costs and the usual adjustments is anticipated.

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 obtain approval for the sale of 73A Corley Avenue being part of Lot 264, Plan 485E as in Instrument No. EV20962 (Firstly Described in Seventhly), except Parts 5, 6, 8 and 15 on Reference Plan 63R-4644, Parts 5 and 6 on Reference Plan 63R-3953 and Part 3 on Reference Plan 63R-3122.

The terms for completing the transaction as set out herein are considered to be fair, reasonable, and reflective of market value.

## Committee Recommendations

On motion by Councillor Bussin, the Toronto and East York Community Council recommended that City Council:

1. Accept the Offer to Purchase from Byron Alexander Allen to purchase 73A Corley Avenue being part of Lot 264, Plan 485E as in Instrument No. EV20962 (Firstly Described in Seventhly), except Parts 5, 6, 8 and 15 on Reference Plan 63R-4644, Parts 5 and 6 on Reference Plan 63R-3953 and Part 3 on Reference Plan 63R-3122 (the

“Property”), in the staff report.

2. Authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. Authorize the City Solicitor 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 and on such terms and conditions as she may from time to time consider reasonable.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8644.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8645.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8646.pdf>)

TE11.54	ACTION	Adopted	Delegated	Ward: 19, 20
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### Naming of Bathurst Street Bridge as Sir Isaac Brock Bridge

(November 9, 2007) Report from City Surveyor

#### Recommendations

The City Surveyor recommends that:

1. The Bathurst Street Bridge, located between Fort York Boulevard and Front Street West, be named as the “Sir Isaac Brock Bridge”; and
2. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

#### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

This report recommends that the bridge known as the Bathurst Street Bridge, located between Fort York Boulevard and Front Street West, be named as the “Sir Isaac Brock Bridge”.

#### Committee Decision

On motion by Deputy Mayor Pantalone, seconded by Councillor Vaughan, the Toronto and

East York Community Council:

1. Named the Bathurst Street Bridge, located between Fort York Boulevard and Front Street West, as the “Sir Isaac Brock Bridge”.
2. Authorized and directed the appropriate City Officials to take the necessary action to give effect thereto.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8583.pdf>)

TE11.55	ACTION	Adopted	Delegated	Ward: 27
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### Naming of Public Lanes – Bay Street Corridor

(November 6, 2007) Report from City Surveyor

#### Recommendations

The City Surveyor recommends that:

1. the existing public lane located west of Bay Street between Grenville Street and Grosvenor Street, be named “Terauley Lane”;
2. the existing public lane located east of Bay Street between Grenville Street and Grosvenor Street, be named “St. Vincent Lane”;
3. the existing public lane located south of St. Joseph Street, extending westerly from Bay Street, be named “St. Basil Lane”; and
4. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law

#### Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends that the names St. Vincent Lane, Terauley Lane and St. Basil Lane be approved to identify three public lanes located in the Bay Street Corridor, north of College Street. Naming the lanes will facilitate in the dispatch of Emergency Services to the lanes.

#### Committee Decision

On motion by Councillor Rae, the Toronto and East York Community Council directed that:

1. the existing public lane located west of Bay Street between Grenville Street and Grosvenor Street, be named “Terauley Lane”;
2. the existing public lane located east of Bay Street between Grenville Street and Grosvenor Street, be named “St. Vincent Lane”;
3. the existing public lane located south of St. Joseph Street, extending westerly from Bay Street, be named “St. Basil Lane”; and
4. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8557.pdf>

TE11.56	ACTION	Adopted	Delegated	Ward: 32
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### Naming of Private Walkway at 2276 to 2284 Gerrard Street East

(November 6, 2007) Report from City Surveyor

### Recommendations

The City Surveyor recommends that:

1. the proposed private walkway at 2276 to 2284 Gerrard Street East be named “Fairhead Mews”;
2. Watermark Developments Limited, pays the cost, estimated to be in the amount of \$300.00, 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, including the introduction of a naming by-law.

### Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$300.00 for the street name sign are to be paid by the applicant.

### Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

This report recommends that the proposed private walkway at the residential development at 2276 to 2284 Gerrard Street East be named “Fairhead Mews”. Naming the walkway will



facilitate the identification of the proposed units fronting thereon.

### Committee Decision

On motion by Councillor Bussin, the Toronto and East York Community Council:

1. named the proposed private walkway at 2276 to 2284 Gerrard Street East “Fairhead Mews”;
2. requested Watermark Developments Limited to pay the cost, estimated to be in the amount of \$300.00, for the fabrication and installation of a street name sign; and
3. authorized and directed the appropriate City Officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8562.pdf>

TE11.57	ACTION	Adopted	Delegated	Ward: 19
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### Naming of Liberty Village Park

(November 4, 2007) Report from General Manager, Parks, Forestry and Recreation

### Recommendations

The General Manager of Parks, Forestry and Recreation Division recommends that Toronto East York Community Council approve the naming of the parkland located at 70 East Liberty Street to Liberty Village Park.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. Parks, Forestry, and Recreation staff are recommending that the officially unnamed park (informally referred to as Central Park) located at 70 East Liberty Street in the King West district, be officially named Liberty Village Park to better reflect its position within the established local community. This name, Liberty Village, will establish the park as a key element in the community and will be the first park that actually bears the name Liberty Village.

### Committee Decision

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council approved the naming of the parkland located at 70 East Liberty Street to Liberty Village Park.

### Links to Background Information

## Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8756.pdf>)

TE11.58	ACTION	Adopted	Delegated	Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 32
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**Improvement Areas (BIAs) Board of Management Additions and Deletions - Beach, Downtown Yonge, Forest Hill Village, Bloorcourt Village, Liberty Village, Queens Quay Harbourfront, West Queen West, Old Queen Street, Riverside District, and Korea Town Business**

(November 9, 2007) Report from Acting Director, Small Business and Local Partnerships, Economic Development, Culture and Tourism

### Recommendations

The Acting Director of Small Business & Local Partnership recommends that:

1. Toronto East York Community Council approves the deletions and additions to the Beach, Downtown Yonge, Forest Hill Village, Bloorcourt Village, Liberty Village, Queens Quay Harbourfront, West Queen West, Old Queen Street, Riverside District and Korea Town BIA Boards of Management as set out in Attachment No.1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

### Summary

The purpose of this report is to recommend Toronto East York Community Council approve deletions and additions to the Beach, Downtown Yonge, Forest Hill Village, Bloorcourt Village, Liberty Village, Queens Quay Harbourfront, West Queen West, Old Queen Street, Riverside and Korea Town BIA Boards of Managements. The Toronto East York Community Council has delegated authority to make final decisions regarding BIA appointments.

### Committee Decision

On motion by Councillor Perks, the Toronto and East York Community Council:

1. Approved the deletions and additions to the Beach, Downtown Yonge, Forest Hill Village, Bloorcourt Village, Liberty Village, Queens Quay Harbourfront, West Queen West, Old Queen Street, Riverside of the staff report.
2. Requested that Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

### Links to Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8752.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8753.pdf>)

TE11.59	ACTION	Adopted	Delegated	Ward: 20
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### **Appointments - Cecil Community Centre Board of Management**

(November 5, 2007) Letter from Julie Goldstein, Executive Director, Cecil Community Centre

#### **Recommendations**

Julie Goldstein, Executive Director, Cecil Community Centre, recommending that the following persons be appointed to the Board of Management:

Victoria Koo, replacing Marc Baillargeon  
 KL Wong, replacing David Vandebussche  
 Katie Riggs, replacing Robyn Chomyshyn  
 Gus Osorio  
 Smitha Pradhan  
 Peter Au  
 Karen Reyes  
 Christine Laws

#### **Summary**

Communication (November 5, 2007) from Julie Goldstein, Executive Director, Cecil Community Centre, submitting names of Appointees to the Board of Management.

#### **Committee Decision**

On motion by Councillor Vaughan, the Toronto and East York Community Council appointed the following persons to the Cecil Community Centre Board of Management for a term of office ending November 30, 2010, or until their successors are appointed:

Victoria Koo, replacing Marc Baillargeon  
 KL Wong, replacing David Vandebussche  
 Katie Riggs, replacing Robyn Chomyshyn  
 Gus Osorio  
 Smitha Pradhan  
 Peter Au  
 Karen Reyes  
 Christine Laws

#### **Links to Background Information**

Letter from Julie Goldstein, Executive Director, Cecil Community Centre  
 (<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8536.pdf>)

TE11.60	ACTION	Adopted	Delegated	Ward: 30
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### **Appointments - Ralph Thornton Centre Board of Management**

(October 22, 2007) Letter from Shawn Conway, Executive Director, Ralph Thornton Centre

#### **Recommendations**

Letter from Shawn Conway, Executive Director, Ralph Thornton Centre, recommending that the following persons be appointed to the Board of Management:

Kevin Collins  
Merrilees Willemse  
Stephanie MacLaren

Please retain these names:

Chris Bedwell  
Tracy Horvath  
Paul Young  
Peter Duckworth-Pilkington  
Edward Chin  
Patricia Hunt  
Margaret Panter  
Mo Chak  
James An

Please remove the following names:

Marguerite Campbell  
Susan Martin

#### **Summary**

Communication (October 22, 2007) from Shawn Conway, Executive Director, Ralph Thornton Centre, submitting names of Appointees to the Board of Management.

#### **Committee Decision**

On motion by Councillor Perks, the Toronto and East York Community Council appointed the following persons to the Ralph Thornton Centre Board of Management for a term of office ending November 30, 2010, or until their successors are appointed:

Kevin Collins  
Merrilees Willemse  
Stephanie MacLaren

That the following members be retained on the Board of Management:

Chris Bedwell  
 Tracy Horvath  
 Paul Young  
 Peter Duckworth-Pilkington  
 Edward Chin  
 Patricia Hunt  
 Margaret Panter  
 Mo Chak  
 James An

Please remove the following names:

Marguerite Campbell  
 Susan Martin

### **Links to Background Information**

Letter from Shawn Conway, Executive Director, Ralph Thornton Centre  
<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8534.pdf>

TE11.61	ACTION	Adopted		Ward: 31
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### **Naming Baseball Diamond One in Topham Park the John Shelton Diamond**

(November 12, 2007) Member Motion from Councillor Davis

#### **Recommendations**

The General Manager, Parks Forestry and Recreation report to the Toronto and East York Community Council on naming baseball diamond one in Topham Park the John Shelton Diamond.

#### **Summary**

Naming baseball diamond one in Topham Park (1 Tiago Avenue, Ward 31, Beaches-East York) the John Shelton Diamond provides the Topham Park Minor Softball League and the Topham Park neighbourhood an opportunity to recognize the contributions of Mr. John Shelton to the league and community through his volunteerism.

Please find attached correspondence dated October 17, 2007, from Mr. John Peulic, on behalf of Mr. John Shelton's family. This letter requests the City of Toronto Parks, Forestry and Recreation department name baseball diamond one in Topham Park the John Shelton Diamond.

This request is supported by the Topham Park Minor Softball League as per the attached correspondence from League President Susan Osborne on November 7, 2007.

### **Committee Recommendations**

On motion by Councillor Davis, with Councillor Vaughan in the Chair, the Toronto and East York Community Council requested the General Manager, Parks, Forestry and Recreation to report to the next meeting of Toronto and East York Community Council on January 15, 2008 on naming Baseball Diamond One in Topham Park the John Shelton Diamond.

### **Links to Background Information**

Member Motion

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8531.pdf>)

Attachment 1 - Letter from John Peulic

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8532.pdf>)

Attachment 2 - Letter from Susan Osborne, Topham Park Minor Softball League

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-8533.pdf>)

TE11.62	ACTION	Adopted	Ward: 14, 18, 19, 21
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### **Transit Implications and Follow Up to the Elimination of the Dufferin Street "Jog" at Queen Street West**

(November 27, 2007) Member Motion from Deputy Mayor Pantalone, Councillor Giambrone, Councillor Perks and Councillor Mihevc

### **Recommendations**

That Transportation Services review and report in 2008 on establishing a streetcar/bus right-of-way and bicycle lanes on Dufferin Street, from Dupont Street to Exhibition Place, for implementation as soon as the Dufferin Street "jog" is eliminated.

### **Summary**

Proposing possible traffic and transit reconfigurations as a consequence of the elimination of the Dufferin Street "jog".

### **Decision Advice and Other Information**

On motion by Councillor Mihevc, the Toronto and East York Community Council requested the Director, Transportation Services to review and report to Community Council in 2008 on establishing a streetcar/bus right of way and bicycle lanes on Dufferin Street from Dupont Street to Exhibition Place, for implementation as soon as the Dufferin Street "jog" is eliminated.

### **Links to Background Information**

Members' Motion

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9092.pdf>)

TE11.63	ACTION	Adopted		Ward: 28
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### **Liquor Licence Application - Polson Pier, 11 Polson Street**

(November 27, 2007) Member Motion from Councillor McConnell

#### **Recommendations**

1. City Council direct the City Clerk to advise the Registrar of the AGCO that the issuance of a liquor licence for Polson Pier Entertainment Inc., 11 Polson Street, is not in the public interest having regard to the needs and wishes of the residents, and that the Registrar should issue a Proposal to Review the liquor licence application;
2. City Council request the AGCO to provide the City of Toronto with an opportunity to participate in any proceedings with respect to Polson Pier; and
3. City Council authorize the City Solicitor to attend all proceedings before the AGCO in this matter and direct the City Solicitor to take all necessary actions so as to give effect to this Motion.

#### **Summary**

Seeking Council's support in opposing the granting of a liquor licence for this establishment.

#### **Committee Recommendations**

On motion by Councillor McConnell, the Toronto and East York Community Council recommended that City Council:

1. Direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario (AGCO) that the issuance of a liquor licence for Polson Pier Entertainment Inc., 11 Polson Street, is not in the public interest having regard to the needs and wishes of the residents, and that the Registrar should issue a Proposal to Review the liquor licence application.
2. Request the AGCO to provide the City of Toronto with an opportunity to participate in any proceedings with respect to Polson Pier.
3. Authorize the City Solicitor to attend all proceedings before the AGCO in this matter and direct the City Solicitor to take all necessary actions so as to give effect to this Motion.

#### **Links to Background Information**

Member Motion

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9093.pdf>)

TE11.64	ACTION	Adopted	Delegated	Ward: 20
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### **Front Yard Parking for Persons with a Disability - 853 Bathurst Street**

(November 27, 2007) Member Motion from Councillor Vaughan

#### **Recommendations**

Recommending that Transportation staff be requested to report back to the next meeting of the Toronto and East York Community Council on January 15, 2008, on what steps would be required to allow front parking for persons with a disability at 853 Bathurst Street.

#### **Summary**

To allow front yard parking for persons with a disability at 853 Bathurst Street.

#### **Committee Decision**

On motion by Councillor Vaughan, the Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District to report to its next meeting on January 15, 2008 on the necessary process required to permit front parking for persons with a disability at 853 Bathurst Street.

#### **Links to Background Information**

Member Motion

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9094.pdf>

TE11.65				
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NOT USED

TE11.66	ACTION	Adopted		Ward: 19
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### **Commercial Loading Zone - 333 Harbord Street**

(November 16, 2007) Report from Director, Transportation Services, Toronto and East York District

#### **Recommendations**

Transportation Services recommends that City Council:



1. approve installation of a commercial loading zone, on the south side of Harbord Street, from a point 16.5 metres east of Montrose Avenue to a point 11 metres further east, to operate between the hours of 8:00 a.m. and 6:00 p.m., daily;
2. prohibit stopping at all times on the north side of Harbord Street, from Montrose Avenue to a point 47 metres east thereof; and
3. prohibit left turns, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, by westbound traffic on Harbord Street at Montrose Avenue.

### Financial Impact

Type of funding	Source of funds	Amount
Pavement markings and sign modifications	Owner of Premises No. 333 Harbord Street	\$3,600

### Summary

Transportation Services is requesting City Council's approval to introduce a commercial loading zone on the south side of Harbord Street near Premises No. 333. Parking within the designated loading zone will be allowed in the evening and overnight hours.

Installation of the commercial loading zone requires amendments to parking regulations in the immediate vicinity of the nearby Harbord Street/Montrose Avenue intersection. It will also be necessary to prohibit westbound left turns at this intersection during rush hour periods and realign the pavement/lane markings east of the intersection.

### Committee Recommendations

On motion by Deputy Mayor Pantalone, the Toronto and East York Community Council recommended that City Council:

1. approve installation of a commercial loading zone, on the south side of Harbord Street, from a point 16.5 metres east of Montrose Avenue to a point 11 metres further east, to operate between the hours of 8:00 a.m. and 6:00 p.m., daily;
2. prohibit stopping at all times on the north side of Harbord Street, from Montrose Avenue to a point 47 metres east thereof; and
3. prohibit left turns, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, by westbound traffic on Harbord Street at Montrose Avenue.

### Links to Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9096.pdf>

Attachment 1 - Drawing 421F-9126

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9097.pdf>

TE11.67	ACTION	Adopted	Delegated	Ward: 22
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### **Appeal - Driveway Widening - 58 Millwood Road**

(November 27, 2007) Member Motion from Councillor Walker

#### **Recommendations**

That the decision of the Toronto and East York Community Council with respect to TE5.19 be re-opened and deferred for re-consideration as a deputation item at the next meeting of the Toronto and East York Community Council on January 15, 2008 and that the applicant be provided with notice of this meeting.

#### **Summary**

At its meeting on May 1, 2007, the Toronto and East York Community Council considered Item TE5.19 relating to an appeal for a driveway from the Manager, Right of Way Management, Transportation Services, Community Council denied the request for driveway widening; and requested that the owner remove the excess brick paving and restore the area to soft landscaping.

The applicant did not address Community Council and has since advised that he did not receive notice of this meeting and was therefore not provided with the opportunity to support his application before the Committee. Although the Committee Administrator advises that her records indicate that the applicant was provided with notice, the Councillor is requesting that the Committee reconsider this item and provide the applicant with an opportunity to address the Committee in support of his application

#### **Committee Decision**

On motion by Councillor Walker, the Toronto and East York Community Council re-opened its decision taken on May 1, 2007 with respect to TE5.19 and deferred reconsideration of this matter as a deputation item at its next meeting on January 15, 2008 and requested that the applicant be provided with notice of this meeting.

#### **Links to Background Information**

Member Motion

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9098.pdf>

TE11.68	ACTION	Adopted	Delegated	Ward: 31
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### **Sidewalk/Boulevard Vending Permit located at the east side of Coxwell Avenue, 15m north of Cosburn Avenue**

(November 27, 2007) Member Motion from Councillor Davis

### **Recommendations**

That Recommendations 1 and 2 of Toronto and East York Community Council TE9.27 be replaced with the following Recommendations:

1. That Municipal Licensing and Standards staff be authorized to temporarily re-issue the vending permit location #200125 immediately.
2. That Municipal Licensing and Standards staff report to the January 2008 meeting of the Toronto and East York Community Council with appropriate to permanently re-issue the vending permit for this location and authorize the introduction of the necessary bill to give effect to this Recommendation.

### **Summary**

This motion is about a matter that has a long and somewhat complicated decision-making history. As a result of concerns over the vending operation on Coxwell Avenue in front of the East York Collegiate Institute, Community Council decided to revoke his permit at that location as of November 1, 2007. In order to accommodate this vendor elsewhere, staff was authorized to offer the vendor the opportunity to apply for other sites.

In the meantime, the vendor met with Toronto Police Services and the principal of EYCI and has worked out the issues that gave rise to his permit being revoked. As a result, both organizations support his continuing vending at his original location at Coxwell. City staff have investigated the boulevard in this area, and are recommending a location that will work.

### **Committee Decision**

On motion by Councillor Davis, with Councillor Vaughan in the Chair, the Toronto and East York Community Council requested:

1. Municipal Licensing and Standards staff to immediately issue a temporary vending permit to Mr. Konstantinos Notis on Coxwell Avenue approximately 15m north of Cosburn Avenue.
2. That, conditional upon receipt of an application from Mr. Notis for a vending permit at that location, Municipal Licensing and Standards staff to report to the January 15, 2008 meeting of the Toronto and East York Community Council with the necessary bill to amend the former East York By-law No. 19-79 to include this location on the schedule.

### **Links to Background Information**

Member Motion

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9112.pdf>)

TE11.69	ACTION	Adopted	Delegated	Ward: 21
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### **Fence Exemption for 769 St. Clair Avenue West - Ferro's Restaurant**

(November 23, 2007) Member Motion from Councillor Mihevc

#### **Recommendations**

Recommending that the fence exemption for 769 St. Clair Avenue West - Ferro's Restaurant be granted to allow the restaurateur to erect two large Christmas trees with seasonal decoration.

#### **Summary**

To request a fence exemption for 769 St. Clair Avenue West - Ferro's Restaurant to allow the installation of two Christmas trees..

#### **Committee Decision**

On motion by Councillor Mihevc, the Toronto and East York Community Council granted a fence exemption for 769 St. Clair Avenue West - Ferro's Restaurant to allow the restaurateur to erect two large Christmas trees with seasonal decoration.

#### **Links to Background Information**

Member Motion

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-9100.pdf>

TE11.Bills	ACTION		Delegated	
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Councillor Davis in the Chair.

#### **General Bills**

Councillor McConnell moved that leave be granted to introduce the following Bills, and that these Bills, prepared for this meeting of Community Council, be passed and hereby declared as By-laws, which carried.

Bill No.	By-law No.	Date of Adoption	Title/Authority
Bill No. 1303	1329-2007	November 27, 2007	To amend City of Toronto Municipal Code Chapter 447, Fences, to exempt the fence on the property municipally known as 16 Browside Avenue from the maximum height requirements.

Bill No. 1304	1330-2007	November 27, 2007	To amend City of Toronto Municipal Code Chapter 447, Fences, to exempt the front yard fence on the property municipally known as 6 Clarendon Crescent from the maximum height requirements.
Bill No. 1305	1331-2007	November 27, 2007	To amend City of Toronto Municipal Code Chapter 447, Fences, to exempt the front yard fence on the property municipally known as 55 Harbour Square from the maximum height requirements.
Bill No. 1306	1332-2007	November 27, 2007	To amend City of Toronto Municipal Code Chapter 447, Fences, to exempt the fence on the property municipally known as 561 Broadview Avenue from the maximum height requirements.
Bill No. 1307	1333-2007	November 27, 2007	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Bernard Avenue.
Bill No. 1308	1334-2007	November 27, 2007	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Hazelton Avenue.
Bill No. 1309	1335-2007	November 27, 2007	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Denison Avenue, Denison Square, Fern Avenue, Lane system first west of Yonge Street, Maple Avenue, Shallmar Boulevard and Wales Avenue.
Bill No. 1310	1336-2007	November 27, 2007	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Temperance Street.
Bill No. 1311	1337-2007	November 27, 2007	To amend City of Toronto Municipal Code Ch. 925, Permit Parking, respecting Denison Avenue.
Bill No. 1312	1338-2007	November 27, 2007	To amend City of Toronto Municipal Code Ch. 925, Permit Parking,

respecting Denison Square.

Bill No. 1313	1339-2007	November 27, 2007	To amend City of Toronto Municipal Code Ch. 925, Permit Parking, respecting Wales Avenue.
Bill No. 1314	1340-2007	November 27, 2007	To amend further By-law No. 34-93, a by-law “To provide for disabled person parking permit holders”, being a by-law of the former Borough of East York, regarding Bryant Avenue.
Bill No. 1315	1341-2007	November 27, 2007	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Fernwood Park Avenue and Wembley Road.
Bill No. 1316	1342-2007	November 27, 2007	To amend the City of Toronto Municipal Code Ch. 903, Parking for Persons with Disabilities, respecting Bryant Avenue, Fernwood Park Avenue and Wembley Road.
Bill No. 1317	1343-2007	November 27, 2007	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Hazelton Avenue.
Bill No. 1318	1344-2007	November 27, 2007	To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Bond Street.
Bill No. 1319	1345-2007	November 27, 2007	To amend City of Toronto Municipal Code Chapter 910, Parking Machines, respecting Bond Street.

### **Confirmatory Bills**

Councillor Perks moved that the Toronto and East York Community Council pass and declare as a by-law a confirmatory bill to confirm the legislative proceeding of the Toronto and East York Community Council acting under delegated authority at its meeting on November 27, 2007.

Bill No. 1325	1346-2007	November 27, 2007	To confirm the proceedings of Toronto and East York Community Council at its meeting held on the 27th day of November, 2007 as it relates to decisions made under delegated authority.
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**(this final confirming By-law confirms the actions taken by Community Council under delegated authority at this meeting, including the enactment of any previous confirming By-laws).**

*Submitted Tuesday, November 27, 2007*

*Councillor Janet Davis, Chair, Toronto and East York Community Council*

### **Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-11-27	Morning	9:40 AM	1:00 PM	Public
2007-11-27	Afternoon	1:45 PM	2:05 PM	Public