
Toronto and East York Community Council

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

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Toronto and East York Community Council*Considered by City Council on June 19, 20 and 22, 2007*

Meeting No. 6
Meeting Date Tuesday, May 29, 2007
Start Time 9:30 AM
Location Committee Room 1, City Hall

Contact Christine Archibald, Committee Administrator
Phone 416-392-7033
E-mail teycc@toronto.ca

TE6.2	NO AMENDMENT		Transactional	Ward: 22
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Final Report - Zoning Amendment Application - 140, 142 and 144 Redpath Avenue**City Council Decision**

City Council on June 19, 20 and 22, 2007, adopted the following motions:

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. 2 of the report (May 9, 2007) from the Director, Community Planning, Toronto and East York District.
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 Bills to City Council for enactment, the owner shall be required to comply with the conditions of existing undertaking No. U195043 and amended undertaking No. U195043A or submit an application to further amend those agreements to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
4. Before introducing the necessary Bills to City Council for enactment, the owner shall be required to install a litter receptacle at the ticket machine.

Statutory - Planning Act, RSO 1990

(May 9, 2007) report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council 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. 2 of the report (May 9, 2007) from the Director, Community Planning, Toronto and East York District;
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 Bills to City Council for enactment, the owner shall be required to comply with the conditions of existing undertaking No. U195043 and amended undertaking No. U195043A or submit an application to further amend those agreements to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
4. before introducing the necessary Bills to City Council for enactment, the owner shall be required to install a litter receptacle at the ticket machine.

Summary

This application was made prior to January 1, 2007 and is not subject to the new provisions of the *Planning Act* and the City of Toronto Act, 2006. This application proposes to amend By-law 438-86 on a temporary basis (3-years) to permit an existing 42-space commercial parking lot to continue to operate at 140, 142 and 144 Redpath Avenue. In the absence of a residential redevelopment proposal for the site, this report reviews and recommends approval of extending the temporary zoning permission to allow the continued use of the existing commercial parking lot for another 3-year term. The lot provides needed parking for Eglinton Avenue East businesses.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4581.pdf>)

Communications

(May 28, 2007) letter from Laura Wong and Michael Wong (TE.Main.TE6.2.1)

Speakers

Michael and Laura Wong
Robert Truman

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 29, 2007 and notice was given in accordance with the *Planning Act*.

TE6.3	NO AMENDMENT		Transactional	Ward: 22
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Final Report - Zoning Amendment Application - 85 to 97 Eglinton Avenue East and 79 Dunfield Avenue

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. City Council amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (May 9, 2007) from the Director, Community Planning, Toronto and East York District.
2. City Council repeal By-law 1997-0570 subject to the proposed draft Zoning By-law Amendment coming into force and effect.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, which will:
 - i. secure funds in the amount of \$300,000.00, half payable upon the implementing zoning by-law coming into full force and effect, and the remaining half payable prior to the issuance of any building permit, that may be used as a contribution towards the construction of a new public swimming pool at the North Toronto Collegiate redevelopment site or towards other community facilities or services in the area as may be determined by the Chief Planner and Executive Director, City Planning Division in consultation with the local Ward Councillor if the new pool has not become a bona fide City development project within 3 years (subject to extension) of the date of execution of this agreement; and
 - ii. the cash amounts to be secured under (i) above shall increase in accordance with the increase in the Non-Residential-Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.
5. 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 building permit.

6. City Council require the owner to provide and maintain an irrigation system for the proposed trees within the public road allowances, 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 General Manager of Parks and Recreation.
7. City Council require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to introducing the necessary Bills to City Council for enactment, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate.
8. City Council require the owner to agree to pay all costs associated with the conversion of a portion of Dunfield Avenue to two-way operation, generally as shown on "Two Way Operations Plan" prepared by Marshall Macklin Monaghan and stamped received by City Planning on October 30, 2006, including:
 - adjustments to the signal heads at the Dunfield Avenue/Eglinton Avenue East intersection, if required;
 - provision of revised pavement markings and installation of regulatory signing, generally as shown on the "Two Way Operations Plan" prepared by Marshall Macklin Monaghan and stamped received October 30, 2006 (estimated at \$3,000.00, 2006 dollars);
 - elimination of metered and pay-and-display parking spaces;
 - construction of a traffic island at the south end of the two-way portion of Dunfield Avenue; and
 - construction of a new catch basin required in conjunction with the construction of the traffic island.
9. Agree to submit a detailed design and cost estimate for construction of the traffic island at the south end of the proposed two-way portion of Dunfield Avenue, for the review and acceptance of the Executive Director of Technical Services.

Statutory - Planning Act, RSO 1990

(May 9, 2007) report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

Toronto and East York Community Council Committee Report - Meeting No. 6
Considered by City Council on June 19, 20 and 22, 2007

1. amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (May 9, 2007) from the Director, Community Planning, Toronto and East York District;
2. repeal By-law 1997-0570 subject to the proposed draft Zoning By-law Amendment coming into force and effect;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
4. require the owner, before introducing the necessary Bills to City Council for enactment, to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, which will:
 - (i) secure funds in the amount of \$300,000.00, half payable upon the implementing zoning by-law coming into full force and effect, and the remaining half payable prior to the issuance of any building permit, that may be used as a contribution towards the construction of a new public swimming pool at the North Toronto Collegiate redevelopment site or towards other community facilities or services in the area as may be determined by the Chief Planner and Executive Director, City Planning Division in consultation with the local Ward Councillor if the new pool has not become a bona fide City development project within 3 years (subject to extension) of the date of execution of this agreement; and
 - (ii) the cash amounts to be secured under (i) above shall increase in accordance with the increase in the Non-Residential-Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.
5. require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of any building permit;
6. require the owner to provide and maintain an irrigation system for the proposed trees within the public road allowances, 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 General Manager of Parks and Recreation;
7. require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to introducing the necessary Bills to City Council for enactment, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
8. require the owner to agree to pay all costs associated with the conversion of a portion of Dunfield Avenue to two-way operation, generally as shown on "Two Way Operations Plan" prepared by Marshall Macklin Monaghan and stamped received by City Planning

on October 30, 2006, including:

- adjustments to the signal heads at the Dunfield Avenue/Eglinton Avenue East intersection, if required;
 - provision of revised pavement markings and installation of regulatory signing, generally as shown on the "Two Way Operations Plan" prepared by Marshall Macklin Monaghan and stamped received October 30, 2006 (estimated at \$3,000.00, 2006 dollars);
 - elimination of metered and pay-and-display parking spaces;
 - construction of a traffic island at the south end of the two-way portion of Dunfield Avenue;
 - construction of a new catch basin required in conjunction with the construction of the traffic island; and
9. agree to submit a detailed design and cost estimate for construction of the traffic island at the south end of the proposed two-way portion of Dunfield Avenue, for the review and acceptance of the Executive Director of Technical Services.

Summary

An application has been submitted to permit the construction of a 22-storey (231-unit) residential condominium with 570 square metres of commercial space at grade facing Eglinton Avenue East and Dunfield Avenue. A total of 247 parking spaces are proposed to be provided in 4 levels of underground parking for the occupants of the residential units and their visitors. Service and residential vehicular access and egress to and from the site is dealt with via a 2-way driveway from Dunfield Avenue. The applicant is also proposing to change Dunfield Avenue from one-way northbound to two-way traffic between the site access drive and Eglinton Avenue. This report reviews and recommends approval of the proposed mixed use development described above.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3737.pdf>

Speakers

Adam Brown, Sherman Brown

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 29, 2007 and notice was given in accordance with the *Planning Act*.

TE6.4	NO AMENDMENT		Transactional	Ward: 27
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Final Report - Rezoning Application - 582 Sherbourne Street and 28 Linden Street, and Intention to Designate under the Ontario Heritage Act - 582 Sherbourne Street

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

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. 3 of the report (May 9, 2007).
2. City Council authorize the City Solicitor to make the following revisions to the site-specific draft Zoning By-law Amendment for the development and any stylistic and technical changes that may be required:
 - a. provide for relief from the recommended parking standard in the amount of 10 residential parking spaces for each car-sharing parking space provided in the development, up to a maximum of six car-sharing parking spaces; and
 - b. restrict the maximum residential gross floor area of Floor 4 to 715 square metres.
3. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to require the owner to do the following:
 - a. pay to the City the sum of \$750,000 prior to the issuance of the first building permit for construction of an indoor swimming pool at the Wellesley Community Centre, located at 495 Sherbourne Street, or construction of other community recreation facilities in the vicinity of the site;
 - b. provide a public art contribution to the City of a value not less than one percent of the gross construction cost of the development, in compliance with the City's public art program;
 - c. restore, conserve, and maintain the James Cooper House, notwithstanding the relocation of the house on-site, and enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act satisfactory to the Manager of Heritage Preservation Services prior to Site Plan Approval pursuant to Section 41 of the Planning Act;
 - d. in accordance with the Conservation Plan, the owner shall restore the James Cooper House, at a minimum cost of \$350,000, such restoration costs not to include costs associated with the relocation of the house or related engineering work, and in the event of an expenditure less than \$350,000, the difference shall be re-directed to the provision of an additional payment for the construction of an indoor swimming pool at the Wellesley Community;

- e. provide and maintain an irrigation system at the owner's expense 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 General Manager, Parks, Forestry and Recreation;
 - f. submit a site servicing review satisfactory to City's Executive Director of Technical Services prior to the Zoning By-law amendment coming into full force and effect to determine the stormwater runoff, sanitary flow and water supply demand resulting from the development and to demonstrate how the lot can be serviced and whether the existing municipal infrastructure is adequate;
 - g. pay to the City the costs for improvements to the municipal infrastructure in connection with the site servicing review to the satisfaction of the City's Executive Director of Technical Services, prior to the issuance of the first foundation building permit, should the site servicing review determine that upgrades are required to the infrastructure to support the development;
 - h. provide and maintain design and materials for the exterior of the development, to be secured in an agreement pursuant to Section 41 of the Planning Act;
 - i. prior to issuance of a concrete/superstructure permit, provide a survey satisfactory to the City's Manager of Heritage Preservation Services for the purpose of identifying any amendment to the heritage designation by-law required as a result of the relocation of the James Cooper House;
 - j. provide reasonable streetscape improvements, including, but not limited to, tree installation on the public right-of-way adjacent to the lot, relocation of the southbound TTC bus stop if necessary to provide a minimum distance between the bus stop and the driveway, and reconstruction of the sidewalk to provide a level loading and alighting condition at the bus stop; and
 - k. use reasonable commercial efforts to obtain LEED Certification of the development and provide to the city documentation respecting certification for the development.
4. Before introducing the necessary Bill to City Council for enactment, City Council require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.
 5. Prior to final site plan approval, City Council require the applicant to:
 - a. enter into a Heritage Easement Agreement with the City; and
 - b. submit a Conservation Plan, prepared by a heritage consultant and based on the approved Conservation Strategy as prepared by Goldsmith Borgal and

Company Ltd. Architects (dated March 2006), for the adaptive re-use of the James Cooper House, satisfactory to the Manager of Heritage Preservation Services.

6. City Council require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development.
7. City Council state its intention to designate the property at 582 Sherbourne Street (James Cooper House) under Part IV of the Ontario Heritage Act.
8. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, City Council authorize the solicitor to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.
9. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board.
10. City Council approve the alterations to the heritage building at 582 Sherbourne Street substantially in accordance with the plans by A. Burka Architect Inc. (Planning Division date stamped April 16, 2007) and 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;
 - submitting a Conservation Plan, prepared by a heritage consultant and based on the approved Conservation Strategy as prepared by Goldsmith Borgal and Company Ltd. Architects (dated March 2006), for the adaptive re-use of the John Cooper House, satisfactory to the Manager of Heritage Preservation Services; and
 - b. prior to the issuance of a demolition permit for the Linden Street;
 - 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 referred to in 4.a above;
11. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 582 Sherbourne Street (The James Cooper House).
12. City Council authorize the passage of a by-law for the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner, 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 Manager, Heritage Preservation Services to ensure the restoration, conservation, and maintenance of the James Cooper House.

13. City Council authorize and direct the appropriate City officials be authorized and directed to take necessary action to give effect thereto.

Statutory - Planning Act, RSO 1990

(May 9, 2007) report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends 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. 3 of the report (May 9, 2007);
2. authorize the City Solicitor to make the following revisions to the site-specific draft Zoning By-law Amendment for the development and any stylistic and technical changes that may be required:
 - a. provide for relief from the recommended parking standard in the amount of 10 residential parking spaces for each car-sharing parking space provided in the development, up to a maximum of six car-sharing parking spaces; and
 - b. restrict the maximum residential gross floor area of Floor 4 to 715 square metres; and
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* to require the owner to do the following:
 - (a) pay to the City the sum of \$750,000 prior to the issuance of the first building permit for construction of an indoor swimming pool at the Wellesley Community Centre, located at 495 Sherbourne Street, or construction of other community recreation facilities in the vicinity of the site;
 - (b) provide a public art contribution to the City of a value not less than one percent of the gross construction cost of the development, in compliance with the City's public art program
 - (c) restore, conserve, and maintain the James Cooper House, notwithstanding the relocation of the house on-site, and enter into a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* satisfactory to the Manager of

Heritage Preservation Services prior to Site Plan Approval pursuant to Section 41 of the *Planning Act*;

- (d) in accordance with the Conservation Plan, the owner shall restore the James Cooper House, at a minimum cost of \$350,000, such restoration costs not to include costs associated with the relocation of the house or related engineering work, and in the event of an expenditure less than \$350,000, the difference shall be re-directed to the provision of an additional payment for the construction of an indoor swimming pool at the Wellesley Community;
 - (e) provide and maintain an irrigation system at the owner's expense 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 General Manager, Parks, Forestry and Recreation;
 - (f) submit a site servicing review satisfactory to City's Executive Director of Technical Services prior to the Zoning By-law amendment coming into full force and effect to determine the stormwater runoff, sanitary flow and water supply demand resulting from the development and to demonstrate how the lot can be serviced and whether the existing municipal infrastructure is adequate;
 - (g) pay to the City the costs for improvements to the municipal infrastructure in connection with the site servicing review to the satisfaction of the City's Executive Director of Technical Services, prior to the issuance of the first foundation building permit, should the site servicing review determine that upgrades are required to the infrastructure to support the development;
 - (h) provide and maintain design and materials for the exterior of the development, to be secured in an agreement pursuant to Section 41 of the *Planning Act*;
 - (i) prior to issuance of a concrete/superstructure permit, provide a survey satisfactory to the City's Manager of Heritage Preservation Services for the purpose of identifying any amendment to the heritage designation by-law required as a result of the relocation of the James Cooper House; and
 - (j) provide reasonable streetscape improvements, including, but not limited to, tree installation on the public right-of-way adjacent to the lot, relocation of the southbound TTC bus stop if necessary to provide a minimum distance between the bus stop and the driveway, and reconstruction of the sidewalk to provide a level loading and alighting condition at the bus stop;
 - (k) use reasonable commercial efforts to obtain LEED Certification of the development and provide to the city documentation respecting certification for the development;
4. before introducing the necessary Bill to City Council for enactment, requiring the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;

5. prior to final site plan approval, require the applicant to
 - (a) enter into a Heritage Easement Agreement with the City; and
 - (b) submit a Conservation Plan, prepared by a heritage consultant and based on the approved Conservation Strategy as prepared by Goldsmith Borgal and Company Ltd. Architects (dated March 2006), for the adaptive re-use of the James Cooper House, satisfactory to the Manager of Heritage Preservation Services; and
6. require the owner to provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;
7. state its intention to designate the property at 582 Sherbourne Street (James Cooper House) under Part IV of the *Ontario Heritage Act*;
8. if there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, authorize the solicitor to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
9. if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, direct the Clerk to refer the proposed designation to the Conservation Review Board;
10. the alterations to the heritage building at 582 Sherbourne Street be approved substantially in accordance with the plans by A. Burka Architect Inc. (Planning Division date stamped April 16, 2007) and 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;

submitting a Conservation Plan, prepared by a heritage consultant and based on the approved Conservation Strategy as prepared by Goldsmith Borgal and Company Ltd. Architects (dated March 2006), for the adaptive re-use of the John Cooper House, satisfactory to the Manager of Heritage Preservation Services.
 - b. prior to the issuance of a demolition permit for the Linden Street

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 referred to in 4.a above;
11. grant authority for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owners of the property at 582 Sherbourne Street (The James Cooper House);

12. authorize the passage of a by-law for the entering into of a Heritage Easement Agreement under Section 37 of the Ontario *Heritage Act* with the owner, 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 Manager, Heritage Preservation Services to ensure the restoration, conservation, and maintenance of the James Cooper House; and
13. authorize and direct the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Summary

This application proposes a 32-storey residential building at 582 Sherbourne Street and 28 Linden Street and retention of the heritage James Cooper House. The proposal secures conservation of the James Cooper House and implements intensification of a site that is very close to the Sherbourne subway station. The proposal provides a good built-form relationship to the surrounding public realm and an acceptable relationship to nearby properties. This report reviews and recommends approval of the application to amend the Zoning By-law.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3778.pdf>

Communications

(May 29, 2007) e-mail from Liviana Persolja (TE.Main.TE6.4.1)

(May 28, 2007) letter from Chris Crane, President, Upper Jarvis Neighbourhood Association (TE.Main.TE6.4.2)

Speakers

Chris Crane

Anton Kuerti

Steve Daniels

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 29, 2007 and notice was given in accordance with the *Planning Act*.

4a Intention to Designate under Part IV of the Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement - 582 Sherbourne Street

(April 30, 2007) report from Director, Policy and Research, City Planning Division

Summary

This report recommends that City Council state its intention to designate the property at 582

Sherbourne Street under Part IV of the Ontario Heritage Act and approve alterations to a heritage building. Authority is requested to enter into a Heritage Easement Agreement to provide for the long term protection of the James Cooper House. The generous setback of the original house from Sherbourne Street prohibits the introduction of a development within the remaining available land without relocating the heritage building on the site. The allowance for the relocation of the house towards Sherbourne Street accommodates the heritage building within the proposed development while restoring the house and securing its long-term protection.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3765.pdf>)

Attachment 1 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3768.pdf>)

Attachment 2 - Photographs

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3769.pdf>)

Attachment 3 - Reasons for Designation

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3770.pdf>)

Attachment 4A - Site Plan

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3771.pdf>)

Attachment 4B - Ground Floor Plan

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3772.pdf>)

Attachment 4C - Elevations

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3774.pdf>)

Attachment 4D - Elevations

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3775.pdf>)

4b Intention to Designate under Part IV of the Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement - 582 Sherbourne Street

(May 11, 2007) letter from Toronto Preservation Board

Summary

The Toronto Preservation Board on May 11, 2007, considered the report (April 30, 2007) from the Director, Policy and Research, City Planning Division.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3776.pdf>)

4c Supplementary Report - Rezoning Application - 582 Sherbourne Street and 28 Linden Street

(May 28, 2007) report from Director, Community Planning, Toronto and East York District

Summary

This report provides further information with respect to parking standards for the proposed development and recommends revisions to the draft Zoning By-law.

Background Information

Supplementary Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4095.pdf>)

TE6.5	NO AMENDMENT		Transactional	Ward: 30
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Final Report - Zoning Amendment Application - 625 Queen Street East

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. City Council amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8 of the report (May 4, 2007) from the Director, Community Planning, Toronto and East York District.
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. City Council direct City Planning staff to establish a Terms of Reference to develop a Queen-Riverside Vision Plan for lands fronting on Queen Street East and lands to the north and south of Queen Street East, between the Don Valley and Broadview Avenue and Eastern Avenue to the south.

Statutory - Planning Act, RSO 1990

(May 4, 2007) report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8 of the report (May 4, 2007) from the Director, Community Planning, Toronto and East York District;

2. authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
3. direct City Planning staff to establish a Terms of Reference to develop a Queen-Riverside Vision Plan for lands fronting on Queen Street East and lands to the north and south of Queen Street East, between the Don Valley and Broadview Avenue and Eastern Avenue to the south.

Summary

This application proposes the construction of a six storey mid-rise building at 625 Queen Street East with 64 residential units and commercial uses on the ground floor. The proposed development features a green roof and a dedicated parking space for car sharing. Mid-rise housing is an important form of development that can create new housing and shopping opportunities and can help the City to more easily address reurbanization objectives on Avenues. Queen Street, east of the Don River is rapidly becoming a desirable residential and commercial destination. The proposed mixed-use development is consistent and compatible with the evolving character of Queen Street East, east of the Don River. This report reviews and recommends approval of the application to amend the Zoning By-law.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3706.pdf>)

Speakers

Jason Garland, Streetcar Development

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 29, 2007 and notice was given in accordance with the *Planning Act*.

TE6.10	NO AMENDMENT		Transactional	Ward: 27
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Amendment to Chapter 297, Signs, of the former City of Toronto Municipal Code - 10 Dundas Street East

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. City Council approve an amendment to Chapter 297, Signs, of the former City of Toronto Municipal Code to replace the existing permissions in Permission Exception T” with permissions to implement the signage program for the Metropolis development as set out in Attachment 5, and further delegate to the Chief Planner and Executive Director, City Planning Division, or designate, the authority to approve the size, style, design, materials and treatment of any sign in certain first party and building identification sign locations, Sign Location Nos. K1, K2, K3, K4, CF, CR,

CS, CT, CW and CX, as set out in Attachments 1 and 2.

2. City Council require the owner to submit an application for the review and approval of the General Manager of Transportation Services (Right-of-Way Management) for the proposed encroachment of Sign Location No. CF projecting 0.75 metres into the Yonge Street public right-of-way and enter into an encroachment agreement, prior to the issuance of the necessary sign permit for a sign in such location.
3. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning Division, to introduce the necessary Bill to the June 19 and 20 meeting of City Council to give effect to Recommendation 1.
4. City Council repeal By-law 145-2000 upon the adoption of the Bill in Recommendation 3.

Statutory - City of Toronto Act, 2006

(April 16, 2007) report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. approve an amendment to Chapter 297, Signs, of the former City of Toronto Municipal Code to replace the existing permissions in Permission Exception "T" with permissions to implement the signage program for the Metropolis development as set out in Attachment 5, and further delegate to the Chief Planner and Executive Director, City Planning Division, or designate, the authority to approve the size, style, design, materials and treatment of any sign in certain first party and building identification sign locations, Sign Location Nos. K1, K2, K3, K4, CF, CR, CS, CT, CW and CX, as set out in Attachments 1 and 2;
2. require the owner to submit an application for the review and approval of the General Manager of Transportation Services (Right-of-Way Management) for the proposed encroachment of Sign Location No. CF projecting 0.75 metres into the Yonge Street public right-of-way and enter into an encroachment agreement, prior to the issuance of the necessary sign permit for a sign in such location;
3. authorize the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning Division, to introduce the necessary Bill to the June 19 and 20 meeting of City Council to give effect to Recommendation 1; and
4. repeal By-law 145-2000 upon the adoption of the Bill in Recommendation 3.

Summary

This report reviews and makes recommendations on a request by Mark Franklin of Baldwin

and Franklin Architects Inc. on behalf of Penex Metropolis Ltd., for approval of a site specific amendment to Chapter 297, Signs, of the former City of Toronto Municipal Code to implement a comprehensive signage program at 10 Dundas Street East. Staff recommends approval of this application. The report's recommendations request the City Solicitor to prepare the necessary by-law, and for City Council to delegate the approval of signs for certain first party and building identification sign locations to the Chief Planner and Executive Director, or designate. The report also recommends an encroachment agreement for one sign location and that By-law 145-2000 be repealed once the new by-law is adopted.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3848.pdf>)

Communications

(May 27, 2007) e-mail from Shayla Duval (TE.Main.TE6.10.1)

(May 28, 2007) e-mail from Stewart C. Russell (TE.Main.TE6.10.2)

Speakers

Mark A. Franklin, Baldwin & Franklin Architects Inc.

Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting and notice, in accordance with the *City of Toronto Act, 2006*, was posted on the City's web site.

TE6.18	NO AMENDMENT		Transactional	Ward: 29
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Citizen appointments to the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board

Confidential - Personal matters about identifiable individuals, including municipal or local board employees (Attachment 1)

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motion:

The Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board:

1. Continue to work with the East York Foundation on a project-by-project basis but that a permanent seat not be established on the Board at this time.
2. Establish a sub-committee of key stakeholders to provide an avenue for formal input and participation.

The names of the following persons contained in Confidential Attachment 1 which were

appointed by the Toronto and East York Community Council to the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board for a term expiring on November 30, 2010, or until a successor is appointed, are now public:

1. Ed Freeman;
2. Sarah Hood;
3. Rupa Junnarkar;
4. Christian Bayly;
5. Adrian King;
6. Chris Smith;
7. Lynsey Kissane;
8. Lana Newishy; and
9. Susan Hale.

(April 11, 2007) report from General Manager Economic Development, Culture and Tourism

Committee Recommendations

The Toronto and East York Community Council recommends to City Council that the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board:

1. continue to work with the East York Foundation on a project-by-project basis but that a permanent seat not be established on the Board at this time; and
2. establish a sub-committee of key stakeholders to provide an avenue for formal input and participation.

Summary

Schedule A to Chapter 103, Heritage, Toronto Municipal Code, states that the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board be comprised of nine citizen members, one representative from the Toronto District School Board, one representative from the Toronto Catholic School Board and one to two 2 members of City Council. In November 2005 Council adopted a motion requesting the General Manager, Economic Development, Culture and Tourism, in consultation with the City Solicitor, to report to the Toronto and East York Community Council on the establishment of a seat on the Todmorden Mills Community Museum Management Board for the East York Foundation. In response to Council's request, Culture staff consulted with the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board. The Board, in turn, invited the East York Foundation to one of its regular meetings to discuss the issue. The Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board passed the following motion in response to Council's request. "That the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board is opposed to the creation of a permanent seat for the East York Foundation on the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board. This would set a precedent counter to the mandate of the Board to reflect the broad views of the community. The list of

organizations that could claim such an appointed seat on the Board is lengthy and may include Don Valley Art Club, East Side Players, The Toronto Regional Conservation Authority, Todmorden Mills Wildflower Preserve Volunteer Committee, Evergreen, the East York Historical Society and others. The Board looks forward to working collaboratively with all of these groups and others to further the goals and objectives of Todmorden Mills on a project by project basis.” Members of the East York Foundation were encouraged to apply to sit on the board through the City’s regular board appointment process. Through the current recruitment process one member of the East York Foundation is being recommended to sit on the board.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3764.pdf>)

Speakers

Christopher Smith, Todmorden Mills Community Board
Raymond J. White

Decision Advice and Other Information

The Toronto and East York Community Council:

1. nominated the selected individuals listed in the Confidential Attachment No. 1 of the report (April 11, 2007) from the General Manager, Culture and Tourism, to the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board for a term expiring on or before November 30, 2010, or until a successor is appointed; and
2. authorized the public release of the confidential information and recommendations in Attachment 1 of the report (April 11, 2007) from the General Manager, Culture and Tourism.

TE6.23	NO AMENDMENT		Transactional	Ward: 20
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Sign Variance - 100 Queen’s Park – Royal Ontario Museum

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. City Council approve the request for variances to permit, for identification purposes, four illuminated pedestal signs along the Bloor Street West frontage of the property. Sign #2 and sign #3 are designed to contain a small LED screen for special displays, shows or programs at the ROM at 100 Queens Park.
2. City Council require that energy efficient technology be used for the new video signs.
3. City Council require that the new signs be designed so that they can be dimmed after

dusk to the satisfaction of the Chief Planner.

4. City Council require that the signs be turned off between the hours of 11:00 p.m. to 7:00 a.m. nightly.
5. City 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.

(May 14, 2007) report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. approve the request for variances to permit, for identification purposes, four illuminated pedestal signs along the Bloor Street West frontage of the property. Sign #2 and sign #3 are designed to contain a small LED screen for special displays, shows or programs at the ROM at 100 Queens Park;
2. require that energy efficient technology be used for the new video signs;
3. require that the new signs be designed so that they can be dimmed after dusk to the satisfaction of the Chief Planner;
4. require that the signs be turned off between the hours of 11:00 p.m. to 7:00 a.m. nightly; and
5. 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 report reviews and makes recommendations on a request by Wan-Chi Chang, with B & H Architects on behalf of The Royal Ontario Museum (ROM) for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, four illuminated pedestal signs along the Bloor Street West frontage of the property. The sign #2 and sign #3 are designed to contain a small LED screen for special displays, shows or programs at the ROM. Staff recommends approval of the application. The variances are minor and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3849.pdf>

TE6.34	NO AMENDMENT		Transactional	Ward: 19, 20, 21
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Proposed Bicycle Lanes on Christie Street from St. Clair Avenue West to Dupont Street

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. City Council approve the installation of bicycle lanes on both sides of Christie Street, from St. Clair Avenue West to Dupont Street, as detailed in Appendix A of this report.
2. City Council approve the amendments to the traffic and parking regulations detailed in Appendix B of this report.
3. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

(May 14, 2007) report from Director, Transportation Infrastructure Management,
Transportation Services Division

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. approve the installation of bicycle lanes on both sides of Christie Street, from St. Clair Avenue West to Dupont Street, as detailed in Appendix A of this report;
2. approve the amendments to the traffic and parking regulations detailed in Appendix B of this report; and
3. authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

Financial Impact

Funds to implement the bicycle lanes on Christie Street, in the estimated amount of \$48,000 are provided for within the Transportation Services Division 2007 Capital Budget in the Cycling Infrastructure Account CTP 807-05.

Summary

Community Council does not have delegated authority from City Council to make a final decision because this report recommends amendments to on-street parking and stopping regulations on a road where there is an established T.T.C. route. The purpose of this report is to obtain authority to install bicycle lanes on Christie Street from St. Clair Avenue West to Dupont Street. The installation of bicycle lanes within the existing Christie Street pavement width will require the reduction from four traffic lanes to two traffic lanes. All existing permit

parking spaces will be maintained. South of Davenport Road where the pavement width is narrower, there will be a loss of parking on the west side of Christie Street, however, the existing demand for parking can be accommodated with the reduced number of parking spaces. The ward Councillors have been consulted and they support the proposed bike lanes on Christie Street.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3640.pdf>)

Attachment 1 - Appendix A & B

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3645.pdf>)

Attachment 2 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3646.pdf>)

Attachment 3 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3647.pdf>)

Attachment 4 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3648.pdf>)

TE6.37	NO AMENDMENT		Transactional	Ward: 30
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Traffic - 40 km/h speed limit - Kiswick Street

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motion:

1. City Council approve reduction of the maximum speed limit to 40 km/hour on Kiswick Street.

(May 14, 2007) report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve reduction of the maximum speed limit to 40 km/hour on Kiswick Street.

Financial Impact

Type of funding	Source of funding	Amount
Available within current budget	Transportation Services Division 2007 Operating Budget	\$ 300.00

Summary

Transportation Services is seeking City Council approval to lower the speed limit on Kiswick Street from 50 km/h to 40 km/h. A 40 km/h speed limit would promote a safer environment for pedestrians, specifically school children, and other road users.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3719.pdf>)

Attachment 1 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3720.pdf>)

TE6.38	NO AMENDMENT		Transactional	Ward: 22
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Parking Amendments Surrounding Eglinton Public School

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. City Council approve amending the existing pay-and-display parking operation on the west side of Brownlow Avenue, between Eglinton Avenue East and Soudan Avenue to operate from a point 156 metres south of Eglinton Avenue East to Soudan Avenue.
2. City Council approve adjusting the existing no stopping at anytime prohibition on the west side of Brownlow Avenue, from 35.6 metres south of Eglinton Avenue East to a point 117.0 metres further south, to operate from Eglinton Avenue East to a point 156.0 metres further south.
3. City Council approve rescinding the one-hour maximum parking regulation from 8:00 a.m. to 6:00 p.m., daily on the west side of Brownlow Avenue.
4. City Council approve adjusting the existing no parking regulation from 8:30 a.m. to 6:00 p.m., daily on the south side of Eglinton Avenue East, from Mount Pleasant Road to Brownlow Avenue, to read from 9:00 a.m. to 4:00 p.m., daily.

(May 11, 2007) report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. approve amending the existing pay-and-display parking operation on the west side of Brownlow Avenue, between Eglinton Avenue East and Soudan Avenue to operate from a point 156 metres south of Eglinton Avenue East to Soudan Avenue;
2. approve adjusting the existing no stopping at anytime prohibition on the west side of Brownlow Avenue, from 35.6 metres south of Eglinton Avenue East to a point 117.0 metres further south, to operate from Eglinton Avenue East to a point 156.0 metres further south;

3. approve rescinding the one-hour maximum parking regulation from 8:00 a.m. to 6:00 p.m., daily on the west side of Brownlow Avenue; and
4. approve adjusting the existing no parking regulation from 8:30 a.m. to 6:00 p.m., daily on the south side of Eglinton Avenue East, from Mount Pleasant Road to Brownlow Avenue, to read from 9:00 a.m. to 4:00 p.m., daily.

Financial Impact

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

Summary

Transportation Services has been requested by Councillor Michael Walker to relocate the existing school bus loading zone on the east side of Brownlow Avenue, south of Eglinton Avenue East, serving Eglinton Public School, to the south side of Eglinton Avenue East, between Brownlow Avenue and Mount Pleasant Road. Eglinton Public School is bounded by Brownlow Avenue to the west, Eglinton Avenue East to the north and Mount Pleasant Road to the east. This change was requested by Eglinton Public School so that the existing student pick-up and drop-off area on Brownlow Avenue can be expanded. This action would create a school bus loading zone within the eastbound reserved transit lane, which operates during the weekday peak rush periods. The Toronto Transit Commission has expressed strong opposition to the proposal as it would cause delays to the six TTC bus routes operating on Eglinton Avenue East. Transportation Services is in support of the TTC's position. In addition, Transportation Services has been requested to remove the pay-and-display parking on west side of Brownlow Avenue, immediately south of Eglinton Avenue East, and replace it with No Stopping to ease congestion on Brownlow Avenue caused in part by student pick-up and drop-off activities. During the course of our investigation it was noted that there are conflicting parking regulations within Chapter 400 of the former City of Toronto Municipal Code. To correct this error, Recommendations Nos. 3 and 4, should be approved.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3707.pdf>

Attachment 1 - Map

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3708.pdf>

TE6.41	NO AMENDMENT		Transactional	Ward: 18
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Wallace Junction Community Improvement Project (CIP) Area By-law

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. The draft Community Improvement Project Area By-law for the Employment Areas within the Wallace-Junction, shown on the map included in Attachment 1 to the report (May 10, 2007) from the Director, Community Planning, Toronto and East York District, be adopted and that the City Solicitor be authorized to make such stylistic and technical changes to the draft By-law as may be required;
2. The Community Improvement Plan be developed as an incentive to maintain and grow employment in the area.
3. The Community Improvement Plan be coordinated with the financial incentive program to be developed as part of the Long-Term Employment Land Strategy as adopted by the Economic Development Committee on May 9, 2007.
4. City staff be directed to prepare a Community Improvement Plan and schedule community consultation meetings together with the Ward Councillor when appropriate.
5. The appropriate City officials be directed and authorized to give effect to these recommendations.

(May 10, 2007) report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends to City Council that:

1. the draft Community Improvement Project Area By-law for the Employment Areas within the Wallace-Junction, shown on the map included in Attachment 1 to the report (May 10, 2007) from the Director, Community Planning, Toronto and East York District, be adopted and that the City Solicitor be authorized to make such stylistic and technical changes to the draft By-law as may be required;
2. the Community Improvement Plan be developed as an incentive to maintain and grow employment in the area;
3. the Community Improvement Plan be coordinated with the financial incentive program to be developed as part of the Long-Term Employment Land Strategy as adopted by the Economic Development Committee on May 9, 2007;
4. City staff be directed to prepare a Community Improvement Plan and schedule community consultation meetings together with the Ward Councillor when appropriate; and
5. the appropriate City officials be directed and authorized to give effect to these Recommendations.

Summary

The purpose of this report is to: 1. Recommend the passing of a Community Improvement Project Area By-law for Employment Areas in the Wallace-Junction; and 2. Seek Council authorization for community consultation on a draft Community Improvement Plan for the area.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3683.pdf>)

TE6.42	NO AMENDMENT		Transactional	Ward: 19, 20
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2007 Steelback Grand Prix of Toronto Race – Temporary Traffic and Parking Regulations

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. Stopping be prohibited from 7:00 a.m. to 8:00 p.m. from July 6 to 8, 2007 inclusive, on both sides of Fleet Street, from Bathurst Street to Strachan Avenue, and on both sides of Strachan Avenue, from Lake Shore Boulevard West to King Street West, and be extended to include July 9, 2007, if necessary.
2. A taxicab stand for ten taxis be established in the eastbound curb lane on the south side of Lake Shore Boulevard West, between a point 30 metres east of Strachan Avenue and a point 30 metres west of Fort York Boulevard, from July 6 to 8, 2007, inclusive, and be extended to include July 9, 2007, if necessary.

(May 14, 2007) report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve:

1. that stopping be prohibited from 7:00 a.m. to 8:00 p.m. from July 6 to 8, 2007 inclusive, on both sides of Fleet Street, from Bathurst Street to Strachan Avenue, and on both sides of Strachan Avenue, from Lake Shore Boulevard West to King Street West, and be extended to include July 9, 2007, if necessary.
2. that a taxicab stand for ten taxis be established in the eastbound curb lane on the south side of Lake Shore Boulevard West, between a point 30 metres east of Strachan Avenue and a point 30 metres west of Fort York Boulevard, from July 6 to 8, 2007 inclusive, and be extended to include July 9, 2007, if necessary.

Financial Impact

All costs associated with this event will be borne by the applicant, Grand Prix Association of Toronto.

Summary

The purpose of this report is to obtain authority to amend certain traffic and parking regulations required in connection with the 2007 Steelback Grand Prix of Toronto race at Exhibition Place from July 6 to 8, 2007 (and July 9, 2007, if required.) The 2007 Steelback Grand Prix of Toronto race will use the same format as in previous years. In the event of a delay or cancellation of the Sunday event, the race will be held on Monday, July 9, 2007. Reports by staff of the municipal agencies, the Toronto Police Services and others indicate that previous races held annually since 1986 have been managed in a highly professional manner and have resulted in few public complaints. Transportation Services will again activate the telephone answering "hot line" service to receive current problems or complaints regarding the event. The "hot line" has been successfully tested from the 2001 through the 2006 event seasons, enabling staff to deal with complaints immediately for the greatest customer satisfaction. The 2007 race plans have been carefully reviewed and staff are satisfied that the race can be accommodated with minimum public disruption. The main focus of the plan is to encourage race patrons to rely on public transit for travel to and from race events.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3886.pdf>

Attachment 1 - Map

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3754.pdf>

TE6.43	NO AMENDMENT		Transactional	Ward: 27
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Parking - Jarvis Street, South of Isabella Street – "Pay and Display Parking"**City Council Decision**

City Council on June 19, 20 and 22, 2007, adopted the following motion:

City Council amend the parking regulations on Jarvis Street as follows, to enable installation of parking machines:

1. rescind the "1 Hour, 9:30 a.m. to 3:30 p.m., Monday to Friday" regulation on the west side of Jarvis Street, from Isabella Street to Wellesley Street East;
2. adjust the regulation authorizing the operation of parking machines between 9:30 a.m. and 3:30 p.m., Monday to Friday, and between 8:00 a.m. and 6:00 p.m. Saturday, for a maximum period of 2 hours at a rate of \$1.50 per hour on the west side of Jarvis Street, from Dundas Street East to Wellesley Street East, to apply from Dundas Street

East to Isabella Street;

3. adjust the regulation authorizing the operation of parking machines between 6:30 p.m. and 9:00 p.m., Monday to Friday, for a maximum period of 2.5 hours, at a rate of \$1.50 per hour, on the west side of Jarvis Street, from Dundas Street East to Wellesley Street East, to apply from Dundas Street East to Isabella Street; and
4. adjust the regulation authorizing the operation of parking machines between 6:00 p.m. and 9:00 p.m., Saturday, and between 1:00 p.m. and 9:00 p.m. Sunday, for a maximum period of 3 hours, at a rate of \$1.50 per hour, on the west side of Jarvis Street, from Dundas Street East to Wellesley Street East, to apply from Dundas Street East to Isabella Street.

(May 14, 2007) report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council amend the parking regulations on Jarvis Street as follows to enable installation of parking machines:

1. rescind the “1 Hour, 9:30 a.m. to 3:30 p.m., Monday to Friday” regulation on the west side of Jarvis Street, from Isabella Street to Wellesley Street East;
2. adjust the regulation authorizing the operation of parking machines between 9:30 a.m. and 3:30 p.m., Monday to Friday, and between 8:00 a.m. and 6:00 p.m. Saturday, for a maximum period of 2 hours at a rate of \$1.50 per hour on the west side of Jarvis Street, from Dundas Street East to Wellesley Street East, to apply from Dundas Street East to Isabella Street;
3. adjust the regulation authorizing the operation of parking machines between 6:30 p.m. and 9:00 p.m., Monday to Friday, for a maximum period of 2.5 hours, at a rate of \$1.50 per hour, on the west side of Jarvis Street, from Dundas Street East to Wellesley Street East, to apply from Dundas Street East to Isabella Street; and
4. adjust the regulation authorizing the operation of parking machines between 6:00 p.m. and 9:00 p.m., Saturday, and between 1:00 p.m. and 9:00 p.m. Sunday, for a maximum period of 3 hours, at a rate of \$1.50 per hour, on the west side of Jarvis Street, from Dundas Street East to Wellesley Street East, to apply from Dundas Street East to Isabella Street.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	The Toronto Parking Authority 2007 capital reserve	\$45,000.00

Summary

On behalf of the Toronto Parking Authority, Transportation Services is seeking approval for “Pay and Display” parking machines on the west side of Jarvis Street, between Isabella Street and Wellesley Street East. Approximately 30 parking spaces are provided on this section of Jarvis Street. The parking machines should promote turnover at parking spaces for visitors of nearby residents, offices or stores.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3713.pdf>)

Attachment 1 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3714.pdf>)

TE6.46	NO AMENDMENT		Transactional	Ward: 28
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Sale of a Portion of the Public Lane Abutting 286 King Street East and 501 Adelaide Street East**City Council Decision**

City Council on June 19, 20 and 22, 2007, adopted the following motions:

1. The Offer to Purchase from Context (King Adelaide) Inc. (“Context”) to purchase a portion of the public lane abutting 286 King Street East and 501 Adelaide Street East, shown as Part 1 on Sketch No. PS-2005-145 (the “Lane”), in the amount of \$222,000.00 be accepted substantially on the terms and conditions outlined in Appendix “A” to the report (May 17, 2007) from the Chief Corporate Officer, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.
2. City Council approve the assignment of the Lane Agreement to Toronto Community Housing Corporation (“TCHC”) pursuant to Clause 20.1 of the Agreement, conditional on TCHC being the registered owner of 286 King Street East and 501 Adelaide Street East on the closing date of the Lane.
3. Such transfer to TCHC be at a purchase price of \$1.00 thereby making a grant to TCHC in the amount of \$222,000.00, such grant being considered by City Council to be in the interests of the municipality, and that TCHC fund the costs related to the closure and sale of the Lane, including, but not limited to, staff time.
4. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction in the event the sale proceeds to Context.
5. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and

other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

(May 1, 2007) letter from City Clerk

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. The Offer to Purchase from Context (King Adelaide) Inc. (“Context”) to purchase a portion of the public lane abutting 286 King Street East and 501 Adelaide Street East, shown as Part 1 on Sketch No. PS-2005-145 (the “Lane”), in the amount of \$222,000.00 be accepted substantially on the terms and conditions outlined in Appendix “A” to the report (May 17, 2007) from the Chief Corporate Officer, and that each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer on behalf of the City.
2. City Council approve the assignment of the Lane Agreement to Toronto Community Housing Corporation (“TCHC”) pursuant to Clause 20.1 of the Agreement, conditional on TCHC being the registered owner of 286 King Street East and 501 Adelaide Street East on the closing date of the Lane.
3. Such transfer to TCHC be at a purchase price of \$1.00 thereby making a grant to TCHC in the amount of \$222,000.00, such grant being considered by City Council to be in the interests of the municipality, and that TCHC fund the costs related to the closure and sale of the Lane, including, but not limited to, staff time.
4. Authority be granted to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction in the event the sale proceeds to Context.
5. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

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

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

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

Summary

Letter from the City Clerk submitting a report (March 6, 2007) from the Chief Corporate Officer which was referred back to Toronto and East York Community Council by City Council on April 23 and 24, 2007 for further consideration.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3688.pdf>)

Appendix A and B

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3689.pdf>)

Letter from City Clerk

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3690.pdf>)

Communications

(May 14, 2007) letter from Rick Pennycooke, Lakeshore Group (TE.Main.TE6.46.1)

(May 24, 2007) letter from Rosalie Marcy (TE.Main.TE6.46.2)

(May 28, 2007) letter from Pete Zimmerman, Toronto Community Housing Corporation (TE.Main.TE6.46.3)

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

(May 17, 2007) report from Chief Corporate Officer

Summary

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

Background Information

Staff Report

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

Attachment - Appendix A

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

Attachment - Appendix B

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

Attachment - Appendix C

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

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

Summary

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

Background Information

City Council Decision

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

TE6.49	AMENDED		Transactional	Ward: 14
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Endorsement of Events for Liquor Licence Purposes

City Council Decision

City Council on June 19, 20 and 22, 2007, adopted the following motion:

City Council, for liquor licence purposes, declare the following events to be of community and/or municipal significance, and advise the AGCO that it has no objection to their taking place:

1. Roncesvalles Polish Festival taking place on September 15 and 16, 2007, on Roncesvalles Avenue, between Queen Street West and Boutead Avenue, and advise the AGCO that it has no objection to the following establishments being granted a liquor licence extension in order to sell and serve alcohol until 2:00 a.m.:

Lala Bar and Café – 145 Roncesvalles Ave.
 Krak Restaurant – 153 Roncesvalles Ave.
 Gabby's – 157 Roncesvalles Ave.
 Chopin Restaurant – 165 Roncesvalles Ave.
 Café Polonez Inc. – 195 Roncesvalles Ave.
 The Friendly Thai Restaurant – 223 Roncesvalles Ave.
 Aris' Place – 229 Roncesvalles Ave.
 Up + Dn - 233 Roncesvalles Ave.
 Freshwood Grill - 293 Roncesvalles Ave.
 Staropolska Restaurant – 299 Roncesvalles Ave.
 Dizzy Weasel Sports Bar - 305 Roncesvalles Ave.
 Zagloba Restaurant – 317 Roncesvalles Ave.
 Fat Cat Wine Bar – 331 Roncesvalles Ave.
 Domani – 335 Roncesvalles Ave.
 Intersteer Restaurant – 361 Roncesvalles Ave.
 Shala-Mar Restaurant – 391 Roncesvalles Ave.
 Gate 403 Bar and Grill – 403 Roncesvalles Ave.

River – 413 Roncesvalles Ave.
 Sunrise Café and Crepe – 417 Roncesvalles Ave.
 Silver Spoon Ristorante – 390 Roncesvalles Ave.
 Boho Restaurant – 392 Roncesvalles Ave.
 The Local – 396 Roncesvalles Ave.
 Sue's Thai – 414 Roncesvalles Ave.
 Loons Restaurant and Pub – 416 Roncesvalles Ave.

2. Third Annual Salsa on St. Clair, taking place on July 14 and 15, 2007, and advise the AGCO that it has no objection to establishments on the north and south side of St. Clair Avenue West, between Winona Drive and Wychwood Avenue, being granted a liquor licence extension to sell and serve alcohol on their patios until 2:00 a.m. on July 15, 2007.
3. Pedestrian Sundays in Kensington Market taking place on June 24, 2007, July 29, 2007, August 26, 2007, and September 30, 2007, and advise the AGCO that it has no objection to the following establishments being granted an extension to their liquor licence to sell and serve alcohol on the public right-of-way on these dates:

Supermarket, 268 Augusta Ave.	12:00 noon to 10:00 p.m.
Rice Bar, 319 Augusta Ave.	12:00 noon to 10:00 p.m.
Embassy, 223 Augusta Ave.	12:00 noon to 7:00 p.m.
Back Alley Barbeque, 188 Augusta Ave.	12:00 noon to 7:00 p.m.
Amadeus, 186 Augusta Ave.	12:00 noon to 7:00 p.m.
FreshwoodGrill, 197 Baldwin St.	12:00 noon to 7:00 p.m.
Graffiti's, 170 Baldwin St.	12:00 noon to 7:00 p.m.
Lola, 40 Kensington Ave.	12:00 noon to 7:00 p.m.
Kara, 51 Kensington Ave.	12:00 noon to 7:00 p.m.
Last Temptation, 12 Kensington Ave.	12:00 noon to 7:00 p.m.
La Palette, 256 Augusta Ave.	12:00 noon to 10:00 p.m.
Jumbo Empanadas, 241 Augusta Ave.	12:00 noon to 7:00 p.m.
4. Parkdale Arts and Crafts Festival taking place on July 14 and 15, 2007, from 12:00 noon to 7:00 p.m. each day at Green P Parking Lot, 1325 Queen Street West.
5. Ryerson Students' Union Week of Welcome and advise the AGCO that it has no objection to a Beer Garden being set up in front of 55 Gould Street on September 4, 2007, from 12:00 p.m. to 11:00 p.m., and on September 6, 2007, from 12:00 p.m. to 8:00 p.m.
6. Toronto International Portuguese Film Festival Opening Night Reception taking place on June 28, 2007, at the National Film Board, 150 John Street, from 7:00 p.m. to 11:00 p.m.
7. Waterfront Neighbourhood BBQ, hosted by the Harbourfront Community Association and the Bathurst Quay Neighbourhood Association, taking place at Little Norway Park on July 7, 2007.

8. The 29th Anniversary of the Hard Rock Café, 279 Yonge Street, taking place on Saturday, August 4, 2007, and Sunday, August 5, 2007, and advise the AGCO that it has no objection to it taking place nor to the Hard Rock Café being permitted to operate a beer garden on Dundas Square from 11:00 a.m. to 2:00 a.m. for the duration of this event.
9. Hair of the Dog, 425 Church Street, being granted a liquor licence extension, in order to sell and serve alcohol on an extended area of their patio on Wood Street, between 11:00 a.m. and 11:00 p.m., on June 22, 23 and 24, 2007, as part of the 2007 Toronto Pride Celebration.
10. the Mirvish Village BIA Pedestrian Sundays Festival taking place on July 8, 2007, August 12, 2007 and September 9, 2007, and advise the AGCO that it has no objection to the following establishments being granted an extension to their liquor licence to sell and serve alcohol on the sidewalk section in front of their establishments from 12:00 noon until 10:00 p.m. on these dates:

The Victory Café, 581 Markham Street
 Butler's Pantry, 591 Markham Street
 Southrn Comfort, 595 Markham Street
 The Central, 603 Markham Street
 Rocco's Plum Tomato, 585 Bloor Street West.

(April 17, 2007) letter from Andrew Chomentowski, RVBIA

Committee Recommendations

The Toronto and East York Community Council, for liquor licence purposes, recommends that City Council declare the following events to be of community and/or municipal significance, and advise the AGCO that it has no objection to their taking place:

1. Roncesvalles Polish Festival taking place on September 15 and 16, 2007 on Roncesvalles Avenue between Queen Street West and Boutead Avenue, and advise the AGCO that it has no objection to the following establishments being granted a liquor licence extension in order to sell and serve alcohol until 2:00 a.m.:

Lala Bar and Café – 145 Roncesvalles Ave.
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 Fat Cat Wine Bar – 331 Roncesvalles Ave.
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 Sue's Thai – 414 Roncesvalles Ave.
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2. Third Annual Salsa on St. Clair, taking place on July 14 and 15, 2007, and advise the AGCO that it has no objection to establishments on the north and south side of St. Clair Avenue West, between Winona Drive and Wychwood Avenue being granted a liquor licence extension to sell and serve alcohol on their patios until 2.00 a.m. on July 15, 2007;
3. Pedestrian Sundays in Kensington Market taking place on June 24, 2007; July 29, 2007; August 26, 2007; and September 30, 2007, and advise the AGCO that it has no objection to the following establishments being granted an extension to their liquor licence to sell and serve alcohol on the public right-of-way on these dates:

Supermarket, 268 Augusta Ave.
 Rice Bar, 319 Augusta Ave.
 Embassy, 223 Augusta Ave.
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 Amadeus, 186 Augusta Ave.
 FreshwoodGrill, 197 Baldwin St.
 Graffiti's, 170 Baldwin St.
 Lola, 40 Kensington Ave.
 Kara, 51 Kensington Ave.
 Last Temptation, 12 Kensington Ave.

Summary

Seeking Council's endorsement of this event for liquor licence purposes

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-3766.pdf>

Council also considered the following communications:

Toronto and East York Community Council Committee Report - Meeting No. 6
Considered by City Council on June 19, 20 and 22, 2007

- (June 4, 2007) from Bill Squires, Executive Director, Parkdale Liberty, Economic Development Corporation. (TE6.49.1)
- (May 30, 2007) from Luis Eduardo Mejicano “SPIN”, Events Co-ordinator, Ryerson Students’ Union. (TE6.49.2)
- (June X, 2007) from Luis Eduardo Mejicano “SPIN”, Events Co-ordinator, Ryerson Students’ Union. (TE6.49.3)
- (June 20, 2007) from Paul Colicchio, General Manager, Hard Rock Café Toronto. (TE6.49.4)
- (June 21, 2007) from Lynn Clay, Mirvish Village BIA. (TE6.49.5)

Submitted Tuesday, May 29, 2007

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