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## Toronto and East York Community Council

<b>Meeting No.</b>	7	<b>Contact</b>	Christine Archibald, Committee Administrator
<b>Meeting Date</b>	Tuesday, June 26, 2007	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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## Toronto and East York Community Council

**Meeting No.** 7  
**Meeting Date** Tuesday, June 26, 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

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TE7.1	NO AMENDMENT			Ward: 14
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### Final Report - Application to amend the (former) City of Toronto Zoning By-law 438-86 - 1510 King Street West

#### City Council Decision

City Council on July 16, 17, 18 and 19, 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. 11 of the report (June 20, 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 draft Zoning By-law Amendment as may be required.

Statutory - Planning Act, RSO 1990

(June 12, 2007) Report from Director, Investigation Services, Municipal Licensing and Standards

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

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. 11 of the report (June 20, 2007) from the Director, Community Planning, Toronto and East York District; and

2. City Council authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendment as may be required.

### **Summary**

This application proposes to amend By-law 438-86 to allow the owner to maintain 20 dwelling units within the existing residential building at 1510 King Street West.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4736.pdf>

### **Communications**

(June 26, 2007) letter from Urban Planning and Development Services (TE.New.TE7.1.1)

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Council also considered the following communication:

- (July 12, 2007) from Bruce Voogd, Chair, Parkdale Housing Committee. (TE7.1.2)

### **Speakers**

Craig Peskett

Neil Spiege

### **1a Supplementary Report - Application to amend the (former) City of Toronto Zoning By-law 438-86 – 1510 King Street West**

(June 20, 2007) Report from Director, Community Planning, Toronto and East York District

### **Summary**

This application proposes to amend By-law 438-86 to allow the owner to maintain 20 dwelling units within the existing residential building at 1510 King Street West. This report is supplementary to the Final Report dated June 12, 2007, to provide a summary of the community meeting held on June 14, 2007.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5193.pdf>

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

The Toronto and East York Community Council held a statutory public meeting on June 26, 2007 and notice was given in accordance with the *Planning Act*.

TE7.3	NO AMENDMENT			Ward: 19
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## Final Report - Zoning Application - 851-853 Richmond Street West

### City Council Decision

City Council on July 16, 17, 18 and 19, 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 No. 8 of the report (May 31, 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.

Statutory - Planning Act, RSO 1990

(May 31, 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 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 No. 8 of the report (May 31, 2007) from the Director, Community Planning, Toronto and East York District; and
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.

### Summary

This application proposes the construction of nine, 3-storey freehold townhouses at 851-853 Richmond Street West, a site which currently contains two industrial/commercial buildings. This westernmost stretch of Richmond Street West is located between an established residential neighbourhood to the west and south, and the mixed uses of Queen Street West to the north. While the immediate area is currently zoned for both residential and industrial uses and contains a variety of such uses, the Official Plan designates it as Neighbourhoods, indicating that ultimately the desirable use for the area will be low-scale residential. As such, this proposal is consistent with the vision for this segment of Richmond Street West, and the built form of the proposal is compatible with the area's existing residential 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-4584.pdf>)

### Speakers

Kim Kovar, Aird and Berlis LLP

### Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on June 26, 2007 and notice was given in accordance with the *Planning Act*.

TE7.4	NO AMENDMENT			Ward: 21
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### Final Report - Approval of Official Plan Amendment and Draft Plan of Condominium Applications - 335 Lonsdale Road

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council approve the application for Official Plan Amendment No. 05 109405 STE 21 OZ, substantially in accordance with Attachment 4 of the report (June 8, 2007) from the Director, Community Planning, Toronto and East York District and authorize Draft Approval of the Plan of Condominium Application No. 04 196593 STE 21 CD.
2. City Council require the owner to fulfill the conditions of Draft Plan of Condominium Approval as set out in Attachment 5 of the report (June 8, 2007) from the Director, Community Planning, Toronto and East York District, including the execution and satisfactory registration of any condominium agreements deemed necessary by the City Solicitor, prior to the City's consent for final registration and authorize the City Solicitor to prepare any agreements to secure the conditions, as the City Solicitor deems necessary.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Draft Plan of Condominium Approval as may be required.
4. City Council request the owners to consider setting up a no interest loan for owners who will experience financial hardship once the condominium is established.
5. City Council authorize and direct City officials to take necessary actions to give effect thereto.

(June 8, 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 application for Official Plan Amendment No. 05 109405 STE 21 OZ, substantially in accordance with Attachment 4 of the report (June 8, 2007) from the Director, Community Planning, Toronto and East York District and authorize Draft Approval of the Plan of Condominium Application No. 04 196593 STE 21 CD;
2. require the owner to fulfill the conditions of Draft Plan of Condominium Approval as set out in Attachment 5 of the report (June 8, 2007) from the Director, Community Planning, Toronto and East York District, including the execution and satisfactory registration of any condominium agreements deemed necessary by the City Solicitor, prior to the City's consent for final registration and authorize the City Solicitor to prepare any agreements to secure the conditions, as the City Solicitor deems necessary;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Draft Plan of Condominium Approval as may be required;
4. request the owners to consider setting up a no interest loan for owners who will experience financial hardship once the condominium is established;
5. authorize and direct City Officials to take necessary actions to give effect thereto.

### **Summary**

These applications propose the conversion to condominium of a 62 unit co-ownership apartment building containing a mix of co-owner and tenant-occupied units. This report reviews and recommends approval of the applications to amend the Official Plan and for Draft Plan of Condominium, subject to a number of conditions being satisfied.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4582.pdf>

### **Communications**

(June 21, 2007) e-mail from C. Guth (TE.New.7.4.1)

(June 21, 2007) e-mail from Eva Heisrath (TE.New.7.4.2)

(June 24, 2007) letter from Naomi Diamond (TE.New.7.4.3)

(June 25, 2007) letter from Janina Elizabeth Goethel (TE.New.7.4.4)

### **Speakers**

Doug Robertson

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

The Toronto and East York Community Council held a statutory public meeting on June 26,



2007 and notice was given in accordance with the *Planning Act*.

TE7.5	NO AMENDMENT			Ward: 32
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### **Final Report - Common Elements Condominium Application and Part Lot Control Application - 2276 to 2284 Gerrard Street East**

#### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. In accordance with the delegated approval under by-law 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1 of the report (June 5, 2007) from the Director, Community Planning, Toronto and East York District, subject to:
  - a. the conditions as generally listed in Attachment 2 of the staff report, which unless otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. such revisions to the proposed condominium plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment.
4. City Council require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior to enactment of the Part Lot Control Exemption By-law.
5. City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer and charge any part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council.
6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the Common Elements Condominium Plan has been registered.
7. City Council authorize and direct the City Solicitor to register the Part Lot Control

Exemption By-law on title.

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Statutory - Planning Act, RSO 1990

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

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. in accordance with the delegated approval under by-law 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1 of the report (June 5, 2007) from the Director, Community Planning, Toronto and East York District, subject to:
  - a. the conditions as generally listed in Attachment 2 of the staff report, which unless otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. such revisions to the proposed condominium plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor;
3. City Council authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment;
4. City Council require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior to enactment of the Part Lot Control Exemption By-law;
5. City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer and charge any part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council;
6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the Common Elements Condominium Plan has been registered; and
7. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

### **Summary**

The applications for Draft Plan of Common Elements Condominium and Part Lot Control

Exemption were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The applications propose a common elements condominium consisting of a common driveway, visitor parking spaces and walkways and permission to permit the lifting of Part Lot Control to create 36 separate conveyable townhouse lots at 2276 to 2284 Gerrard Street East. The application for common elements condominium is necessary to provide legal access to the individual townhouse units and to ensure ongoing shared ownership and maintenance of the driveway, visitor parking spaces and other shared aspects of the development. This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application to lift Part Lot Control.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4626.pdf>)

### Communications

(June 5, 2007) e-mail from Simon Rene Castonguay (TE.Main.TE7.5.1)

### Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on June 26, 2007 and notice was given in accordance with the *Planning Act*.

TE7.6	NO AMENDMENT			Ward: 32
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### Final Report - Official Plan Amendment and Zoning By-law Amendment - 960 to 968 Eastern Avenue

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 9 of the report (June 11, 2007) from the Director, Community Planning, Toronto and East York District.
2. City Council amend the Zoning By-law 438-86, as amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 10 of the report (June 11, 2007) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Prior to the introduction of the Bills in Council, the owner shall submit to the Executive Director of Technical Services for review and acceptance, a site servicing review to

determine the 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.

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Statutory - Planning Act, RSO 1990

(June 11, 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 Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 9 of the report (June 11, 2007) from the Director, Community Planning, Toronto and East York District;
2. City Council amend the Zoning By-law 438-86, as amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 10 of the report (June 11, 2007) from the Director, Community Planning, Toronto and East York District ;
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required; and
4. prior to the introduction of the Bills in Council, the owner shall submit to the Executive Director of Technical Services for review and acceptance, a site servicing review to determine the 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.

### **Summary**

This application proposes the construction of a five storey mixed used building consisting of 2 floors of commercial uses and three floors containing up to 29 assisted housing units at 960 to 968 Eastern Avenue. This application has been considered on the basis of its compatibility with the surrounding neighbourhood and on the basis of its compliance with the spirit and intent of the Official Plan and Zoning By-law. Consideration has also been given to the surrounding context and the existing uses in the area. This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4832.pdf>

### **Speakers**

Bonnie Bliss  
Alison Smith

Robert Dragicevic, Walker Nott Dragicevic Associates

### Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on June 26, 2007 and notice was given in accordance with the *Planning Act*.

TE7.7	NO AMENDMENT			Ward: 32
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### Final Report - Official Plan Amendment and Zoning Bylaw Amendment Applications - 736 and 738 Kingston Road

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council amend the Zoning By-law 438-86, as amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8 of the report (June 8, 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. In recognition of the development of 736 and 738 Kingston Road by Habitat for Humanity Toronto, City Council provide a grant to Habitat for Humanity Toronto, the applicants of this project, in an amount equal to the City's development charges and other permit fees other than sewer and water connections, and that this grant be deemed to be in the interests of the municipality.
4. City Council direct that this project be included on the list of those developments being considered for waiving of additional charges such as sewer and water connections in conjunction with the review of how development charges are calculated.

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Statutory - Planning Act, RSO 1990

(June 8, 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 438-86, as amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8 of the report (June 8, 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;

3. in recognition of the development of 736 and 738 Kingston Road by Habitat for Humanity Toronto, provide a grant to Habitat for Humanity Toronto, the applicants of this project, in an amount equal to the City's development charges and other permit fees other than sewer and water connections, and that this grant be deemed to be in the interests of the municipality; and
4. direct that this project be included on the list of those developments being considered for waiving of additional charges such as sewer and water connections in conjunction with the review of how development charges are calculated.

### Summary

This application proposes the construction of an infill housing development consisting of a pair of three-storey semi-detached houses and 6 two-storey row houses at 736 and 738 Kingston Road. This application has been considered on the basis of its compatibility with the surrounding neighbourhood and on the basis of its compliance with the spirit and intent of the Official Plan and Zoning By-law. Consideration has also been given to the unusual lot situation and to a detailed assessment fit of the development into the neighbourhood. The building height and built form fit into the neighbourhood context. This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4587.pdf>

### Speakers

Barbara Carroll  
 Glen Hough  
 Alanea Kowalski  
 Sharon Smith  
 Gerald McShane  
 Jane Pepino, Aird and Berlis  
 Wayne Dempsey, Habitat for Humanity

### Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on June 26, 2007 and notice was given in accordance with the *Planning Act*.

TE7.8	AMENDED			Ward: 18
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### Final Report - Official Plan and Zoning By-law Amendments - West Queen West Triangle

**Confidential - A proposed or pending acquisition or sale of land for municipal or local**

**board purposes; litigation including matters before an administrative tribunal; and solicitor-client privilege (Attachments)**

**City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the revised draft Official Plan Amendment contained in the revised Attachment 6 to the report (June 11, 2007) from the Director, Community Planning, Toronto and East York District.
2. City Council amend the Zoning By-law for the West Queen West Triangle substantially as described in the staff report and in the attachments attached to the Revised Attachment 6 submitted to the June 26, 2006 meeting of the Toronto and East York Community Council.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council direct the Director, Community Planning, Toronto and East York District and the City Solicitor to continue discussions with the owners of 1171 Queen Street West towards relocating and re-sizing the archway to:
  - a. align it with Northcote Ave; and
  - b. provide clear views south through the triangle.
5. City Council receive the report (July 18, 2007) from the Chief Planner and Executive Director, City Planning Division (TE7.8a).
6. City Council adopt the confidential instructions to staff in Confidential Attachment 1 to the report (July 18, 2007) from the Chief Corporate Officer, the General Manager, Parks, Forestry and Recreation and the Chief Planner and Executive Director, City Planning Division (TE7.8b), as amended.
7. City Council authorize the public release of the confidential information and recommendations in Attachment 1, as amended, referred to in Part 6 above, upon completion of the acquisition of the subject properties by the City.
8. City Council direct staff to continue negotiations for the acquisition of approximately 0.3 hectares of the property known municipally as 90 Lisgar Street, as shown on the attached Appendix "A" (the "Required Park Land"), for parkland purposes, and grant authority to initiate the expropriation process for the Required Park Land should negotiations for the acquisition of the Required Park Land not be successful.
9. City Council approve the Abell Street extension with a modified right-of-way width to meet the intent of the Development Infrastructure Policy and Standards, based on a

commitment from Parks, Forestry and Recreation to allow easements in favour of private utility companies should such easements be necessary in the future.

10. City Council grant authority to serve and publish Notices of Application for Approval to Expropriate the Required Park Land, to forward to the Chief Inquiry Officer any requests for a hearing that may be received, to attend the hearing to present the City's position and to report the Inquiry Officer's recommendations to City Council for its consideration.
11. City Council authorize the Executive Director of Facilities and Real Estate or the Director of Real Estate Services to sign the Notices of Expropriation and Notices of Possession on behalf of the City.
12. Council adopt the following confidential instructions to staff in Confidential Attachment 1 to the report (July 18, 2007) from the Chief Planner and Executive Director, City Planning Division, and the City Solicitor (TE7.8c), as amended, which are now public:
  - "1. Council accept the settlement offers of 1171 Queen Street West and 48 Abell Street as set out in Appendices 1 and 2 to this confidential attachment, the Settlement with 48 Abell being subject to the owner of 48 Abell and the related owner of the lands required for the Sudbury Street extension (the "Sudbury Street Extension Lands") confirming in writing by the end of July that, should the parties fail to achieve an Agreement of Purchase and Sale with the City:
    - a. they will not oppose the City in a Hearing of Necessity on the expropriation of the Sudbury Street Extension Lands;
    - b. at the request of the City, they will convey the Sudbury Street Extension Lands to the City prior to the issuance of building permits, upon payment by the City of an amount calculated pursuant to the Expropriations Act; and
    - c. at the request of the City, they will agree to refer the determination of value of the Sudbury Street Extension Lands to a mutually acceptable third party appraiser on mutually satisfactory terms of reference, with all parties retaining entitlement to apply to the OMB for the determination of the compensation under Section 30 of the Expropriations Act.
  2. Council direct staff to continue negotiations towards resolving outstanding issues with the owner of 150 Sudbury Street and, should a resolution of those issues satisfactory to the Director, Community Planning, Toronto and East York District and the City Solicitor be achieved, the Director be authorized to accept and approve terms of settlement respecting 150 Sudbury Street.



3. The Director, Community Planning, Toronto and East York District and the City Solicitor take the necessary steps to implement the foregoing.”
13. If the confidential instructions in Confidential Attachment 1 to the report (July 18, 2007) from the Chief Planner and Executive Director, City Planning Division, and the City Solicitor are adopted, then those instructions will be made public at the end of the Council meeting along with the appendices referred to in the recommendations.

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Statutory - Planning Act, RSO 1990

(June 11, 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 Official Plan substantially in accordance with the *revised* draft Official Plan Amendment contained in the revised Attachment 6 to the report (June 11, 2007) from the Director, Community Planning, Toronto and East York District;
2. amend the Zoning By-law for the West Queen West Triangle substantially as described in the staff report and in the attachments attached to the Revised Attachment 6 submitted to the June 26, 2006 meeting of the Toronto and East York Community Council;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required; and
4. direct the Director, Community Planning, Toronto and East York District and the City Solicitor to continue discussions with the owners of 1171 Queen Street West towards relocating and re-sizing the archway to:
  - a. align it with Northcote Ave
  - b. provide clear views south through the triangle.

### **Financial Impact**

The implementation of these by-law amendments requires the acquisition of lands for and the construction of roads as well as the acquisition of land for and the construction of parks.

In Summer 2006, City Council approved the purchase of certain lands needed for the extension of Sudbury Street (1199 Queen Street West) and cost-sharing of construction costs related to the Sudbury Street Extension.

In Fall 2006, City Council directed staff to negotiate the purchase of 0.4 hectares of parkland in

the West Queen West Triangle.

Financial impacts have been outlined in previous reports to Council.

## Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. Consistent with Council direction, this report proposes to implement the results of the West Queen West Triangle Area Study on lands located south of Queen Street West, north and east of the railway corridor and generally west of Dovercourt Road. The amendments will create a new, mixed use community with a minimum requirement for non-residential uses and establish new streets and open spaces.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4716.pdf>)

Attachment 6 (Revised)

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5333.pdf>)

## Communications

(June 20, 2007) letter from Kimberley L. Beckman, Davies Howe Partners (TE.Supp.7.8.1)

(June 25, 2007) letter from David Bronskill, Goodmans LLP (TE.New.TE7.8.2)

(June 25, 2007) letter from Andrew Paton (TE.New.TE7.8.3)

(June 26, 2007) letter from Andrew C. Dales, Dales Consulting Inc. (TE.New.TE7.8.4)

(June 26, 2007) letter from Charles Campbell (TE.New.TE7.8.5)

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Council also considered the following:

- Report (July 18, 2007) from the Chief Planner and Executive Director, City Planning Division. ([TE7.8a](#))
- Report (July 18, 2007) from the Chief Corporate Officer, the General Manager, Parks, Forestry and Recreation, and the Chief Planner and Executive Director, City Planning Division. ([TE7.8b](#))

Confidential Attachment 1 to the report (July 18, 2007) from the Chief Corporate Officer, the General Manager, Parks, Forestry and Recreation, and the Chief Planner and Executive Director, City Planning (TE7.8b), as amended, remains confidential in its entirety, in accordance with the provisions of the City of Toronto Act, 2006, as it contains information related to proposed or pending land acquisition by the City, pending the completion of the acquisition of the subject properties by the City.

- Report (July 18, 2007) from the Chief Planner and Executive Director, City Planning, and the City Solicitor ([TE7.8c](#))

The confidential instructions to staff, as amended, contained in Part 12 above, and the

appendices referred to in the recommendations contained in Confidential Attachment 1 to the report (July 18, 2007) from the Chief Planner and Executive Director, City Planning, and the City Solicitor (TE7.8c), are now public and the balance of the Attachment remains confidential in accordance with the provisions of the City of Toronto Act, 2006, as it contains information related to litigation, including matters before an administrative tribunal and provides advice that is subject to solicitor- client privilege.

#### Communications:

- (July 12, 2007) from Charles Campbell, Iler Campbell, Barristers and Solicitors. (TE7.8.5)
- (July 12, 2007) from Ronald M. Kanter, Macdonald Sager Manis LLP, Barristers and Solicitors. (TE7.8.6)
- (July 17, 2007) from Ronald M. Kanter, Macdonald Sager Manis LLP, Barristers and Solicitors. (TE7.8.7)

#### Speakers

Zygmunt Uznanski  
 Napur Malaviya, Davies Howe Partners  
 Charles Campbell, Active 18  
 Robert Glover, Bousfields Inc.  
 Max Allen, Grangetown MTCC #1318  
 Tim Jones, Artscape  
 Andrew Paton  
 Jane Farrow, Active 18  
 David J. Bronskill, Goodmans LLP  
 Dufflet Rosenberg, Dufflet Pastries

#### Decision Advice and Other Information

The Toronto and East York Community Council requested that the following reports be submitted to the July 16, 2007 meeting of City Council:

1. the General Manager, Parks Forestry and Recreation and the Executive Director, Facilities and Real Estate report on the status of the negotiations for the parkland on Lisgar Street, and options for land acquisition if the land has not been secured by that time;
2. the General Manager, Parks, Forestry and Recreation submit the report requested by City Council on July 25, 26, and 27, 2006 in its adoption, as amended, of Clause 27 of Report 5 of the Administration Committee, namely that:

“The General Manager, Parks, Forestry and Recreation report in the 2007 Capital and Operating Budget submissions on the costs to acquire and develop the parklands in the West Queen West Triangle area, including all funding sources and the operating impacts arising from this project, and the General Manager, Parks, Forestry and Recreation also provide a preliminary update report to the Administration Committee in

September 2006, containing an update on the status of the negotiations and providing a preliminary cost estimate for this project,”

3. the Executive Director, Facilities and Real Estate and the Director, Community Planning, Toronto and East York District report on the status of negotiations for the purchase, design and construction costs of the Sudbury Street extension and securing the phased extension of Abell Street;
4. the Director, Community Planning, Toronto and East York District and the City Solicitor report on securing the publicly accessible open space and mechanisms for:
  - a. ensuring that the publicly accessible open space be completely free from physical obstacles to access
  - b. ensuring that public access remains unimpeded in perpetuity for all lawful activities.
5. the Director, Community Planning, Toronto and East York District report on the definition of artist/live work units and the appropriateness of applying 1.0 times the CMHC average rate versus 0.8 times the CMHC rate;
6. the Director, Transportation Services, Toronto and East York District report on the history of lands used for parking at the intersection of Abell Street and Queen Street West on the Abell Street right of way and between 1115 and 1093 Queen Street West.

The Toronto and East York Community Council held a statutory public meeting on June 26, 2007 and notice was given in accordance with the *Planning Act*.

TE7.9	AMENDED			Ward: 22
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### **Request for Direction Report - Official Plan, Zoning, Site Plan Control Applications - 609 Avenue Road**

#### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council direct the City Solicitor to appear at the Ontario Municipal Board to support the revised applications to amend the Official Plan and Zoning By-law and the associated Site Plan application respecting the construction of a 14-storey residential condominium at 609 Avenue Road as set out in the Planning Staff Report dated May 22, 2007, subject to:
  - a. any corresponding revisions to the draft zoning by-law and Maps 1 and 2 as shown in Attachment 7 to the Planning Staff Report dated May 22, 2007; and

- b. additional conditions of Site Plan Approval requiring the applicant to submit revised plans, as appropriate, to reflect adherence to the Green Development Standard, as detailed in Attachment 2 to this report.
2. City Council authorize the entering into and execution of an agreement, pursuant to Section 37 of the Planning Act, to secure appropriate community benefits as identified in the report (May 22, 2007) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and any other appropriate staff to appear at the Ontario Municipal Board in support of the City's position.

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

### **Committee Recommendations**

The Toronto and East York Community Council submits this matter to City Council without recommendation.

### **Summary**

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

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4960.pdf>

### **Communications**

(May 24, 2007) letter from Lax O'Sullivan Scott LLP Counsel (TE.Main)

### **Speakers**

Jeff Kerbel

Maxine Cooper

Hugh Wild, Deer Park Ratepayers' Association

Stanley Makuch

Michel Caron, Caron Consulting

Adam Brown, Sherman Brown

Clifford Lax

## **Avenue Road**

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

### **Summary**

The purpose of this report is to advise Council that a final report regarding the proposed development at 609 Avenue Road is expected to be submitted for consideration at the May 29, 2007 meeting of Toronto and East York Community Council. Planning staff are working toward finalizing the report prior to the meeting date and can advise at this time that the proposal is recommended to be supported at the Ontario Municipal Board hearing on this matter, scheduled for July 2007.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4526.pdf>

### **Communications**

(May 24, 2007) letter from Clifford Lax (TE.Main.1)

(May 26, 2007) letter from Arnold Schonberg (TE.Main.2)

(May 28, 2007) letter from Barnet H. Kussner, WeirFoulds LLP (TE.Main.3)

(May 24, 2007) e-mail from Josie Kruzick (TE.Main.4)

(May 24, 2007) letter from Hugh Wild (TE.Main.5)

(May 28, 2007) letter from Stanley Makuch, Cassels Brock & Blackwell LLP (TE.Main.6)

(May 28, 2007) letter from Russel B. Berg and Noreen B. Berg (TE.Main.7)

(May 28, 2007) letter from Ben Herberman (TE.Main.8)

(June 26, 2007) letter from Stanley Makuch, Cassels Brock & Blackwell LLP (TE.New.7.9.9)

(June 22, 2007) letter from Maxine Cooper (TE.New.7.9.10)

### **9b Official Plan, Zoning, Site Plan, Applications - 609 Avenue Road (Excerpt from Decision Document of May 29, 2007)**

(May 29, 2007) Member Motion from City Clerk

### **Summary**

The Toronto and East York Community Council deferred this matter to its next meeting on June 26, 2007, and: 1. requested the Director, Urban Design, City Planning in consultation with the Ward Councillor, to work with the applicant on the design of the building to ensure that it responds consistently with the existing conditions on Avenue Road, and that building materials and design details be secured through a Section 37 Agreement, and report to the June 26, 2007 Toronto and East York Community Council meeting; and 2. requested the Director, Community Planning, Toronto and East York District to work with the applicant to improve the performance of the project against the Green Development Standard and report to the June 26, 2007 Toronto and East York Community meeting.

### **Background Information**

Excerpt from Decision Document of Toronto and East York Community Council Meeting of

May 29, 2007

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4963.pdf>)

### **9c Supplementary Report - Official Plan, Zoning, Site Plan, Applications - 609 Avenue Road**

(June 25, 2007) Report from Director, Community Planning, Toronto and East York District

#### **Summary**

This application was the subject of a previous Planning Staff Report dated May 22, 2007, in which staff recommended a settlement position before the Ontario Municipal Board. Community Council deferred consideration of this item to its June 26, 2007 meeting. The purpose of this report is to respond to Community Council's request for further information with respect to building design, Green Development Standards, and consultation with the applicant and Ward Councillor.

#### **Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5252.pdf>)

TE7.10	NO AMENDMENT			Ward: 30
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### **Request for Direction Report - Official Plan and Zoning Amendment Application - 629, 633 and 675 Eastern Avenue**

#### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council refuse the application for 629, 633 and 675 Eastern Avenue in its current form and authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing to oppose the subject application.
2. City Council:
  - a. direct the Director, Community Planning, Toronto and East York District to request a site plan control application from the applicant;
  - b. authorize the Director, Community Planning, Toronto and East York District to continue to meet with the applicant on the basis of the site plan application for the purposes of having discussions to narrow or resolve outstanding issues with respect to the Official Plan Amendment and the Zoning By-law appeals currently before the Ontario Municipal Board, including but not limited to:
    - ensuring a comprehensive land use planning approach is used to assess proposed development of the site, which involves the community consultation and having appropriate regard for the applicable

Provincial and City policies;

- no residential component;
- the need to maintain and expand lands suitable for employment purposes in order for the City to meet the Provincial Employment Targets as set out by the Minister of Municipal Affairs and Housing, in the City's Official Plan and in the Growth Plan for Greater Golden Horseshoe;
- ensuring there is appropriate recognition of the stable employment in the area by maintaining and enhancing employment opportunities on this and all development sites in the Area;
- the need to attract and expand existing and new employment clusters that enhance the City's competitive advantage as enunciated in the Toronto Economic Development Strategy and Imagine a Toronto...Strategies for a Creative City, 2006 documents;
- the development of a distinctive character for the District that supports the retention and attraction of knowledge and creative based firms;
- the development of a District that is competitive for regional, national and international businesses and offers a wide choice of suitable employment space;
- the creation of opportunities for knowledge and creative based firms to locate in close proximity to one another and build linkages with the film and media businesses that are locating in the Portland's and East Bayfront Districts;
- the creation and retention of well-paid, stable, safe and fulfilling employment opportunities;
- establishing new economic development in a form and density that supports transit use;
- the inclusion of a significant amount of non-retail employment uses and related space;
- ensuring only a limited amount of retail uses be permitted on the site fronting on Eastern Avenue in recognition that both the Province in the Growth Plan for the Greater Golden Horseshoe and the City consider major retail uses as non-employment uses;
- the retention and reuse of the existing buildings at 629 Eastern Avenue where feasible, for employment uses;



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Considered by City Council on July 16, 17, 18 and 19, 2007

- ensuring built form is compatible with and reflects the industrial character of the area;
  - ensuring no buildings on the City sewer easement which runs through the site;
  - ensuring implementation of the City's Green Development Standard;
  - ensuring substantial public access through the site, with appropriate streets and blocks;
  - ensuring compatibility with the City's transportation plans for the site and surrounding area;
  - ensuring compliance with the Ministry of the Environment standards for contaminated sites; and
  - obtaining a Site Plan Control Agreement pursuant to Section 41 of the Planning Act.
3. City Council request the Director, Community Planning, Toronto and East York District, in consultation with appropriate City staff, to meet with and review the requests of The Friends of Leslieville to:
- a. expropriate the site and design an Employment Campus that supports, not undermines, the local economy; and/or
  - b. request the Minister of Municipal Affairs to stop the Ontario Municipal Board hearing and issue a Minister's Zoning Order;
- and report to the Toronto and East York Community Council in conjunction with the Status Report of the South of Eastern Avenue Planning Study.
4. City Council direct the Director, Community Planning, Toronto and East York District to incorporate in the South of Eastern Avenue Planning Study community consultations discussions to review and propose how to maximize the amount of green space and reduce the ecological footprint of any future land use on all the sites.
5. City Council authorize the Director of Technical Services to report to the Toronto and East York Community Council in conjunction with the status report of the South of Eastern Avenue Planning Study, regarding any issues and proposed recommendations regarding the condition of the soil and Record of Site Condition for this site.
6. City Council forward all communications and petition letters received relating to this matter to the City Solicitor for information and use as may be deemed appropriate.
7. City Council request the Executive Director and Chief Planner, City Planning, to report to the October 4, 2007 meeting of Planning and Growth Management Committee with a

proposed by-law to implement maximum floor plate by-law to protect older commercial districts and small businesses in older neighbourhoods.

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(June 11, 2007) Report from Director, Community Planning, Toronto East York District

### **Committee Recommendations**

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

1. refuse the application for 629, 633 and 675 Eastern Avenue in its current form and authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing to oppose the subject application;
2.
  - a. direct the Director, Community Planning, Toronto and East York District to request a site plan control application from the applicant;
  - b. authorize the Director, Community Planning, Toronto and East York District to continue to meet with the applicant on the basis of the site plan application for the purposes of having discussions to narrow or resolve outstanding issues with respect to the Official Plan Amendment and the Zoning By-law appeals currently before the Ontario Municipal Board, including but not limited to:
    - Ensuring a comprehensive land use planning approach is used to assess proposed development of the site, which involves the community consultation and having appropriate regard for the applicable Provincial and City policies;
    - No residential component;
    - The need to maintain and expand lands suitable for employment purposes in order for the City to meet the Provincial Employment Targets as set out by the Minister of Municipal Affairs and Housing, in the City's Official Plan and in the Growth Plan for Greater Golden Horseshoe;
    - Ensuring there is appropriate recognition of the stable employment in the area by maintaining and enhancing employment opportunities on this and all development sites in the Area;
    - The need to attract and expand existing and new employment clusters that enhance the City's competitive advantage as enunciated in the Toronto Economic Development Strategy and Imagine a Toronto...Strategies for a Creative City, 2006 documents;
    - The development of a distinctive character for the District that supports the retention and attraction of knowledge and creative based firms;
    - The development of a District that is competitive for regional, national and international businesses and offers a wide choice of suitable employment space;
    - The creation of opportunities for knowledge and creative based firms to locate in close proximity to one another and build linkages with the film and media businesses that are locating in the Portland's and East

Bayfront Districts;

- The creation and retention of well-paid, stable, safe and fulfilling employment opportunities;
- Establishing new economic development in a form and density that supports transit use;
- The inclusion of a significant amount of non-retail employment uses and related space;
- Ensuring only a limited amount of retail uses be permitted on the site fronting on Eastern Avenue in recognition that both the Province in the Growth Plan for the Greater Golden Horseshoe and the City consider major retail uses as non-employment uses;
- The retention and reuse of the existing buildings at 629 Eastern Avenue where feasible, for employment uses;
- Ensuring built form is compatible with and reflects the industrial character of the area;
- Ensuring no buildings on the City sewer easement which runs through the site;
- Ensuring implementation of the City's Green Development Standard;
- Ensuring substantial public access through the site, with appropriate streets and blocks;
- Ensuring compatibility with the City's transportation plans for the site and surrounding area;
- Ensure compliance with the Ministry of the Environment standards for contaminated sites; and
- Obtaining a Site Plan Control Agreement pursuant to Section 41 of the Planning Act.

3. request the Director, Community Planning, Toronto and East York District, in consultation with appropriate City staff, to meet with and review the requests of The Friends of Leslieville to:

- a. expropriate the site and design an Employment Campus that supports, not undermines, the local economy; and/or
- b. request the Minister of Municipal Affairs to stop the Ontario Municipal Board hearing and issue a Minister's Zoning Order;

and report to the Toronto and East York Community Council in conjunction with the Status Report of the South of Eastern Avenue Planning Study;

4. direct the Director, Community Planning, Toronto and East York District to incorporate in the South of Eastern Avenue Planning Study community consultations discussions to review and propose how to maximize the amount of green space and reduce the ecological footprint of any future land use on all the sites;

5. authorize the Director of Technical Services to report to the Toronto and East York Community Council in conjunction with the status report of the South of Eastern Avenue Planning Study, regarding any issues and proposed recommendations regarding

the condition of the soil and Record of Site Condition for this site;

6. forward all communications and petition letters received relating to this matter to the City Solicitor for information and use as may be deemed appropriate; and
7. request the Executive Director and Chief Planner, City Planning, to report to the October 4, 2007 meeting of Planning and Growth Committee with a proposed by-law to implement maximum floor plate by-law to protect older commercial districts and small businesses in older neighbourhoods.

## Summary

This application was made before January 1, 2007 and is not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This application is currently before the Ontario Municipal Board (OMB) and a prehearing conference is scheduled for September 20, 2007. What is before the OMB is a site specific Official Plan Amendment (OPA) and new Zoning By-law Amendment (ZBA) to permit a variety of uses including office, retail, hotel and residential uses at 629, 633 and 675 Eastern Avenue. The purpose of this report is to inform Council of a revised proposal recently submitted; seek direction for the continuing Ontario Municipal Board hearing; provide an update on the South of Eastern Planning Study; provide an update on the Power Centre appeal; and provide relevant background information.

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5022.pdf>

## Communications

- (June 6, 2007) e-mail from George Cribb (TE.Main.TE7.10.1)
- (June 7, 2007) letter from Diana Dennis (TE.Main.TE7.10.2)
- (June 6, 2007) letter from Lise Lotter (TE.Main.TE7.10.3)
- (June 6, 2007) e-mail from Jonathan Warren (TE.Main.TE7.10.4)
- (June 6, 2007) e-mail from Trish O'Reilly (TE.Main.TE7.10.5)
- (June 6, 2007) e-mail from Theresa Beairsto (TE.Main.TE7.10.6)
- (June 6, 2007) letter from David Lightfoot (TE.Main.TE7.10.7)
- (June 6, 2007) e-mail from Carmen Doyle (TE.Main.TE7.10.8)
- (June 5, 2007) e-mail from Tracey Horwitz (TE.Main.TE7.10.9)
- (June 5, 2007) e-mail from Crystal Penner (TE.Main.TE7.10.10)
- (June 5, 2007) letter from Roger Algie (TE.Main.TE7.10.11)
- (June 7, 2007) e-mail from Patrice Brennan (TE.Main.TE7.10.12)
- (June 12, 2007) letter from Phil'z 20th Century Design (TE.Main.TE7.10.13)
- (June 12, 2007) letter from Jeff Otto (TE.Main.TE7.10.14)
- (June 8, 2007) letter from Mary Ann Grainger (TE.Main.TE7.10.15)
- (June 8, 2007) letter from Elizabeth Rowland (TE.Main.TE7.10.16)
- (June 8, 2007) letter from Don Steele (TE.Main.TE7.10.17)
- (June 13, 2007) letter from Kenneth Chan (TE.Main.TE7.10.18)
- (June 13, 2007) letter from Philippa Howell (TE.Main.TE7.10.19)
- (June 13, 2007) letter from John Howell (TE.Main.TE7.10.20)

(June 8, 2007) letter from G. B. Lancaster Consultants Ltd., trading as Lancaster Flowers (TE.Main.TE7.10.21)  
 (June 8, 2007) letter from Larry McCloy (TE.Main.TE7.10.22)  
 (June 21, 2007) letter from Sixteen Individuals (TE.Supp.TE7.10.23)  
 (June 20, 2007) letter from Jenny Miller (TE.Supp.TE7.10.24)  
 (June 19, 2007) e-mail from Elizabeth Andres, Riverside District BIA (TE.Supp.TE7.10.25)  
 (June 22, 2007) e-mail from Helen Kerr (TE.New.7.10.26)  
 (June 22, 2007) e-mail from Elaine Hobbs Solomon (TE.New.7.10.27)  
 (June 22, 2007) letter from Ken Vickerson (TE.New.7.10.28)  
 (June 29, 2007) e-mail from Mona ElSayeh (TE.New.7.10.29)  
 (June 21, 2007) e-mail from Ciara Brennan (TE.New.TE7.10.30)  
 (June 23, 2007) e-mail from Steve Sacrob (TE.New.7.10.31)  
 (June 25, 2007) e-mail from Sue Sinclair and Bill Davison (TE.New.7.10.32)  
 (June 24, 2007) e-mail from Frederick Wright and Carolyn Megill (TE.New.7.10.33)  
 (June 25, 2007) e-mail from Sharon Barr (TE.New.7.10.34)  
 (June 25, 2007) e-mail from Fraser McArthur (TE.New.7.10.35)  
 (June 25, 2007) e-mail from Thirty-five Individuals (TE.New.7.10.36)  
 (June 25, 2007) e-mail from Nathan G. Farr (TE.New.TE7.10.37)  
 (June 25, 2007) e-mail from Jennifer Farr (TE.Main.TE7.10.38)  
 (June 25, 2007) e-mail from Katya Rudzik (TE.Main.TE7.10.39)  
 (June 26, 2007) e-mail from Philippe & Laura Beauparlant (TE.Main.TE7.10.40)  
 (June 25, 2007) e-mail from Doug Green (TE.Main.TE7.10.41)  
 (June 26, 2007) letter from Grant Orchard (TE.New.TE7.10.42)  
 (June 26, 2007) e-mail from Lisa Rochon (TE.New.Te7.10.43)  
 (June 26, 2007) letter from Adriana Mugnatto-Hamu (TE.New.Te7.10.44)  
 (June 26, 2007) memo from Councillor Fletcher (TE.New.TE7.10.45)  
 (June 26, 2007) letter from Charles Braive (TE.New.TE7.10.46)  
 (June 25, 2007) e-mail from Victoria Dinnick (TE.New.TE7.10.47)  
 (June 26, 2007) letter from Paul Young (TE.New.TE7.10.48)  
 (June 26, 2007) letter from Bob Hall, I.A.T.S.E Local 873 President (TE.New.Te7.10.49)  
 (June 26, 2007) letter from David Donnelly (TE.New.TE7.10.50)  
 (June 26, 2007) letter from WoodBull LLP (TE.Main.Te7.10.51)

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Council also considered the following communications and petition:

- (June 21, 2007) from Gillian Reddyhoff. (TE7.10.52)
- (undated) from Heather L. Murray. (TE7.10.53)
- (undated) from Eric D'Souza. (TE7.10.54)
- (undated) from Sheila Hughes. (TE7.10.55)
- (undated) from John Choi. (TE7.10.56)
- (undated) from Liam Romalis. (TE7.10.57)
- (undated) from Alan Templeton. (TE7.10.58)
- (undated) from Mary Crawford. (TE7.10.59)
- (undated) from Karen Steele. (TE7.10.60)
- (undated) from Eric Charbonneau. (TE7.10.61)
- (undated) from Martin Albert. (TE7.10.62)
- (undated) from Maribeth Knezev. (TE7.10.63)

- (undated) from Valentina Giacomelli. (TE7.10.64)
- (undated) from Michael Shreve. (TE7.10.65)
- (undated) from Chris Seawick. (TE7.10.66)
- (undated) from Judy Coffey. (TE7.10.67)
- (undated) from Arthur Keinberger. (TE7.10.68)
- (undated) from Terence Carter. (TE7.10.69)
- (undated) from Susan Cox. (TE7.10.70)
- (undated) from Susan Popplewell. (TE7.10.71)
- (undated) from Jason Charters. (TE7.10.72)
- (June 28, 2007) from Paul van Dongen. (TE7.10.73)
- (undated) from Isabel Young. (TE7.10.74)
- (undated) from H. Biesinger. (TE7.10.75)
- (undated) from Kathleen Murphy. (TE7.10.76)
- (June 2007) Architectural Rendering for The Foundry District, 629, 633 and 675 Eastern Avenue, from Alan Slobodsky. (TE7.10.77)
- (July 16, 2007) from Dennis H. Wood, Wood Bull LLP, Barristers and Solicitors. (TE7.10.78)
- Petition containing the names of approximately 372 individuals regarding the proposed Big Box development at 629 Eastern Avenue, submitted by Councillor Paula Fletcher, Ward 30, Toronto-Danforth. (TE7.10.79)

### **Speakers**

Dennis Wood, Wood Bull LLP

Victoria Dinnick, Gadabout

Ted Syperek, Ring Audio

Howarth Sharon, obo Paul Young, South Riverdale Community Health Centre

Mary Ann Grainger

Charles Braive

Grant Orchard

Bob Hall, President, IATSE Local 873, Film & TV Technicians Union

David Donnelly, Friends of Leslieville

Joe Fraser

Paul Van Dongen, Committee Design Corporation

Michael Ufford

David Hanna

Jim Neff

Patricia Abrams

Subbu Chintaluri, Gerrard India Bazaar

Mona Elsayeh

### **10a Request for Direction Supplementary Report - Official Plan and Zoning Amendment Application - 629, 633 and 675 Eastern Avenue**

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

### **Summary**

The purpose of this report is to recommend replacing Recommendation No. 2 in my June 11, 2007, report to Toronto East York Community Council (Item: TE7.10) in order to clarify and restate that residential use is not supportable in the South of Eastern Employment District and specifically on 629, 633 and 675 Eastern Avenue.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5194.pdf>)

TE7.11	NO AMENDMENT			Ward: 22
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### Intention to Designate, Part IV, Ontario Heritage Act - 367 Spadina Road

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council include the property at 367 Spadina Road (Percival Inglis House) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 367 Spadina Road (Percival Inglis House) under Part IV of the Ontario Heritage Act.
3. If there are no objections to the designation 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 objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

(May 7, 2007) Report from Director, Policy and Research, City Planning Division

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council include the property at 367 Spadina Road (Percival Inglis House) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the property at 367 Spadina Road (Percival

Inglis House) under Part IV of the *Ontario Heritage Act*;

3. if there are no objections to the designation 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 objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
5. the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

### Summary

This report recommends that City Council state its intention to designate the property under Part IV of the Ontario Heritage Act. The owners are requesting designation because of their interest in the preservation of the property. The proposed designation would also enable the property to qualify for the Toronto Heritage Grant Program.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4634.pdf>)

## 11a Intention to Designate, Part IV, Ontario Heritage Act - 367 Spadina Road

(June 4, 2007) Letter from Toronto Preservation Board

### Summary

This report recommends that City Council state its intention to designate the property under Part IV of the Ontario Heritage Act. The owners are requesting designation because of their interest in the preservation of the property. The proposed designation would also enable the property to qualify for the Toronto Heritage Grant Program.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4808.pdf>)

TE7.12	NO AMENDMENT			Ward: 28
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**Intention to Designate, Part IV, Ontario Heritage Act, and Approval of Alterations to a Heritage Building - 130 Bloor Street West**



### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council state its intention to designate the property at 130 Bloor Street West (Torno Penthouse) 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 Solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.
4. The alterations to the heritage building at 130 Bloor Street West be approved substantially in accordance with the plans by Quadrangle Architects Limited (see revised Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
  - a. prior to the issuance of any building permit for Bloor Street West (Torno Penthouse), including a permit for the demolition, excavation, and/or shoring of the subject property:

providing a Conservation Plan for the restoration of 130 Bloor Street West (Torno Penthouse), satisfactory to the Manager, Heritage Preservation Services;

providing a landscape plan pertaining to the Cumberland Street access for 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 130 Bloor Street West (Torno Penthouse); and

providing final plans satisfactory to the Manager of Heritage Preservation Services.
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

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

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council state its intention to designate the property at 130 Bloor Street West (Torno Penthouse) 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 solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;
3. if there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
4. the alterations to the heritage building at 130 Bloor Street West be approved substantially in accordance with the plans by Quadrangle Architects Limited (see Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
  - a. prior to the issuance of any building permit for Bloor Street West (Torno Penthouse), including a permit for the demolition, excavation, and/or shoring of the subject property:
    - providing a Conservation Plan for the restoration of 130 Bloor Street West (Torno Penthouse), satisfactory to the Manager, Heritage Preservation Services;
    - providing a landscape plan pertaining to the Cumberland Street access for 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 130 Bloor Street West (Torno Penthouse);
    - providing final plans satisfactory to the Manager of Heritage Preservation Services;
5. the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

### **Summary**

This report recommends that City Council state its intention to designate the property at 130 Bloor Street West (Torno Penthouse) under Part IV of the Ontario Heritage Act, and approve alterations to the heritage building. The property was listed on the City of Toronto Inventory of Heritage Properties in 2005. The property contains an office building with a rooftop residential penthouse that is undergoing conversion as a residential condominium both within the existing building and new construction above the penthouse. The property owners have agreed to preserve the two-storey penthouse and the ground-floor entrance that provides access to the

penthouse suite by entering into a heritage easement agreement and having the property designated under Part IV of the Ontario Heritage Act.

## **Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4642.pdf>)

Attachment 1 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4643.pdf>)

Attachment 2 - Photos

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4644.pdf>)

Attachment 3 - Reasons for Designation

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4645.pdf>)

Attachment 4 - Permitted Alterations

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4646.pdf>)

Drawing A100

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4647.pdf>)

Drawing A101

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4648.pdf>)

Drawing A200

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4649.pdf>)

Drawing A201

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4650.pdf>)

Drawing A203

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4651.pdf>)

Drawing A204

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4652.pdf>)

Drawing A205

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4653.pdf>)

Drawing A209

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4654.pdf>)

Drawing A213

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4655.pdf>)

Drawing A214

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4656.pdf>)

Drawing A206

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4657.pdf>)

Drawing A207

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4658.pdf>)

Drawing A208

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4659.pdf>)

Drawing A400

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4662.pdf>)

Drawing A401

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4660.pdf>)

Drawing A402

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4661.pdf>)

## **Decision Advice and Other Information**

The Toronto and East York Community Council requested the Director, Policy and Research, City Planning Division to submit to City Council on July 16, 2007, a revised Attachment 4 of the report (May 17, 2007) from the Director, Policy and Research, City Planning Division

showing revisions to the dates of the drawings.

## 12a Intention to Designate, Part IV, Ontario Heritage Act, and Approval of Alterations to a Heritage Building - 130 Bloor Street West

(June 4, 2007) Letter from Toronto Preservation Board

### Summary

The Toronto Preservation Board on June 4, 2007, considered the report (May 17, 2007) from the Director, Policy and Research, City Planning Division.

### Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4961.pdf>

Council also considered the following:

- Report (July 11, 2007) from the Chief Planner and Executive Director, City Planning. ([TE7.12a](#))

TE7.13	NO AMENDMENT			Ward: 14, 19, 20, 27, 28, 30
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## Intention to Designate, Part IV, Ontario Heritage Act - 18 Properties with Heritage Easement Agreements

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council state its intention to designate the following 18 properties under Part IV of the Ontario Heritage Act:

230 Bloor Street West (John Lyle Studio Building) – Ward 27;  
 56 Blue Jays Way (George Crookshank House) – Ward 20;  
 646 Broadview Avenue (James Harris House) – Ward 30;  
 101 College Street (College Street Wing, Toronto General Hospital) – Ward 27;  
 150 College Street (Fitzgerald Building, University of Toronto) – Ward 20;  
 55 Danforth Avenue (Prince Edward Viaduct Public Lavatory) – Ward 30;  
 508 Eastern Avenue (Simcoe Hotel) – Ward 30;  
 32 Grenville Street (F. J. Hartz Company Factory Building) – Ward 27;  
 214 King Street East (W. A. Drummond and Company Dairy Supply Warehouse) – Ward 28;

214 King Street East (Adam Brothers Harness Manufacturing Company Building, formerly known as 204 King Street East and 185 Frederick Street) – Ward 28;  
 363 Sorauren Avenue (Robert Watson Factory Building) – Ward 14;  
 100 Spadina Road (Spadina Road Apartments) – Ward 20;  
 73 St. George Street (Sir Daniel Wilson Residence, University College) – Ward 20;  
 150 St. George Street (William Crowther House and South Wing) – Ward 20;  
 234 St. George Street (Robert Watson House) – Ward 20;  
 2 Strachan Avenue (Hockey and Sports Halls of Fame) – Ward 19;  
 384 Sunnyside Avenue (Howard Park Methodist Church) – Ward 14; and  
 297 Victoria Street (O’Keefe House) – Ward 27.

2. 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 properties under Part IV of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board.
4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

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(May 31, 2007) Report from Director, Policy and Research, City Planning Division

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council state its intention to designate the following 18 properties under Part IV of the Ontario Heritage Act:

230 Bloor Street West (John Lyle Studio Building) – Ward 27;  
 56 Blue Jays Way (George Crookshank House) – Ward 20;  
 646 Broadview Avenue (James Harris House) – Ward 30;  
 101 College Street (College Street Wing, Toronto General Hospital) – Ward 27;  
 150 College Street (Fitzgerald Building, University of Toronto) – Ward 20;  
 55 Danforth Avenue (Prince Edward Viaduct Public Lavatory) – Ward 30;  
 508 Eastern Avenue (Simcoe Hotel) – Ward 30;  
 32 Grenville Street (F. J. Hartz Company Factory Building) – Ward 27;  
 214 King Street East (W. A. Drummond and Company Dairy Supply Warehouse) –  
 Ward 28;  
 214 King Street East (Adam Brothers Harness Manufacturing Company Building,  
 formerly known as 204 King Street East and 185 Frederick Street) – Ward 28;  
 363 Sorauren Avenue (Robert Watson Factory Building) – Ward 14;  
 100 Spadina Road (Spadina Road Apartments) – Ward 20;  
 73 St. George Street (Sir Daniel Wilson Residence, University College) – Ward 20;  
 150 St. George Street (William Crowther House and South Wing) – Ward 20;

234 St. George Street (Robert Watson House) – Ward 20;  
 2 Strachan Avenue (Hockey and Sports Halls of Fame) – Ward 19;  
 384 Sunnyside Avenue (Howard Park Methodist Church) – Ward 14; and  
 297 Victoria Street (O’Keefe House) – Ward 27;

2. 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 properties under Part IV of the Ontario Heritage Act;
3. if there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board; and
4. the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

### Summary

This report recommends that City Council state its intention to designate the 18 properties listed in Recommendation No. 1 under Part IV of the Ontario Heritage Act. Each of the 18 properties has a heritage easement agreement registered on title or City Council has granted authority to enter into a heritage easement agreement. City Legal has advised that any property with a heritage easement agreement should also be designated under Part IV of the Ontario Heritage Act to allow the Chief Building Official to refuse to issue a permit on the basis of lack of conformity with applicable law.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4835.pdf>

Attachments 1A - 3B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4836.pdf>

Attachment 4A - 6B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4837.pdf>

Attachments 7A - 9B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4838.pdf>

Attachment 10A - 12B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4842.pdf>

Attachments 13A - 15B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4844.pdf>

Attachments 16A - 18B

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4845.pdf>

### 13a Intention to Designate, Part IV, Ontario Heritage Act - 18 Properties with Heritage Easement Agreements

(May 11, 2007) Letter from Toronto Preservation Board

### Summary

The Toronto Preservation Board on May 11, 2007, considered the report (March 7, 2007) from the Director, Policy and Research, City Planning Division.

### Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4966.pdf>)

TE7.14	NO AMENDMENT			Ward: 18, 19, 20, 21, 27, 28, 30, 32
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### Intention to Designate, Part IV, Ontario Heritage Act - 21 Properties with Heritage Easement Agreements

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council state its intention to designate the following 21 properties under Part IV of the Ontario Heritage Act:
  - i. 51 Bond Street (Metropolitan Church Parsonage) – Ward 28;
  - ii. 426 Coxwell Avenue (City Street Cleaning Stables and Office Building) – Ward 30;
  - iii. 8 Elm Street (James Fleming Buildings, formerly known as 8-12 Elm Street) – Ward 27;
  - iv. 2270 Gerrard Street East (Lake Simcoe Ice Company Building, formerly known as 2276 Gerrard Street East) – Ward 32;
  - v. 34 Isabella Street (Jarrod Sessions House) – Ward 27;
  - vi. 61-63 Jarvis Street (Clarkson Jones Buildings) – Ward 28;
  - vii. 338 Jarvis Street (John Lavelle House) – Ward 27;
  - viii. 40 King Street West (John McKay Store, formerly known as 36 King Street West and now located at 11 Adelaide Street West) – Ward 28;
  - ix. 44 King Street West (Bank of Nova Scotia Building) – Ward 28;
  - x. 214 King Street West (Canadian General Electric Building) – Ward 20;
  - xi. 833 King Street West (Charles Hanson Canadian Laboratory) – Ward 19;
  - xii. 915 King Street West (Massey-Harris Office Building) – Ward 19;
  - xiii. 56 Queen Street East (Metropolitan United Church) – Ward 28;
  - xiv. 2 Queen Street West (Philip Jamieson Building) – Ward 27;
  - xv. 145 Queen's Quay West (Toronto Ferry Company Waiting Room) – Ward 28;
  - xvi. 436 Wellington Street West (Monarch Building) – Ward 20;
  - xvii. 40 Westmoreland Avenue (Church of St. Mary the Virgin and St. Cyprian) – Ward 18;
  - xviii. 76 Wychwood Avenue (Wychwood Car Barns) – Ward 21;
  - xix. 104 Yonge Street (Upper Canada Bible and Tract Societies Building, formerly known as 102 Yonge Street) – Ward 28;
  - xx. 1050-1052 Yonge Street (Crescent Road Apartments, formerly known as 1046 Yonge Street) – Ward 27; and

- xxi. 70 York Street (Frederick Crompton Buildings, formerly known as 74-76 York Street) – Ward 28.
2. 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 properties under Part IV of the Ontario Heritage Act.
  3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board.
  4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

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(April 2, 2007) Report from Director, Policy and Research, City Planning Division

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council state its intention to designate the following 21 properties under Part IV of the Ontario Heritage Act:
  - i. 51 Bond Street (Metropolitan Church Parsonage) – Ward 28;
  - ii. 426 Coxwell Avenue (City Street Cleaning Stables and Office Building) – Ward 30;
  - iii. 8 Elm Street (James Fleming Buildings, formerly known as 8-12 Elm Street) – Ward 27;
  - iv. 2270 Gerrard Street East (Lake Simcoe Ice Company Building, formerly known as 2276 Gerrard Street East) – Ward 32;
  - v. 34 Isabella Street (Jarrod Sessions House) – Ward 27;
  - vi. 61-63 Jarvis Street (Clarkson Jones Buildings) – Ward 28;
  - vii. 338 Jarvis Street (John Lavelle House) – Ward 27;
  - viii. 40 King Street West (John McKay Store, formerly known as 36 King Street West and now located at 11 Adelaide Street West) – Ward 28;
  - ix. 44 King Street West (Bank of Nova Scotia Building) – Ward 28;
  - x. 214 King Street West (Canadian General Electric Building) – Ward 20;
  - xi. 833 King Street West (Charles Hanson Canadian Laboratory) – Ward 19;
  - xii. 915 King Street West (Massey-Harris Office Building) – Ward 19;
  - xiii. 56 Queen Street East (Metropolitan United Church) – Ward 28;
  - xiv. 2 Queen Street West (Philip Jamieson Building) – Ward 27;
  - xv. 145 Queen's Quay West (Toronto Ferry Company Waiting Room) – Ward 28;
  - xvi. 436 Wellington Street West (Monarch Building) – Ward 20;
  - xvii. 40 Westmoreland Avenue (Church of St. Mary the Virgin and St. Cyprian) – Ward 18;
  - xviii. 76 Wychwood Avenue (Wychwood Car Barns) – Ward 21;
  - xix. 104 Yonge Street (Upper Canada Bible and Tract Societies Building, formerly



- known as 102 Yonge Street) – Ward 28;
- xx. 1050-1052 Yonge Street (Crescent Road Apartments, formerly known as 1046 Yonge Street) – Ward 27; and
- xxi. 70 York Street (Frederick Crompton Buildings, formerly known as 74-76 York Street) – Ward 28;
2. 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 properties under Part IV of the *Ontario Heritage Act*;
  3. if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board; and
  4. the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

## Summary

This report recommends that City Council state its intention to designate the 21 properties listed in Recommendation No. 1 under Part IV of the Ontario Heritage Act. Each of the 21 properties has a heritage easement agreement registered on title or City Council has granted authority to enter into a heritage easement agreement. City Legal has advised that any property with a heritage easement agreement should also be designated under Part IV of the Ontario Heritage Act to allow the Chief Building Official to refuse to issue a permit on the basis of lack of conformity with applicable law.

## Background Information

### Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4848.pdf>

Attachment 1A - Map and Photograph - 51 Bond Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4876.pdf>

Attachment 1B - Reasons for Designation - 51 Bond Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4877.pdf>

Attachment 2A - Map and Photograph - 426 Coxwell Avenue

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4878.pdf>

Attachment 2B - Reasons for Designation - 426 Coxwell Avenue

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4879.pdf>

Attachment 3A - Map and Photograph - 8 Elm Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4880.pdf>

Attachment 3B - Reasons for Designation - 8 Elm Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4881.pdf>

Attachment 4A - Map and Photograph - 2270 Gerrard Street East

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4882.pdf>

Attachment 4B - Reasons for Designation - 2270 Gerrard Street East

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4883.pdf>

Attachment 5A - Map and Photograph - 34 Isabella Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4884.pdf>

Attachment 5B - Reasons for Designation - 34 Isabella Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4885.pdf>  
Attachment 6A - Map and Photograph - 61 - 63 Jarvis Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4886.pdf>  
Attachment 6B - Reasons for Designation - 61 - 63 Jarvis Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4887.pdf>  
Attachment 7A - Map and Photograph - 338 Jarvis Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4888.pdf>  
Attachment 7B - Reasons for Designation - 338 Jarvis Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4889.pdf>  
Attachment 8A - Map and Photograph - 40 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4890.pdf>  
Attachment 8B - Reasons for Designation - 40 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4891.pdf>  
Attachment 9A - Map and Photograph - 44 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4892.pdf>  
Attachment 9B - Reasons for Designation - 44 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4893.pdf>  
Attachment 10A - Map and Photograph - 214 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4894.pdf>  
Attachment 10B - Reasons for Designation - 214 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4895.pdf>  
Attachment 11A - Map and Photograph - 833 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4896.pdf>  
Attachment 11B - Reasons for Designation - 833 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4897.pdf>  
Attachment 12A - Map and Photograph - 915 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4898.pdf>  
Attachment 12B - Reasons for Designation - 915 King Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4899.pdf>  
Attachment 13A - Map and Photograph - 56 Queen Street East

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4900.pdf>  
Attachment 13B - Reasons for Designation - 56 Queen Street East

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4902.pdf>  
Attachment 14A - Map and Photograph - 2 Queen Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4903.pdf>  
Attachment 14B - Reasons for Designation - 2 Queen Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4904.pdf>  
Attachment 15A - Map and Photograph - 145 Queen's Quay West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4905.pdf>  
Attachment 15B - Reasons for Designation - 145 Queen's Quay West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4906.pdf>  
Attachment 16A - Map and Photograph - 436 Wellington Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4907.pdf>  
Attachment 16B - Reasons for Designation - 436 Wellington Street West

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4908.pdf>  
Attachment 17A - Map and Photograph - 40 Westmoreland Avenue

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4909.pdf>  
Attachment 17B - Reasons for Designation - 40 Westmoreland Avenue

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4911.pdf>  
Attachment 18A - Map and Photograph - 76 Wychwood Avenue

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4912.pdf>  
Attachment 18B - Reasons for Designation - 76 Wychwood Avenue

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4913.pdf>

Attachment 19A - Map and Photograph - 104 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4914.pdf>

Attachment 19B - Reasons for Designation - 104 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4915.pdf>

Attachment 20A - Map and Photograph - 1050 - 1052 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4916.pdf>

Attachment 20B - Reasons for Designation - 1050 - 1052 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4917.pdf>

Attachment 21B - Reasons for Designation - 70 York Street

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4918.pdf>

## Speakers

May Luong, Borden Ladner Gervais

## 14a Intention to Designate, Part IV, Ontario Heritage Act - 21 Properties with Heritage Easement Agreements

(June 4, 2007) Letter from Toronto Preservation Board

## Summary

The Toronto Preservation Board on May 11, 2007, considered the report (March 7, 2007) from the Director, Policy and Research, City Planning Division.

## Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4967.pdf>

Council also considered the following communication:

- (June 26, 2007) from May Luong, Land Use Planner, Borden Ladner Gervais. (TE7.14.1)

TE7.15	NO AMENDMENT			Ward: 20
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## Supplemental Report - Designation of Queen Street West, between University Avenue and Bathurst Street, as a Heritage Conservation District under Part V of the Ontario Heritage Act (Ward 20 - Trinity-Spadina)

## City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. In accordance with Section 41 of the Ontario Heritage Act, City Council designate by By-law the area shown on Attachment No. 1 of the report (August 14, 2006) from the Director, Policy and Research, City Planning Division (contained in Clause 19 of Report 7 of the Toronto and East York Community Council amended by City Council on September 25, 26 and 27, 2006), as the Queen Street West Heritage Conservation District.
2. City Council adopt by By-law the Queen Street West Heritage Conservation District Plan, dated July, 2006, as the District Plan for the Queen Street West Heritage Conservation District, to act as a guide for property owners, City staff and Council when making decisions regarding matters set out under Section 42 of the Ontario Heritage Act.
3. City Council adopt the “Additional Studies” and “Additional Recommendations” included as Sections 8.1 and 8.2 respectively in Section 8. “Implementation Recommendations” in Part 3 of the Queen Street West Conservation District Study”.
4. If there are any objections to the By-law under Section 41 of the Ontario Heritage Act, City Council direct the City Solicitor to appear before the Ontario Municipal Board to defend the By-law.
5. Until such time as the By-law designating the area as the Queen Street West Heritage Conservation District comes into force or is repealed, City Council direct that 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.
6. City Council authorize the appropriate City officials to take whatever action is necessary to give effect thereto, including the introduction of Bills in Council.

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(May 15, 2007) Report from Director, Policy and Research, City Planning Division

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. in accordance with Section 41 of the *Ontario Heritage Act*, City Council designate by By-law the area shown on Attachment No. 1 of the report (August 14, 2006) from the Director, Policy and Research, City Planning Division (contained in Clause 19 of Report 7 of the Toronto and East York Community Council amended by City Council on September 25, 26 and 27, 2006), as the Queen Street West Heritage Conservation District;
2. City Council adopt by By-law the Queen Street West Heritage Conservation District Plan, dated July, 2006, as the District Plan for the Queen Street West Heritage Conservation District, to act as a guide for property owners, City staff and Council when making decisions regarding matters set out under Section 42 of the *Ontario*

*Heritage Act;*

3. City Council adopt the “Additional Studies” and “Additional Recommendations” included as Sections 8.1 and 8.2 respectively in Section 8. “Implementation Recommendations” in Part 3 of the Queen Street West Conservation District Study”;
4. if there are any objections to the By-law under Section 41 of the *Ontario Heritage Act*, City Council direct the City Solicitor to appear before the Ontario Municipal Board to defend the By-law; and
5. until such time as the By-law designating the area as the Queen Street West Heritage Conservation District comes into force or is repealed, City Council direct that 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; and
6. City Council authorize the appropriate City officials to take whatever action is necessary to give effect thereto, including the introduction of Bills in Council.

### **Summary**

On September 25, 26, and 27, 2006, Council referred the final report on the Queen Street West Heritage Conservation District Study Area to the next meeting of the Toronto Preservation Board for subsequent submission to the Toronto and East York Community Council. Council requested the Chief Planner and Executive Director, City Planning, to (i) arrange a meeting with affected property owners between Bathurst Street and University Avenue to inform them of the benefits and constraints of the proposed Heritage Conservation District and to answer any questions, and (ii) to report directly to the Toronto Preservation Board with recommendations to address the concerns of property owners. This report addresses the direction given by Council at its September 2006 meeting and recommends that Council designate Queen Street West from University Avenue to Bathurst Street as a Heritage Conservation District under Part V of the Ontario Heritage Act.

### **Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4605.pdf>)

### **Speakers**

Ann Marie Ferraro

Max Allen, Georgetown MTCC 1318

I. J. Band

Cindy Matthews, Cameron House

- 15a Supplemental Report – Designation of Queen Street West, between University Avenue and Bathurst Street, as a Heritage Conservation District under Part V of the Ontario Heritage Act (Ward 20 – Trinity-Spadina)**

(June 4, 2007) Letter from Toronto Preservation Board

### **Committee Recommendations**

The Toronto and East York Community Council recommends 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 report (August 14, 2006) from the Director, Policy and Research, City Planning Division, as the Queen Street West Heritage Conservation District;
2. adopt by By-law the Queen Street West Heritage Conservation District Plan, dated July, 2006, as the District Plan for the Queen Street West Heritage Conservation District, to act as a guide for property owners, City staff and Council when making decisions regarding matters set out under Section 42 of the *Ontario Heritage Act*;
3. adopt the “Additional Studies” and “Additional Recommendations” included as Sections 8.1 and 8.2 respectively in Section 8. “Implementation Recommendations” contained in Part 3 of the Queen Street West Conservation District Study;
4. 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; and
5. until such time as the By-law designating the area as the Queen Street West Heritage Conservation District comes into force or is repealed, direct that 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; and
6. authorize the appropriate City officials be authorized to take whatever action is necessary to give effect thereto, including the introduction of Bills in Council.

### **Summary**

On September 25, 26, and 27, 2006, Council referred the final report on the Queen Street West Heritage Conservation District Study Area to the next meeting of the Toronto Preservation Board for subsequent submission to the Toronto and East York Community Council. Council requested the Chief Planner and Executive Director, City Planning, to (i) arrange a meeting with affected property owners between Bathurst Street and University Avenue to inform them of the benefits and constraints of the proposed Heritage Conservation District and to answer any questions, and (ii) to report directly to the Toronto Preservation Board with recommendations to address the concerns of property owners. This report addresses the direction given by Council at its September 2006 meeting and recommends that Council designate Queen Street West from University Avenue to Bathurst Street as a Heritage Conservation District under Part V of the Ontario Heritage Act.

### **Background Information**

Letter from Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4859.pdf>



Clause 19 of Toronto and East York Community Council Report 7 (2006)  
<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4976.pdf>  
 Queen Street West - Heritage Conservation District Plan (Supplementary)  
<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5172.pdf>

Council also considered the following:

- (July 12, 2007) from Stuart Sibulash. (TE7.15.1)
- (July 12, 2007) from Cindy Matthews. (TE7.15.2)
- (July 12, 2007) from V. Plavsic. (TE7.15.3)
- (July 12, 2007) from Paul Sannella. (TE7.15.4)
- (July 12, 2007) from Bolo Bolo. (TE7.15.5)
- (July 12, 2007) from William J. Pong, Vice President, City Core Centre Inc. (TE7.15.6)

TE7.34	RECEIVED FOR INFORMATION			Ward: 27
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## **Application to Remove Private Tree - 21 Chestnut Park**

### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, received this Item for information.

(June 5, 2007) Report from General Manager, Parks, Forestry and Recreation

### **Committee Recommendations**

The Toronto and East York Community Council recommends that City Council deny the request for a permit to remove one (1) privately-owned tree at 21 Chestnut Park.

### **Summary**

The report requests Council's authority to deny the request for removal of one (1) privately-owned 65-centimetre diameter linden tree, located in the front yard of 21 Chestnut Park. The applicant has concerns with the structural condition of the tree and would like to re-landscape the front yard. The tree is a healthy and viable specimen. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree due to its viable condition and that the proposed landscaping can occur without having to remove the subject tree.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4502.pdf>

### **Communications**

(June 20, 2007) e-mail from Tom and Sarah Farquharson (TE.Supp.7.34.1)  
 (June 21, 2007) e-mail from Anne Larson (TE.New.7.34.2)  
 (June 25, 2007) e-mail from James Davis and Anne Davis (TE.New.7.34.3)  
 (June 26, 2007) e-mail from Ursula Higgins (TE.New.TE7.34.4)

Council also considered the following communication:

- (June 27, 2007) from Douglas C. Gill. (TE7.34.5)

### Speakers

Kim Kovar

TE7.35	NO AMENDMENT			Ward: 29
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### Request to Remove a City-Owned Tree - 61 Pepler Avenue

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council deny the request to remove one (1) City-owned Colorado blue spruce tree fronting 61 Pepler Avenue.

(June 5, 2007) Report from General Manager, Parks, Forestry and Recreation

#### Committee Recommendations

The Toronto and East York Community Council recommends that City Council deny the request to remove one (1) City-owned Colorado blue spruce tree fronting 61 Pepler Avenue.

#### Summary

To report on a request that has been received for removal of one (1) City-owned Colorado blue spruce tree that is 49 centimetres in diameter located on the street allowance fronting 61 Pepler Avenue. The request has been received from the property owners of 59 Pepler Avenue who feel the tree is a nuisance due to falling needles that require clean up. The owners of 59 Pepler Avenue also have concerns regarding the tree's suitability to the site and its health and would like the tree removed and replaced with an alternate species. Inspection of the tree by Urban Forestry staff revealed that the tree is quite healthy, there are no structural issues with the tree, and the amount of needle drop is normal for a blue spruce. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support removal of this tree.

#### Background Information

Staff Report



<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4504.pdf>

## Communications

(June 26, 2007) letter from Dave Reynolds (TE.New.Te7.35.1)

## Speakers

Marianne Spatafora, applicant

Peter Carr

Dave Reynolds, applicant

TE7.39	NO AMENDMENT			Ward: 28
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## Final Report - 185 Eastern Avenue (West Don Lands, 45-55 St. Lawrence Street and 589 – 605 King Street East)

## City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council direct appropriate City staff to advise the Province that the City consents on its request to exercise its rights as the Crown under subdivision control provisions of the Planning Act in order to create and convey a parcel of land to Toronto Community Housing Corporation to facilitate a development which will include 130 units of affordable housing, for the lands as generally shown on Attachment 1.

(June 11, 2007) Report from Director, Community Planning, Toronto and East York District

## Committee Recommendations

The Toronto and East York Community Council recommends that City Council direct appropriate City staff to advise the Province that the City consents on its request to exercise its rights as the Crown under subdivision control provisions of the Planning Act in order to create and convey a parcel of land to Toronto Community Housing Corporation to facilitate a development which will include 130 units of affordable housing, for the lands as generally shown on Attachment 1.

## Summary

This report requests that City Council advise the Province of Ontario that the City consents on the request by the Province to use Crown right to create a parcel of land to be transferred from the Province to the Toronto Community Housing Corporation for a development which will include 130 units of affordable housing.

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4866.pdf>

TE7.45	NO AMENDMENT			Ward: 20
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## Sign Variance - 267 Richmond Street West

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council approve the requested variances to permit, for identification purposes, an illuminated projecting sign to represent “Extreme Fitness” on the north elevation of the building, at 267 Richmond Street West on the north elevation of the building; and require that energy efficient lights be used.
2. City 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.

(May 31, 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 requested variances to permit, for identification purposes, an illuminated projecting sign to represent “Extreme Fitness” on the north elevation of the building, at 267 Richmond Street West on the north elevation of the building; and require that energy efficient lights be used; and
2. 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 report reviews and makes recommendations on a request by Cole Kostic, with Sign Production, for Festival Hall Developments for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code and from former Metropolitan Toronto By-law No. 118 and 211-79 to permit, for identification purposes, an illuminated projecting sign to represent “Extreme Fitness” on the north elevation of the building, at 267 Richmond Street West. Staff recommends approval of the application. The variances are minor and are within the general intent and purpose of the Municipal Code.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4606.pdf>

TE7.49	NO AMENDMENT			Ward: 19
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## Part Lot Control Application - Final Report - 296 Palmerston Avenue

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council approve the application for Part Lot Control and that a Part Lot Control Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment.
3. City Council require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes are paid in full for the subject site prior to enactment of the Part Lot Control Exemption By-law.
4. City Council authorize and direct the appropriate City Officials to register the By-law on title.

(May 31, 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 application for Part Lot Control and that a Part Lot Control Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor;
2. authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment;
3. require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes are paid in full for the subject site prior to enactment of the Part Lot Control Exemption By-law; and
4. authorize and direct the appropriate City Officials to register the By-law on title.

### Summary

This report reviews and recommends approval of an application by Europa Residences to lift

Part Lot Control, in order to permit the division of the subject lands into five parcels to facilitate the development of five freehold townhouses.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4597.pdf>)

TE7.50	NO AMENDMENT			Ward: 18
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### Part Lot Control Application - Final Report - 81 Florence Street

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment.
3. City Council require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior to registration of the Part Lot Control Exemption By-law.
4. City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council.
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.
6. City Council authorize and direct the City Solicitor to register the by-law on title.

(June 7, 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. enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor;

2. authorize the City Solicitor to introduce the necessary Bills in Council for a Part Lot Control Exemption By-law to expire (1) year from the date of enactment;
3. require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior to registration of the Part Lot Control Exemption By-law;
4. require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the *Land Titles Act* agreeing not to convey or mortgage any part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council;
5. authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered; and
6. authorize and direct the City Solicitor to register the by-law on title.

### Summary

This report reviews and recommends approval of an application by Action Planning consultants to lift Part Lot Control, in order to permit the division of the subject lands into eleven parcels to facilitate the development of eleven freehold townhouses.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4575.pdf>

TE7.51	NO AMENDMENT			Ward: 20
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### Part Lot Control Application - 330 King Street West

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council approve the application for Part Lot Control and that a Part Lot Control Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire August 31, 2010.
2. City Council authorize the City Solicitor to introduce the necessary Bill after such time that:
  - a. all tax arrears and/or current taxes owing are paid in full;
  - b. the owner has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any

part of the said lands without the prior written consent of the Chief Planner or his delegate;

- c. the Site Plan Control agreement, pursuant to Section 41 of the Planning Act, has been registered; and
  - d. the Chief Planner, in consultation with the City Solicitor, is satisfied that the staff comments received subsequent to the application circulation are able to be appropriately addressed.
3. The City Solicitor be authorized to take the necessary steps to release the Section 118 restriction at such time as either the Part Lot Control By-law expires or is repealed.
  4. The appropriate City officials be authorized and directed to register the By-law on title.

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(May 31, 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 approve the application for Part Lot Control and that a Part Lot Control Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire August 31, 2010;
2. City Council authorize the City Solicitor to introduce the necessary Bill after such time that:
  - a. all tax arrears and/or current taxes owing are paid in full;
  - b. the owner has registered, satisfactory to the City Solicitor, a Section 118 restriction under the *Land Titles Act* agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner or his delegate;
  - c. the Site Plan Control agreement, pursuant to Section 41 of the *Planning Act*, has been registered; and
  - d. the Chief Planner, in consultation with the City Solicitor, is satisfied that the staff comments received subsequent to the application circulation are able to be appropriately addressed;
3. the City Solicitor be authorized to take the necessary steps to release the Section 118 restriction at such time as either the Part Lot Control By-law expires or is repealed; and
4. the appropriate City Officials be authorized and directed to register the By-law on title.

**Summary**

This report reviews and recommends approval of an application to lift Part Lot Control for a mixed use development containing the Toronto International Film Festival offices and a residential condominium, thereby allowing the creation of separate lots.

**Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4566.pdf>

TE7.52	NO AMENDMENT			Ward: 22
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**Public Art Plan - 25 Broadway Avenue and 70 Roehampton Avenue****City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council approve the 25 Broadway Avenue and 70 Roehampton Avenue Public Art Plan, attached to the report (June 8, 2007) from the Director, Urban Design, City Planning, and request that all references to "79 Roehampton Avenue" in the staff report be amended to read "70 Roehampton Avenue".

(June 8, 2007) Report from Director, Urban Design, City Planning

**Committee Recommendations**

The Toronto and East York Community Council recommends that City Council approve the 25 Broadway Avenue and 70 Roehampton Avenue Public Art Plan, attached to the report (June 8, 2007) from the Director, Urban Design, City Planning, and requested that all references to "79 Roehampton Avenue" in the staff report be amended to read "70 Roehampton Avenue".

**Summary**

In compliance with the development approval provisions, the owners of 25 Broadway Avenue and 79 Roehampton Avenue have 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 public art in the publicly-accessible areas of the development. The plan identifies public art objectives, site opportunities, estimated budget allocations, the art selection method and a project schedule. The owner will commence the selection of the art upon plan approval. The resulting art will be the property of and maintained by the owners of 25 Broadway Avenue and 79 Roehampton Avenue. The 25 Broadway Avenue and 79 Roehampton Avenue Public Art Plan provides a good framework to commission artworks on prominent public areas of the project site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

**Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4553.pdf>)

TE7.53	NO AMENDMENT			Ward: 28
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## **Vu Development Public Art Plan - 234 Adelaide Street East and 108-116 George Street**

### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council approve the Vu Development Public Art Plan – 234 Adelaide Street East and 108-116 George Street attached to the report (June 7, 2007) from the Director, Urban Design, City Planning.

(June 7, 2007) Report from Director, Urban Design, City Planning

### **Committee Recommendations**

The Toronto and East York Community Council recommends that City Council approve the Vu Development Public Art Plan – 234 Adelaide Street East and 108-116 George Street attached to the report (June 7, 2007) from the Director, Urban Design, City Planning.

### **Summary**

In compliance with the development approval provisions, the owners of 234 Adelaide Street East and 108-116 George Street have 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 identifies the project objectives, site opportunities, estimated budget, art selection method and a project schedule. The owner will commence the selection of the art upon plan approval. The resulting art installation will be the property of and maintained by, the owners of 234 Adelaide Street East and 108-116 George Street. The Vu Development Public Art Plan provides a good framework to commission artworks on prominent public areas of the site. The attached plan meets the objectives of City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

### **Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4554.pdf>)



TE7.55	NO AMENDMENT			Ward: 27
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## Release of Agreement - 25 Wellesley Street East

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council authorize the City Solicitor to release the agreement and take steps necessary to remove the agreement from title to the property in accordance with the Committee of Adjustment decision and in a manner satisfactory to the City Solicitor.
2. City Council require the owner of 25 Wellesley Street East to pay all costs associated with the removal of the agreement from title to the property.

(June 11, 2007) Report from City Solicitor

### Committee Recommendations

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

1. authorize the City Solicitor to release the agreement and take steps necessary to remove the agreement from title to the property in accordance with the Committee of Adjustment decision and in a manner satisfactory to the City Solicitor; and
2. require the owner of 25 Wellesley Street East to pay all costs associated with the removal of the agreement from title to the property.

### Summary

This report recommends release of an agreement between Cloverlawn Investments Limited and the City of Toronto pertaining to 25 Wellesley Street East dated December 15, 1978. The agreement was made pursuant to former City of Toronto Zoning By-law No. 758-78 which permitted the construction of a mixed residential-commercial building on the site containing a maximum of 45 units provided that the owner enter into an agreement with the City to provide any units in excess of 34 as part of an assisted housing program. The Committee of Adjustment recently granted a variance to legalize and maintain the existing nine-storey apartment building without being required to provide assisted housing dwelling units. Given the granting of the variance, the Director of Community Planning does not oppose the release of the agreement. The Ward Councillor is also satisfied with the Committee of Adjustment decision.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4797.pdf>)

TE7.56	NO AMENDMENT			Ward: 32
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### OMB Decision on 342 Lee Avenue

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council authorize the filing and pursuing of a Section 43 application requesting that the OMB review and rehear the matter of the variances and severances for the property at 342 Lee Ave.

(June 6, 2007) Report from City Solicitor

#### Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the filing and pursuing of a Section 43 application requesting that the OMB review and rehear the matter of the variances and severances for the property at 342 Lee Ave.

#### Summary

The Ontario Municipal Board in a Decision released on April 10, 2007 allowed minor variances and consents to sever to permit the construction of three new houses behind a house at 342 Lee Ave. In order to preserve the City's appeal rights within the time frame set by the Board's Rules of Practice and Procedure legal staff prepared and filed with the OMB an application under Section 43 of the Ontario Municipal Board Act asking for a review and rehearing of the Decision. This report seeks City Council's direction and authority to continue the Section 43 application before the OMB to seek a rehearing of this matter.

#### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4796.pdf>

TE7.61	NO AMENDMENT			Ward: 28
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### Lane and Sidewalk Closure for Construction - Adelaide Street East

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. Close the sidewalk and curb lane on the south side of Adelaide Street East between a point 50.4 metres east of Ontario Street and a point 95.2 metres east of Ontario Street to traffic for 18 months, from July 18, 2007, to December 31, 2008.
2. During this period, implement "No Stopping Anytime" on the south side of Adelaide

Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east.

3. During this period, remove the existing “No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays” regulation on the south side of Adelaide Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east.
4. During this period, remove the existing Pay and Display parking regulations on the south side of Adelaide Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east.
5. During this period, remove the existing “Two Hour Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m. Saturday” regulation on the south side of Adelaide Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east.
6. Return Adelaide Street East to its pre-construction traffic and parking regulations when the project is completed.

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(June 11, 2007) Report from Director, Transportation Services, Toronto and East York District

### **Committee Recommendations**

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

1. close the sidewalk and curb lane on the south side of Adelaide Street East between a point 50.4 metres east of Ontario Street and a point 95.2 metres east of Ontario Street to traffic for 18 months, from July 18, 2007 to December 31, 2008;
2. during this period, implement “No Stopping Anytime” on the south side of Adelaide Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east;
3. during this period, remove the existing “No Stopping, 4:00 p.m. to 6:00 p.m., Monday to Friday except Public Holidays” regulation on the south side of Adelaide Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east;
4. during this period, remove the existing Pay and Display parking regulations on the south side of Adelaide Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east;
5. during this period, remove the existing “Two Hour Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday; 8:00 a.m. to 6:00 p.m. Saturday” regulation on the south side of Adelaide Street East, between a point 45.4 metres east of Ontario Street and a point 105.2 metres further east;

6. return Adelaide Street East to its pre-construction traffic and parking regulations when the project is completed.

### Summary

Context Construction Inc. is building a 14-storey rental building at 501 Adelaide Street East, on the south side of Adelaide Street East, between Ontario Street and Berkeley Street. For this reason, Transportation Services must close the sidewalk and curb lane on the south side of Adelaide Street East for 18 months.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4794.pdf>)

Attachment - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4795.pdf>)

TE7.62	AMENDED			Ward: 28
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### Lane and Sidewalk Closure for Construction - Adelaide Street West

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. Close the sidewalk and curb lane on the south side of Adelaide Street West, between a point 6.0 metres east of Bay Street and a point 48.3 metres east of Bay Street for 24 months, from September 7, 2007 to September 30, 2009.
2. During this period, implement No Stopping Anytime on the south side of Adelaide Street West, between Bay Street and a point 48.3 metres east of Bay Street.
3. During this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m. Monday to Friday except Public Holidays” regulation on the south side of Adelaide Street West, between Bay Street and a point 48.3 metres east of Bay Street.
4. Return Adelaide Street West to its pre-construction traffic and parking regulations when the project is completed.
5. The following recommendation be referred to the meeting of the Toronto and East York Community Council to be held on September 10, 2007:

Close the public laneway south of Adelaide Street East, east of Bay Street for 24 months, from September 7, 2007 to September 30, 2009.

(June 6, 2007) Report from Director, Transportation Services Toronto and East York District

### **Committee Recommendations**

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

1. close the sidewalk and curb lane on the south side of Adelaide Street West, between a point 6.0 metres east of Bay Street and a point 48.3 metres east of Bay Street for 24 months, from September 7, 2007 to September 30, 2009;
2. close the public laneway south of Adelaide Street East, east of Bay Street for 24 months, from September 7, 2007 to September 30, 2009;
3. during this period, implement No Stopping Anytime on the south side of Adelaide Street West, between Bay Street and a point 48.3 metres east of Bay Street;
4. during this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m. Monday to Friday except Public Holidays” regulation on the south side of Adelaide Street West, between Bay Street and a point 48.3 metres east of Bay Street; and
5. return Adelaide Street West to its pre-construction traffic and parking regulations when the project is completed.

### **Summary**

Lewis Builds Corporation is building a 57-storey hotel/condominium at 311 Bay Street, on the south-east corner of Bay Street and Adelaide Street West. For this reason, Transportation Services must close the sidewalk and curb lane on the south side of Adelaide Street West for 24 months and the public laneway south of Adelaide Street, east of Bay Street, for 24 months. Bay Street will be unaffected by any road occupation associated with this development.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4757.pdf>

Attachment - Map

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4758.pdf>

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Council also considered the following communications:

- (July 13, 2007) from Jassie Khurana. (TE7.62.1)
- (July 16, 2007) from John A.R. Dawson, McCarthy Tétrault LLP, Barristers and Solicitors. (TE7.62.1)

TE7.63	NO AMENDMENT			Ward: 27
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## Lane and Sidewalk Closure for Construction - Jarvis Street

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. Close the sidewalk and curb lane on the west side of Jarvis Street, between a point 13.5 metres north of Charles Street East and a point 50.5 metres north of Charles Street East for 36 months, from July 18, 2007 to July 18, 2010.
2. During this period, implement No Stopping Anytime on the west side of Jarvis Street, between Charles Street East and a point 55.5 metres north of Charles Street East.
3. During this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m., except Saturdays, Sundays and Public Holidays” regulation on the west side of Jarvis Street, between Charles Street East and a point 55.5 metres north of Charles Street East.
4. Return Jarvis Street to its pre-construction traffic and parking regulations when the project is completed.

(June 6, 2007) Report from Director, Transportation Services Toronto and East York District

### Committee Recommendations

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

1. close the sidewalk and curb lane on the west side of Jarvis Street, between a point 13.5 metres north of Charles Street East and a point 50.5 metres north of Charles Street East for 36 months, from July 18, 2007 to July 18, 2010;
2. during this period, implement No Stopping Anytime on the west side of Jarvis Street, between Charles Street East and a point 55.5 metres north of Charles Street East;
3. during this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m., except Saturdays, Sundays and Public Holidays” regulation on the west side of Jarvis Street, between Charles Street East and a point 55.5 metres north of Charles Street East; and
4. return Jarvis Street to its pre-construction traffic and parking regulations when the project is completed.

### Summary

Tucker Hi-Rise Construction Inc. is building a 44-storey condominium at 590 Jarvis Street, on the west side of Jarvis Street, between Bloor Street East and Charles Street East. For this reason, Transportation Services must close the sidewalk and curb lane on the west side of Jarvis Street for 36 months. Two-way traffic and access for pedestrians will be maintained on Jarvis Street for the duration of the project.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4790.pdf>)

Attachment - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4791.pdf>)

TE7.69	NO AMENDMENT			Ward: 31
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## Reduction of the Speed Limit - Stag Hill Drive

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council reduce the speed limit from 50 km/h to 40 km/h on Stag Hill Drive, from Glenwood Crescent to Glen Gannon Drive.

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

### Committee Recommendations

The Toronto and East York Community Council recommends that City Council reduce the speed limit from 50 km/h to 40 km/h on Stag Hill Drive, from Glenwood Crescent to Glen Gannon Drive.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$600

### Summary

Transportation Services is seeking City Council approval to lower the maximum speed limit from 50 km/h to 40 km/h on Stag Hill Drive. Investigation indicated this street satisfied the criteria for a lower speed limit. Reducing the speed limit could promote lower operating speeds and enhance safety for pedestrians and cyclists.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4812.pdf>)

Attachment - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4813.pdf>)

TE7.71	NO AMENDMENT			Ward: 28
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**Road Alteration - Front Street at Yonge Street**

**City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council approve the alteration of the southwest corner of the intersection of Front Street and Yonge Street by removing the eastbound right-turn channel, generally as shown in the attached print of Drawing No. 421F-8864, dated June 2007, attached to the report (June 8, 2007) from the Director, Transportation Services Toronto and East York District.

(June 8, 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 the alteration of the southwest corner of the intersection of Front Street and Yonge Street by removing the eastbound right-turn channel, generally as shown in the attached print of Drawing No. 421F-8864, dated June 2007, attached to the report (June 8, 2007) from the Director, Transportation Services Toronto and East York District.

**Financial Impact**

The costs associated with this modification, including the removal of the eastbound right-turn channel, realignment of curbs and sidewalks, modifications to the traffic signal plant and related signs and pavement markings at the intersection of Front Street and Yonge Street, are estimated at \$160,000.00. These funds will be provided by the City Planning 2007 Civic Improvements Capital Programme under Account CRU 042.

**Summary**

Transportation Services is seeking authority from City Council for the alteration of the southwest corner of the intersection of Yonge Street and Front Street by removing the eastbound right-turn channel. This work is proposed as part of the Yonge Bay Promenade Plan. Removal of this right-turn channel will improve the pedestrian walking environment at this intersection with minor impacts on the level of service for motorists turning right from Front Street to Yonge Street.

**Background Information**



Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4743.pdf>)

Attachment - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4744.pdf>)

TE7.74	NO AMENDMENT			Ward: 14, 19
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## Temporary Adjustments to Traffic/Parking Regulations for 2007 Canadian National Exhibition – City Council

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council approve the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix “A” of the report (June 12, 2007) from the Director, Transportation Services Toronto and East York District.

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

### Committee Recommendations

The Toronto and East York Community Council recommends that City Council approved the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix “A” of the report (June 12, 2007) from the Director, Transportation Services Toronto and East York District.

### Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2007 Operating Budget	\$4,000.00

### Summary

The purpose of this report is to obtain approval for the temporary traffic and parking amendments required to enhance traffic operations and pedestrian safety during this year’s Canadian National Exhibition (C.N.E.), which takes place from August 17 to September 3, inclusive.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4875.pdf>)

Attachment 1 - Drawing

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4873.pdf>)

Attachment 2 - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4874.pdf>)

TE7.76	NO AMENDMENT			Ward: 18
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### Installation of On-Street Parking Space for Persons With Disabilities - Dufferin Street

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council approve the installation of an on-street parking space for persons with disabilities on the west side of Dufferin Street, between a point 31 metres north of Wallace Avenue and a point 5.5 metres further north.

(June 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 approve the installation of an on-street parking space for persons with disabilities on the west side of Dufferin Street, between a point 31 metres north of Wallace Avenue and a point 5.5 metres further north.

#### Financial Impact

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

#### Summary

The purpose of this report is to obtain approval for the installation of an on-street parking space for persons with disabilities on the west side of Dufferin Street, north of Wallace Avenue.

#### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4807.pdf>)

TE7.77	NO AMENDMENT			Ward: 28
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### Parking Prohibition for Construction - Mill Street

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council direct that parking be prohibited at all times on the north side of Mill Street, between Parliament Street and Trinity Street, for the period from June 8, 2007 to April 28, 2008.

(June 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 direct that parking be prohibited at all times on the north side of Mill Street, between Parliament Street and Trinity Street, for the period from June 8, 2007 to April 28, 2008.

### Summary

Lewis Builds is constructing a 32-storey building at 55 Mill Street, on the south side of Mill Street, east of Parliament Street. For this reason, it is necessary to prohibit parking on the north side of Mill Street, between Parliament Street and Trinity Street, for 11 months to facilitate construction activities.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4810.pdf>

Attachment - Map

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4811.pdf>

TE7.78	NO AMENDMENT			Ward: 19
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### Temporary Adjustments to Parking Regulations for 2007 Caribana

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council approve that standing be prohibited on both sides of Fleet Street, between a point 104 metres east of Strachan Avenue and Bathurst Street, from 7:00 a.m. to 9:00 p.m. on Saturday, August 4, 2007.

(June 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 approve that standing be prohibited on both sides of Fleet Street, between a point 104 metres east of Strachan Avenue and Bathurst Street, from 7:00 a.m. to 9:00 p.m. on Saturday, August 4, 2007.

### Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2007 Operating Budget	\$1,000.00

### Summary

The purpose of this report is to obtain approval for a temporary “No Standing” regulation to accommodate this year’s Caribana parade.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4782.pdf>

TE7.79	NO AMENDMENT			Ward: 22
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### Introduction of “No Standing” regulation - 60 St. Clair Avenue West

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council approve a no standing anytime regulation on the north side of St. Clair Avenue West from 112.5 metres east of Deer Park Crescent to a point 5 metres further east (the west limit of the driveway servicing No. 60 St. Clair Avenue West).

(June 12, 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 a no standing anytime regulation on the north side of St. Clair Avenue West from 112.5 metres east of Deer Park Crescent to a point 5 metres further east (the west limit of the driveway servicing No. 60 St. Clair Avenue West).

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2007 operating budget	\$165.00

### Summary

Transportation Services is requesting approval to introduce a “No Standing” regulation on the north side of St. Clair Avenue West, from the west limit of the driveway servicing No. 60 St.

Clair Avenue West to a point 5 metres further west. The proposed amendments will assist Solid Waste Management collection trucks in exiting the driveway servicing No. 60 St. Clair Avenue West.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4772.pdf>)

Attachment 1 - Drawing

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4773.pdf>)

TE7.84	NO AMENDMENT			Ward: 20
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### Designating a Portion of Metro Square in Honour of Glenn Gould

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council approve the designation of the area within Metro Square, indicated in Attachment No. 1 of the report June (11, 2007) from the General Manager Economic Development, Culture and Tourism, in honour of Glenn Gould.
2. The appropriate officials be authorized to take the necessary action to give effect thereto.

(June 11, 2007) Report from General Manager Economic Development, Culture and Tourism

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the designation of the area within Metro Square, indicated in Attachment No. 1 of the report June (11, 2007) from the General Manager Economic Development, Culture and Tourism, in honour of Glenn Gould; and
2. the appropriate officials be authorized to take the necessary action to give effect thereto.

#### Summary

This report seeks Council authority to designate a portion of Metro Square in honour of Glenn Gould as outlined in Attachment No. 1. This naming request was initiated by the Toronto Legacy Project Committee through Toronto Culture. The mandate of the Toronto Legacy Project is to commemorate notable cultural figures by naming a variety of facilities in their honour. The intent is to weave the achievements of these cultural figures into the fabric of the cityscape.

#### Background Information

### Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4817.pdf>)

Attachment 1 - Map

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4818.pdf>)

Attachment 2 - Letter, Glenn Gould Estate

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4819.pdf>)

Attachment 3- Letter, Toronto Legacy Project

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4820.pdf>)

Attachment 2 - Letter, Glenn Gould Estate

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4821.pdf>)

### Communications

(June 22, 2007) letter from Merle Kriss, Glenn Gould Foundation (TE.New.7.84.1)

TE7.88	NO AMENDMENT			Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32
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### Nomination of One Citizen Representative from the Toronto and East York Community Council area to the Heritage Toronto Board of Directors

**Confidential Attachment - Personal matters about an identifiable individual, including municipal or local board employees**

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council approve the appointment of the selected individual listed in confidential Attachment No. 1 of the report (June 12, 2007) from the Nomination Selections Committee, Heritage Toronto, to the Heritage Toronto Board of Directors as a Toronto and East York Community Council nominee for a term commencing upon approval for the current term of Council, or until a successor is appointed.
2. The name become public after City Council makes this appointment.

Confidential Attachment 1 to the report (June 12, 2007) from the Nomination Selections Committee, Heritage Toronto, is now public and contains the name of the following person appointed to the Heritage Toronto Board of Directors as a Toronto and East York Community Council nominee:

Paul E. Oliver

(June 12, 2007) Report from Nomination Selections Committee, Heritage Toronto

### Committee Recommendations

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

1. the appointment of the selected individual listed in confidential Attachment No. 1 of the report (June 12, 2007) from the Nomination Selections Committee, Heritage Toronto, to the Heritage Toronto Board of Directors as a Toronto and East York Community Council nominee for a term commencing upon approval for the current term of Council, or until a successor is appointed; and
2. that the name become public after City Council makes this appointment.

### Summary

The Heritage Toronto Nominations Selection Committee recommends one citizen representative from the Toronto and East York Community Council area to be approved as a member of the Heritage Toronto Board of Directors for the 2006 - 2010 term of Council.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4868.pdf>)

### Communications

(June 12, 2007) letter from Confidential - Personal matters about an identifiable individual, including municipal or local board employees. (TE.Main)

TE7.89	NO AMENDMENT			Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32
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### Appointment of Members of Council to the Community Museum Management Boards and Toronto and East York Community Preservation Panel

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council appoint Councillor Ootes to the Todmorden Mills Community Museum Management Board Panel for a term of office ending December 31, 2008, and until a successor is appointed.
2. City Council appoint Councillor Walker to the Colborne Lodge/Spadina/Mackenzie House Community Museum Management Board Panel for a term of office ending December 31, 2008, and until a successor is appointed.
3. City Council appoint Councillor Vaughan to the Toronto and East York Community Preservation Panel for a term of office ending December 31, 2008, and until a successor is appointed.

(June 8, 2007) Report from City Clerk

### Committee Recommendations

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

1. Councillor Ootes to the Todmorden Mills Community Museum Management Board Panel for a term of office ending December 31, 2008, and until their successors are appointed;
2. Councillor Walker to the Colborne Lodge/Spadina/Mackenzie House Community Museum Management Board Panel for a term of office ending December 31, 2008, and until a successor is appointed;
3. Councillor Vaughan to the Toronto and East York Community Preservation Panel for a term of office ending December 31, 2008, and until their successors are appointed.

### Summary

This report forwards information and a list of Members' preferences for appointment to the Colborne Lodge/Spadina/Mackenzie House and the Todmorden Mills Museum Management Boards and the Toronto and East York Community Preservation Panel, so that Community Council may nominate Members for appointment by Council.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4792.pdf>

Attachment 1 - Chart

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4793.pdf>

TE7.90	NO AMENDMENT			Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32
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### Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Don Watershed Sub-Committees

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

1. City Council make the following appointments for a term ending December 31, 2008, and until a successor is appointed:
  - a. Councillor Davis to the Toronto and Region Conservation Authority Don Watershed Regeneration Council.
  - b. Councillor Perks to the Toronto and Region Conservation Authority Humber



Watershed Alliance.

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(June 8, 2007) Report from City Clerk

### Committee Recommendations

The Toronto and East York Community Council recommends that City Council make the following appointments for a term ending December 31, 2008, and until a successor is appointed:

1. Councillor Davis to the Toronto and Region Conservation Authority Don Watershed Regeneration Council.
2. Councillor Perks to the Toronto and Region Conservation Authority Humber Watershed Alliance.

### Summary

This report forwards Toronto and Region Conservation Authority's (TRCA) request for appointments to the following sub-committees: Humber Watershed Alliance and the Don Watershed Regeneration Council (Attachment 1) and a list of interested Members (Attachment 2) so that Community Council may nominate Members for appointment by Council.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4854.pdf>

Attachment 1 - Letter

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4855.pdf>

Attachment 2 - Table

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-4856.pdf>

TE7.92	AMENDED			Ward: 14, 19
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### Endorsement of Events for Liquor Licence Purposes

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motion:

- A. 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. The 13th Annual GWN Dragon Boat Challenge, taking place on September 8 and 9, 2007, from 11:00 a.m. until 8:30 p.m. at the Marilyn Bell Park and the Western Beaches Watercourse.

2. The 5<sup>th</sup> Annual Festival of South Asia scheduled to take place on August 18 and 19, 2007, on Gerrard Street East, between Coxwell Avenue and Greenwood Avenue, and advise the AGCO that it has no objection to the following establishments being granted a liquor licence extension, or to the presence of beverage gardens, from 12:00 noon to 1:00 a.m. on August 18, 2007, and 12:00 noon to 11:00 p.m. on August 19, 2007:
  - Bar – Be – Que – Hut (Pride of India) - 1455 Gerrard Street East
  - Siddartha Restaurant (Vegetarian) - 1411 Gerrard Street East
  - Chandni Chowk - 1430 Gerrard Street East
  - Famous Indian Cuisine - 1437 Gerrard Street East
  - Mahar Restaurant - 1410 Gerrard Street East
  - Motimahal - 1422 Gerrard Street East
  - New Haandi 2000 Restaurant - 1401 Gerrard Street East
  - Regency Restaurant - 1423 Gerrard Street East
  - Siddartha Restaurant - 1450 Gerrard Street East
  - Skylark Restaurant - 1433 Gerrard Street East
  - Udupi Palace - 1460 Gerrard Street East.
  
3. The Beaches International Jazz Festival taking place on July 25, 26 and 27, 2007, and advise the AGCO that it has no objection to City of Toronto permitted boulevard cafés between Woodbine Avenue and Beech Avenue being granted liquor licence extensions to sell and serve alcohol from 11:00 a.m. to 12:00 midnight on July 27 and 28, 2007.
  
4. Hungarian Food Fair taking place from 2.00 p.m. to 10:00 p.m. on August 17, 2007, and 11:00 a.m. to 10:00 p.m. on August 18 and 19, 2007, and advise the AGCO that it has no objection to a liquor licence extension being granted to sell and serve alcohol for the duration of this event on a temporary patio in front of the Hungarian Canadian Cultural Centre, 840 St. Clair Avenue West.
  
5. First Annual Queer Literary Arts Festival taking place on August 26, 2007, from 11:00 a.m. to 7:00 p.m. in the Church-Wellesley Village Business Improvement Area boundaries of Dundonald Street south to Alexander Street along Church Street, 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 five feet of the public roadway on Church Street for the duration of this event:
  - Slack's Restaurant & Bar, 562 Church Street
  - Byzantium, 499 Church Street
  - Zelda's Bar and Restaurant, 542 Church Street
  - Café California Restaurant, 538 Church Street
  - Woody's and Sailor, 465/467 Church Street
  - Mela on Church Restaurant, 459 Church Street
  - Play on Church, 504 Church Street
  - VEDA Healthy Indian Eatery, 506 Church Street.

6. Fourth Annual Church Street Fetish Fair taking place on August 19, 2007, from 11:00 a.m. to 10:00 p.m. in the Church-Wellesley Village Business Improvement Area boundaries of Dundonald Street south to Alexander Street along Church Street, 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 five feet of the public roadway on Church Street for the duration of this event:

Slack's Restaurant & Bar, 562 Church Street  
 Byzantium, 499 Church Street  
 Zelda's Bar and Restaurant, 542 Church Street  
 Café California Restaurant, 538 Church Street  
 Woody's and Sailor, 465/467 Church Street  
 Mela on Church Restaurant, 459 Church Street  
 Play on Church, 504 Church Street  
 VEDA Healthy Indian Eatery, 506 Church Street.

7. Nuit Blanche on Church Street, taking place on Church Street from 7:00 p.m. on Saturday, September 29, 2007 to 7:00 a.m. on Sunday, September 30, 2007, and advise the AGCO that it has no objection to the following establishments being granted a liquor licence extension to sell and serve alcohol until 4:00 a.m. for the duration of this event:

The Church Street Diner, 555 Church Street  
 Voglie Risto Bar, 582 Church Street  
 Fuzion Resto-Lounge and Garden, 580 Church Street  
 Slack's Bar and Restaurant, 562 Church Street  
 SAKURA (kaiseki), 556 Church Street  
 Byzantium, 499 Church Street  
 Zelda's Bar and Restaurant, 542 Church Street  
 Café California Restaurant, 538 Church Street  
 just thai, 534 Church Street  
 Iub Bistro and Lounge, 487 Church Street  
 Il Fornello, 491 Church Street  
 Sambuca's on Church, 489 Church Street  
 Pegasus on Church, 489B Church Street  
 Village Rainbow Restaurant, 477 Church Street  
 Churchmouse and Firkin, 475 Church Street  
 O'Grady's Tap and Grill, 518 Church Street  
 Crews/Tango/the Zone, 508 Church Street  
 VEDA Indian Eatery, 506 Church Street  
 Woody's and Sailor, 465/467 Church Street  
 The Black Eagle, 457 Church Street  
 Mela on Church, 459 Church Street  
 Play on Church (George's Play), 504 Church Street  
 Hair of the Dog, 425 Church Street.

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Considered by City Council on July 16, 17, 18 and 19, 2007

8. Ward's Island Recreation Association's Gala Day Weekend taking place on August 4, 5 and 6, 2007, at Ward's Island.
  9. The Toronto's Festival of Beer taking place at Fort York on the revised dates of August 9, 2007, from 4:00 p.m. to 11:00 p.m., August 10, 2007, from 4:00 p.m. to 10:00 p.m., August 11, 2007, from 1:00 p.m. to 7:00 p.m., and August 12, 2007, from 1:00 p.m. to 7:00 p.m.
  10. The Cirque de Soleil, taking place on the revised dates of August 9, 2007, to October 21, 2007, in the Port Lands.
  11. The Caribana Parade of Bands taking place in the Market Place on Lake Shore Boulevard West and in Exhibition Place on August 4, 2007, between 11:00 a.m. and 8:00 p.m.
  12. The Caribana Festival "Machel Montano Concert" taking place at Lamport Stadium from 6:00 p.m. on August 4, 2007, to 1:00 a.m. on August 5, 2007.
  13. The Skipper's Plan LYRA Regatta taking place from 12:00 p.m. to 12:00 a.m. on Wednesday, August 1, 2007, to Saturday, August 4, 2007, and from 12:00 p.m. to 10:00 p.m. on Sunday, August 5, 2007, at Ashbridges Bay Yacht Club, 30 Ashbridges Bay Park Road, and advise the AGCO that it has no objection to the Ashbridges Bay Yacht Club being granted a liquor licence extension to sell and serve alcohol on an outside area close to the current patio for the duration of this event.
  14. Jagemeister 100K cases Party taking place on September 27, 2007, from 9:00 p.m. to 2:00 a.m. at the Toronto Circus School of Arts, 425 Wellington Street West.
  15. Customer Appreciation Day taking place at Standard Pizza and Pasta Bar, 667 College Street, from 6:00 p.m. to 1:00 a.m. on Saturday, September 1, 2007, and advise the AGCO that it has no objection to this establishment being granted a liquor licence extension to sell and serve alcohol on an outside area for the duration of this event.
  16. The following additional events associated with Caribana:
    - a. King and Queen Show, taking place at Lamport Stadium on August 2, 2007, between 7:00 p.m. and midnight;
    - b. Pan Alive, taking place at Lamport Stadium on August 3, 2007, between 7:00 p.m. and midnight; and
    - c. De Caribana Line event at Albert Campbell Square on July 22, 2007, from 12:00 noon to 7:00 p.m.
- B. Advise the Alcohol and Gaming Commission that:

- a. it has no objection to the following two additional establishments participating in the 2007 Cabbagetown Festival taking place on September 8 and 9, 2007, being permitted to sell and serve alcohol on their outdoor patios for the dates and times noted:

Ginger, 252 Carlton Street  
 Saturday, September 8, 2007, 11:00 a.m. to 8:30 p.m.

Saigon, 568 Parliament Street  
 Saturday, September 8, 2007, 11:00 a.m. to 11:00 p.m.  
 Sunday, September 9, 2007, 11:00 a.m. to 8:30 p.m.

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(June 12, 2007) Letter from Aaron Soroka, Great White North Communications

### **Committee Recommendations**

The Toronto and East York Community Council recommends that 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. The 13th Annual GWN Dragon Boat Challenge, taking place on September 8 and 9, 2007, from 11:00 a.m. until 8:30 p.m. at the Marilyn Bell Park and the Western Beaches Watercourse;
2. The 5<sup>th</sup> Annual Festival of South Asia scheduled to take place on August 18 and 19, 2007 on Gerrard Street East between Coxwell Avenue and Greenwood Avenue, and advise the AGCO that it has no objection to the following establishments being granted a liquor licence extension, or to the presence of beverage gardens, from 12:00 noon to 1:00 a.m. on August 18, 2007, and 12:00 noon to 11:00 p.m. on August 19, 2007;

Bar – Be – Que – Hut (Pride of India) - 1455 Gerrard Street East  
 Siddartha Restaurant(Vegetarian) - 1411 Gerrard Street East  
 Chandni Chowk - 1430 Gerrard Street East  
 Famous Indian Cuisine - 1437 Gerrard Street East  
 Mahar Restaurant - 1410 Gerrard Street East  
 Motimahar - 1422 Gerrard Street East  
 New Haandi 2000 Restaurant - 1401 Gerrard Street East  
 Regency Restaurant - 1423 Gerrard Street East  
 Siddartha Restaurant - 1450 Gerrard Street East  
 Skylark Restaurant - 1433 Gerrard Street East  
 Udupi Palace - 1460 Gerrard Street East

3. Beaches International Jazz Festival taking place on July 25, 26 and 27 and advise the AGCO that it has no objection to City of Toronto permitted boulevard cafes between Woodbine Avenue and Beech Avenue being granted liquor licence extensions to sell and serve alcohol from 11:00 a.m. to 12:00 midnight on July 27 and 28, 2007.

### 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-4901.pdf>)

### 92a Endorsement of Events for Liquor Licence Purposes

(June 21, 2007) Letter from Sue Graham-Nutter, Gerrard India Bazaar

### Summary

Seeking Council's endorsement of various events for liquor licencing purposes.

### Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5273.pdf>)

Council also considered the following communications:

- (July 1, 2007) from Chris Webster, Ward's Island Recreation Association. (TE7.92.1)
- (July 10, 2007) from Douglas Fisher, Co-ordinator, Old Cabbagetown Business Improvement Area. (TE7.92.2)
- (July 12, 2007) from Sam Ghazarian, Church Wellesley Village Business Improvement Area. (TE7.92.3)
- (July 8, 2007) from Marie Cazaux, Event Planner, KAZO Communications. (TE7.92.4)
- (undated) from Rennie Stobbs, General Manager, Ashbridge's Bay Yacht Club. (TE7.92.5)
- (July 16, 2007) from Ave M. Burgess, Assistant Executive Director, Tony Stacey Centre for Veterans Care. (TE7.92.6)
- (undated) from Domenic Taddeo, Owner, Standard Pizza and Pasta Bar. (TE7.92.7)

TE7.94	NO AMENDMENT			Ward: 21
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### Authority to Attend - 191 Arlington Avenue, OMB Appeal

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council authorize the City Solicitor to attend at the scheduled Ontario Municipal

Board hearing in support of the refusal of the variance regarding 191 Arlington Avenue.

2. City Council authorize the City Solicitor to retain a land use planning consultant as needed to oppose the appeal.

(June 26, 2007) Member Motion from Councillor Mihevc

### **Committee Recommendations**

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

1. attend at the scheduled Ontario Municipal Board hearing in support of the refusal of the variance regarding 191 Arlington Avenue; and.
2. retain a land use planning consultant as needed to oppose the appeal

### **Summary**

On May 20, 2007 the Toronto and East York panel of the Committee of Adjustment refused a minor variance application to legalize a triplex dwelling containing three dwelling units at 191 Arlington Avenue, Toronto. The proposed use is not permitted in an R2 zone. An appeal from this decision to the Ontario Municipal Board was filed by the owners on June 11, 2007. A hearing date has yet to be set. Objections to the application were filed by neighbouring residents requesting refusal. The City's Planning Division did not attend before the Committee or file a report. This Motion is made to authorize the City Solicitor to attend the OMB hearing to oppose the appeal and to retain a land use planning consultant as needed.

### **Background Information**

Motion

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5293.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5294.pdf>

TE7.99	NO AMENDMENT			Ward: 20
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### **Expanded Liquor License – 150 Pearl Street**

#### **City Council Decision**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council advise the Alcohol and Gaming Commission (AGCO) of the City of Toronto's opposition to the expansion of any existing liquor licence or caterer's endorsement for 150 Pearl Street.

2. City Council authorize the City Solicitor to advise the AGCO that it opposes any expansion of any existing liquor licence or caterer's endorsement for 150 Pearl Street and further instructs that a copy of this resolution be provided to the AGCO.
3. City Council request the AGCO to provide the City with an opportunity to participate in any proceedings involving 150 Pearl Street to oppose any expansion of the current liquor licence, and that the City Solicitor and necessary staff be authorized to participate in any proceedings before the AGCO which relate to 150 Pearl Street.

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(June 26, 2007) Member Motion from Councillor Vaughan

### **Committee Recommendations**

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

1. Advise the Alcohol and Gaming Commission (AGCO) of the City of Toronto's opposition to the expansion of any existing liquor licence or caterer's endorsement for 150 Pearl Street.
2. authorize the City Solicitor to advise the AGCO that it opposes any expansion of any existing liquor licence or caterer's endorsement for 150 Pearl Street and further instructs that a copy of this resolution be provided to the AGCO.
3. Request the AGCO to provide the City with an opportunity to participate in any proceedings involving 150 Pearl Street to oppose any expansion of the current liquor licence, and that the City Solicitor and necessary staff be authorized to participate in any proceedings before the AGCO which relate to 150 Pearl Street.

### **Summary**

To request that City Council advise the Alcohol and Gaming Commission (AGCO) of the City of Toronto's opposition to an expanded liquor license that has been applied for by the occupants of 150 Pearl Street. This application is for an expanded rooftop patio. The ward councillor has received complaints that music and noise from this establishment's existing rooftop patio are an ongoing and persistent nuisance to the neighbourhood, and particularly to the neighbouring building, even with the windows closed. Additional licensed patio space to this nightclub will not improve the situation – a nightclub that can't behave within existing boundaries should not be guaranteed more space.

### **Background Information**

Motion

(<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5317.pdf>)

### **Speakers**

Carmen Girimonte



TE7.102	AMENDED			Ward: 31
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## Potential Community Use of St. Bernadette Catholic School, in the Crescent Town Priority Neighbourhood

### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. Toronto Council authorize the Director of Real Estate Services and the Director of Community Resources to begin discussions with the Toronto Catholic District School Board (TCDSB) regarding options for securing St. Bernadette Catholic School as a community health centre and service hub.
2. Toronto Council authorize the Chief Corporate Officer to make application for any necessary land use development approvals required to affect the proposed use of the St. Bernadette Catholic School site.
3. The Executive Director of Social Development, Finance and Administration and the Chief Corporate Officer submit a joint report to the September 4, 2007 meeting of the Executive Committee outlining a business case for the City securing St. Bernadette Catholic School for the purposes of a community health centre and service hub, including the progress of discussions with the Toronto Catholic District School Board.

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(June 26, 2007) Member Motion from Councillor Davis

### Committee Recommendations

The Toronto and East York Community Council submits this matter to City Council without recommendation.

### Summary

Member Motion (June 26, 2007) from Councillor Davis

### Background Information

Motion

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5320.pdf>

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Council also considered the following:

- Report (July 16, 2007) from the Executive Director, Social Development, Finance and Administration. ([TE7.102a](#))

### Decision Advice and Other Information

The Toronto and East York Community Council requested Deputy City Manager, Sue Corke, to report to the July 16, 2007 meeting of Council on the potential use of St. Bernadette Catholic School as a community health centre and service hub for the priority neighbourhood of Crescent Town.

TE7.103	NO AMENDMENT	Adopted		Ward: 21
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### Parking meters on north side of St. Clair Avenue West, between Spadina Road to Wells Hill Avenue

#### City Council Decision

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council rescind the pay-and-display parking regulations for the north side of St. Clair Avenue West, between a point 55 metres west of Spadina Road and a point 30.5 metres east of Tweedsmuir Avenue, that operate from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m. Saturday for a maximum of two hours.
2. City Council rescind the pay-and-display parking regulations for the north side of St. Clair Avenue West, between a point 55 metres west of Spadina Road and a point 30.5 metres east of Tweedsmuir Avenue, that operate from 6:00 p.m. to 9:00 p.m. Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday for a maximum of three hours.
3. City Council rescind the pay-and-display parking regulations for both sides of St. Clair Avenue West, between a point 37 metres west of Tweedsmuir Avenue and Bathurst Street, that operate from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m. Saturday for a maximum of two hours.
4. City Council rescind the pay-and-display parking regulations for both sides of St. Clair Avenue West, between a point 37 metres west of Tweedsmuir Avenue and Bathurst Street, that operate from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday for a maximum of three hours.
5. City Council prohibit parking at all times on the north side of St. Clair Avenue West, between a point 55 metres west of Spadina Road and a point 30.5 metres east of Tweedsmuir Avenue.

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(June 25, 2007) Memo from Councillor Mihevc

#### Committee Decision

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

1. rescind the pay-and-display parking regulations for the north side of St. Clair Avenue West, between a point 55 metres west of Spadina Road and a point 30.5 metres east of Tweedsmuir Avenue, that operate from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m. Saturday for a maximum of two hours;
2. rescind the pay-and-display parking regulations for the north side of St. Clair Avenue West, between a point 55 metres west of Spadina Road and a point 30.5 metres east of Tweedsmuir Avenue, that operate from 6:00 p.m. to 9:00 p.m. Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday for a maximum of three hours;
3. rescind the pay-and-display parking regulations for both sides of St. Clair Avenue West, between a point 37 metres west of Tweedsmuir Avenue and Bathurst Street, that operate from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m. Saturday for a maximum of two hours;
4. rescind the pay-and-display parking regulations for both sides of St. Clair Avenue West, between a point 37 metres west of Tweedsmuir Avenue and Bathurst Street, that operate from 6:00 p.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. Sunday for a maximum of three hours; and
5. prohibit parking at all times on the north side of St. Clair Avenue West, between a point 55 metres west of Spadina Road and a point 30.5 metres east of Tweedsmuir Avenue.

## **Summary**

Member Motion (June 25, 2007) from Councillor Mihevc

## **Background Information**

Memo

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5332.pdf>

*Submitted Tuesday, June 26, 2007*

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