
Toronto and East York Community Council

Meeting No. 11
Meeting Date Tuesday, November 27, 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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Toronto and East York Community Council

Meeting No.	11	Contact	Christine Archibald, Committee Administrator
Meeting Date	Tuesday, November 27, 2007	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall		

TE11.1	NO AMENDMENT			Ward: 20
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Final Report - Amendment to Official Plan and Zoning By-law - 395, 397, 399, 401, 403, 405 Huron Street

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8 of the staff report.
2. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 of the staff report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act, prior to the issuance of any above grade building permit to address matters including, but not limited to, Fire Services, Solid Waste Services and Site Servicing connections.
5. City Council require the owner to provide and maintain on-site facilities for the collection, handling and storage of garbage and other waste material in accordance with the City's publication, entitled "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments".
6. City Council require the owner to pay, prior to site plan approval, for any

improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.

7. City Council require the owner, at their expense, to provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services, including a requirement to maintain in good order and operation.
8. City Council require the owner, at their expense, to address any further conditions from Works and Emergency Services that may result from their review of the application.
9. City Council require the owner, prior to Site Plan Approval to:
 - a. enter into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op);
 - b. provide a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services; and
 - c. provide a landscape plan for the subject property.
10. City Council require the owner, prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation and/or shoring of the subject property to:
 - a. provide a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - b. provide a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op); and
 - c. provide final plans satisfactory to the Manager of Heritage Preservation Services.
11. City Council require the owner, prior to the release of the Letter of Credit, to provide and implement an Interpretation Program for the heritage buildings located at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services.
12. City Council require the owner to enter into a construction management agreement in consultation with the Huron Sussex Residents Association and the Ward Councillor.

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

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

- d. the aforementioned requirements as they apply to the lands of the Campus Co-op and the Coach House Press will be dealt with separately in a manner satisfactory to the Manager of Heritage Preservation Services.
18. City Council grant authority to execute a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op); using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division.
 19. City Council authorise and direct the appropriate City officials to take the necessary action to give effect to these recommendations.

Statutory - Planning Act, RSO 1990

(November 5, 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 draft Official Plan Amendment attached as Attachment No. 8 of the staff report;
2. amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 of the staff report;
3. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
4. require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of any above grade building permit to address matters including but not limited to Fire Services, Solid Waste Services and Site Servicing connections;
5. require the owner to provide and maintain on-site facilities for the collection, handling and storage of garbage and other waste material in accordance with the City's publication entitled "City of Toronto Requirements for Garbage Collection and Recycling Collection from New Developments and Re-Developments";

6. require the owner to pay, prior to site plan approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing review accepted by the Executive Director of Technical Services;
7. require the owner, at their expense, to provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services, including a requirement to maintain in good order and operation;
8. require the owner, at their expense, to address any further conditions from Works and Emergency Services that may result from their review of the application;
9. require the owner prior to Site Plan Approval to:
 - a. enter into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);
 - b. provide a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services; and
 - c. provide a landscape plan for the subject property;
10. require the owner prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property to:
 - a. provide a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - b. provide a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); and
 - c. provide final plans satisfactory to the Manager of Heritage Preservation Services;
11. require the owner prior to the release of the Letter of Credit to provide and implement an Interpretation Program for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services;
12. require the owner to enter into a construction management agreement in consultation with the Huron Sussex Residents Association and the Ward Councillor;
13. include the five properties at 395, 397, 399, 403 and 405 Huron Street (Campus Co-op)

on the City of Toronto Inventory of Heritage Properties;

14. state its intention to designate the six properties at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) under Part IV of the Ontario Heritage Act;
15. if there are no objections to the designations in accordance with Section 26(6) of the Ontario Heritage Act, authorise the City Solicitor to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;
16. if there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, direct the City Clerk to refer the proposed designations to the Conservation Review Board; and
17. approve alterations to the heritage buildings at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) substantially in accordance with the plans by Hariri Pontarini Architects (Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval:
 - entering into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);
 - providing a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services;
 - providing a landscape plan for the subject property;
 - b. prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property:
 - providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - providing a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);
 - providing final plans satisfactory to the Manager of Heritage Preservation Services;
 - c. prior to release of the Letter of Credit:
 - providing and implementing an Interpretation Program for the heritage building located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op),

satisfactory to the Manager of Heritage Preservation Services;

- d. The aforementioned requirements as they apply to the lands of the Campus Co-op and the Coach House Press will be dealt with separately in a manner satisfactory to the Manager of Heritage Preservation Services;
18. grant authority to execute a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
 19. authorise and direct the appropriate City Officials to take the necessary action to give effect to these recommendations.

Decision Advice and Other Information

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

Summary

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

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

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

No parking is proposed.

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

Background Information

Staff Report

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

Speakers

Tara Piurko (Solicitor), McCarthy Tetrault
James McGowan

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

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

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report

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

Attachment 1 - Location Map

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

Attachment 2 - Photographs

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

Attachment 3 - Reasons for Designation

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

Attachment 4 - Permitted Alterations

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

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

(July 13, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council.

Background Information

Attachment - Letter from Toronto Preservation Board

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

TE11.2	AMENDED			Ward: 28
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Final Report - Rezoning Application - 406 Adelaide Street East

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 of the staff report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act for the provision by the owner of the following facilities services and matters:
 - a. prior to issuance of an above grade building permit for the building on the lot, the owner shall make a cash contribution to the City, in the amount of \$85,000.00, toward improvements to the east-west public lane adjacent to the north side of the lot but where all or some of such cash contribution has not been allocated for expenditure within 5 years of the date of enactment of this By-law any remaining monies shall be applied to the Heritage Lighting Program in the King - Parliament Community Improvement Plan;
 - b. prior to issuance of an above grade building permit on the lot, the owner shall make a cash contribution to the City, in the amount of \$245,000.00, toward the Heritage Lighting Program being an identified community improvement program in the King-Parliament Community Improvement Area;
 - c. the owner shall provide and maintain a public pedestrian walkway over the lot which shall have a minimum width of 3 metres and shall directly connect at grade Adelaide Street and the existing public lane within the area identified as "Public Pedestrian Walkway and Landscape Area" as shown on Map 2 of the

Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and Section 41 of the Planning Act as applicable;

- d. the owner shall, at its own expense, provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor and constructed with a back flow preventer, to the satisfaction of the General Manager Parks, Recreation and Forestry;
- e. in support of the orderly development of the lot:
 - i. the owner shall:
 - A. use reasonable commercial efforts to obtain Leadership in Energy and Environmental Design (“LEED”) certification of the proposed building on the lot;
 - B. prior to site plan approval for development on the lot, register the proposed building with the Canada Green Building Council and provide written confirmation of such registration to the Chief Planner and Executive Director, City Planning Division; and
 - C. provide such documentation and supporting materials as may be requested by the Chief Planner and Executive Director, City Planning Division, with respect to LEED certification;
 - ii. the owner shall incorporate into its submission of plans and drawings for site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, or Section 41 of the Planning Act, as applicable, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, acting reasonably, quality exterior building materials to be used in the construction of the building on the lot; and
 - iii. the owner shall, for the purpose of enhancing the terminus of Princess Street shown on Map 1, retain an artist to design, provide and maintain an art feature on the lot satisfactory to the Chief Planner and Executive Director, City Planning Division, acting reasonably, which shall be financially secured as part of the landscaping requirements prior to site plan approval and the specific location and details of the art feature shall be determined in the context of site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and Section 41 of the Planning Act as applicable;
 - iv. retain a consultant archaeologist, licensed by the Ministry of Culture under the provision of the Ontario Heritage Act, as amended, to undertake a Stage 1 Archaeological Assessment of the lot and such

further stages of assessment as may be required and shall:

- A. prior to site plan approval for development on the lot, submit an Archaeological Assessment and Mitigation Plan, satisfactory to the Manager, Heritage Preservation Services;
 - B. prior to issuance of the first building permit for a building on the lot and prior to any remediation, demolition, excavation, grading, construction or other soil disturbances on the lot, satisfy all archaeological licensing and technical review requirements of Heritage Preservation Services and the Ministry of Culture; and
 - C. at its own expense, mitigate adverse impacts to any archaeological resources found on the lot in accordance with the Archaeological Assessment and Mitigation Plan to the satisfaction of the Manager of Heritage Preservation Services.
4. City Council confirm that:
- a. no changes to traffic operations on Ontario Street, between Adelaide Street East and Richmond Street East, will result from approval of this report and it will remain one-way southbound; and
 - b. no on-street parking on Ontario Street, between Adelaide Street East and Richmond Street East, will be lost as a result of the approval of this report.

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

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

1. Amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 of the staff report.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act for the provision by the owner of the following facilities services and matters;

- a. prior to issuance of an above grade building permit for the building on the lot, the owner shall make a cash contribution to the City in the amount of \$85,000.00 toward improvements to the east-west public lane adjacent to the north side of the lot but where all or some of such cash contribution has not been allocated for expenditure within 5 years of the date of enactment of this By-law any remaining monies shall be applied to the Heritage Lighting Program in the King - Parliament Community Improvement Plan;
- b. prior to issuance of an above grade building permit on the lot, the owner shall make a cash contribution to the City in the amount of \$245,000.00 toward the Heritage Lighting Program being an identified community improvement program in the King-Parliament Community Improvement Area;
- c. the owner shall provide and maintain a public pedestrian walkway over the lot which shall have a minimum width of 3metres and shall directly connect at grade Adelaide Street and the existing public lane within the area identified as "Public Pedestrian Walkway and Landscape Area" as shown on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006 and Section 41 of the Planning Act as applicable;
- d. the owner shall, at its own expense, provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor and constructed with a back flow preventer, to the satisfaction of the General Manager Parks, Recreation and Forestry;
- e. in support of the orderly development of the lot;
 - i. the owner shall:
 - A. use reasonable commercial efforts to obtain Leadership in Energy and Environmental Design ("LEED") certification of the proposed building on the lot;
 - B. prior to site plan approval for development on the lot, register the proposed building with the Canada Green Building Council and provide written confirmation of such registration to the Chief Planner and Executive Director, City Planning Division; and
 - C. provide such documentation and supporting materials as may be requested by the Chief Planner and Executive Director, City Planning Division, with respect to LEED certification;
 - ii. the owner shall incorporate into its submission of plans and drawings for site plan approval pursuant to Section 114 of the City of Toronto Act, 2006 or Section 41 of the Planning Act as applicable, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, acting reasonably, quality exterior building materials to be used in the

construction of the building on the lot; and

- iii. the owner shall, for the purpose of enhancing the terminus of Princess Street shown on Map 1, retain an artist to design, provide and maintain an art feature on the lot satisfactory to the Chief Planner and Executive Director, City Planning Division, acting reasonably, which shall be financially secured as part of the landscaping requirements prior to site plan approval and the specific location and details of the art feature shall be determined in the context of site plan approval pursuant to Section 114 of the City of Toronto Act, 2006 and Section 41 of the Planning Act as applicable;
- iv. retain a consultant archaeologist, licensed by the Ministry of Culture under the provision of the Ontario Heritage Act, as amended, to undertake a Stage 1 Archaeological Assessment of the lot and such further stages of assessment as may be required and shall:
 - A. prior to site plan approval for development on the lot, submit an Archaeological Assessment and Mitigation Plan, satisfactory to the Manager, Heritage Preservation Services;
 - B. prior to issuance of the first building permit for a building on the lot and prior to any remediation, demolition, excavation, grading, construction or other soil disturbances on the lot, satisfy all archaeological licensing and technical review requirements of Heritage Preservation Services and the Ministry of Culture; and
 - C. at its own expense, mitigate adverse impacts to any archaeological resources found on the lot in accordance with the Archaeological Assessment and Mitigation Plan to the satisfaction of the Manager of Heritage Preservation Services.

Decision Advice and Other Information

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

Summary

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

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

Background Information

Staff Report

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

Communications

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

Additional Communications (City Council)

- (December 4, 2007) from Robert Cishecki (TE11.2.2)

Speakers

Dennis A. Trinaistich

Peter Tobin

Cynthia MacDougall, solicitor, McCarthy Tetrault

Hugh Francis Burns, St. Lawrence Neighbourhood Association

TE11.3	NO AMENDMENT			Ward: 28
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Designation of the Cabbagetown Northwest Area as a Heritage Conservation District under Part V of the Ontario Heritage Act

City Council Decision

City Council on December 11, 12 and 13, 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 staff report as the Cabbagetown Northwest Heritage Conservation District.
2. City Council adopt by By-law the Cabbagetown Northwest Heritage Conservation District Plan, dated August, 2007, as the District Plan for the Cabbagetown Northwest Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and when making decisions regarding matters set out under Section 42 of the Ontario Heritage Act.
3. If there are any objections to the By-law under Section 41 of the Ontario Heritage Act, City Council direct the City Solicitor to appear before the Ontario Municipal Board to defend the By-law.
4. Until such time as the By-law designating the area as the Cabbagetown Northwest Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

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

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 staff report as the Cabbagetown Northwest Heritage Conservation District.
2. Adopt by By-law the Cabbagetown Northwest Heritage Conservation District Plan, dated August, 2007, as the District Plan for the Cabbagetown Northwest Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and when making decisions regarding matters set out under Section 42 of the Ontario Heritage Act.
3. If there are any objections to the By-law under Section 41 of the Ontario Heritage Act, direct the City Solicitor to appear before the Ontario Municipal Board to defend the By-law.
4. Until such time as the By-law designating the area as the Cabbagetown Northwest Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

Decision Advice and Other Information

The Toronto and East York Community Council:

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

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions. This proposed Heritage Conservation District will add almost 200 properties to the Inventory. It is also noted that adding properties to the Inventory by means of Heritage Conservation District designations dramatically increases the workload

of Heritage Preservation Services, requiring staff to review all building permits, Committee of Adjustment, rezoning and Official Plan amendment applications within legislated timeframes. The continued increase in Heritage Conservation Districts will not be sustainable without additional staff resources.

Summary

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

Background Information

Staff Report

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

Attachment 1 - Conservation District Boundary

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

Attachment 2 - Conservation District Plan

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

Communications

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

Speakers

Rick Hall

Peggy Kurtin

George Rust-D'Eye

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

Statutory - Ontario Heritage Act, RSO 1990

(November 12, 2007) Letter from Toronto Preservation Board

Summary

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

Background Information

Letter from Toronto Preservation Board

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

TE11.4	NO AMENDMENT			Ward: 22
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Refusal Report - Official Plan, Zoning, Site Plan Applications – 359-377 Roehampton Avenue

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

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

(November 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. refuse the applications for the following reasons:
 - a. the proposal is inconsistent with the Provincial Policy Statement;
 - b. the proposal does not conform to the Official Plan;
 - c. the proposal is inconsistent with Council-approved guidelines/policies eg., DIPS; and
 - d. the proposal does not meet the intent of the Zoning By-law;
2. direct the City Solicitor to advise the Ontario Municipal Board (the “OMB”) that the City of Toronto requests the OMB to refuse the applications for Official Plan and Zoning By-law Amendment Nos. 05 195762 STE 22 OZ & 07 111502 STE 22 OZ, and Site Plan file No. 07 105167 SA; and

3. authorize and direct the City Solicitor, the Chief Planner and Executive Director and any other appropriate staff to appear at the OMB hearing in support of the City's position as set out in Recommendation 1.

Summary

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

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

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

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

Background Information

Staff Report

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

Speakers

Michael Vaughan

TE11.6	NO AMENDMENT			Ward: 27
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Inclusion on Heritage Inventory - 361 University Avenue

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motion:

1. City Council include the property at 361 University Avenue (Toronto Courthouse) on the City of Toronto Inventory of Heritage Properties.

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

Committee Recommendations

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

Summary

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

Background Information

Staff Report

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

Attachment 1 - Location Map

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

Attachment 2 - Photographs

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

Attachment 3 - Reasons for Listing

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

6a Inclusion on Heritage Inventory–361 University Avenue

(November 12, 2007) Letter from Toronto Preservation Board

Summary

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

Background Information

Letter from Toronto Preservation Board

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

TE11.9	NO AMENDMENT			Ward: 31
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Final Report - Application for Residential Demolition under Municipal Code Chapter 363 – 825 Dundas Street East; 46 Hamilton Street and 35 Carroll Street (Don Mount Court)

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

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

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

(November 5, 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 to demolish the subject residential building pursuant to section 33 of The Planning Act and Municipal Code Chapter 363, with the following conditions:

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

Summary

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

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

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

Background Information

Staff Report

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

TE11.24	NO AMENDMENT			Ward: 22
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Preliminary Report - Rezoning Application - 1815 Yonge St and 25 Merton Street

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. The community consultation meeting that was held at the request of the Ward Councillor on Thursday November 1, 2007, be deemed to satisfy the requirement for such meeting as is normally held after the Preliminary Planning Report has been heard on a Community Council agenda. Notice was given to landowners and residents within 120 metres of the site.
2. Notice for the public meeting under the Planning Act be given according to the regulations as set out in the Planning Act.
3. City Council determine that the processing of this Rezoning Application can proceed without the completion of an Avenue Study.

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

Committee Recommendations

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

1. The community consultation meeting that was held at the request of the Ward Councillor on Thursday November 1, 2007 be deemed to satisfy the requirement for such meeting as is normally held after the Preliminary Planning Report has been heard on a Community Council agenda. Notice was given to landowners and residents within 120 metres of the site.
2. Notice for the public meeting under the Planning Act be given according to the regulations as set out in the Planning Act.
3. City Council determine that the processing of this Rezoning Application can proceed without the completion of an Avenue Study.

Summary

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

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

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

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

Background Information

Staff Report

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

Communications

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

TE11.26	NO AMENDMENT			Ward: 19
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West Harbour City - 21 Grand Magazine Public Art Plan

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motion:

1. City Council approve the West Harbour City, 21 Grand Magazine Public Art Plan attached to the staff report.

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

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve the West Harbour City, 21 Grand Magazine Public Art Plan attached to the staff report.

Summary

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

commence the selection of the art once the plan is approved. The resulting art installation will be owned and maintained by the owners of 21 Grand Magazine.

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

Background Information

Staff Report

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

TE11.38	NO AMENDMENT			Ward: 22
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Turn prohibitions - Spadina Road at Hawarden Crescent and Dunloe Road at Archer Road

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

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

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

Committee Recommendations

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

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

8:00 a.m. to 9:15 a.m., 11:30 a.m. to 1:15 p.m. and from 3:00 p.m. to 4:00 p.m.,
 Monday to Friday; from September 1 of one year, to June 30 of the next following year;
 and

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

Summary

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

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

Background Information

Staff Report

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

Drawing

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

TE11.51	NO AMENDMENT			Ward: 21
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Sale of a Portion of 91 Fairleigh Crescent, at the Rear of 53 Park Hill Road

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

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

2. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate Services to severally accept the Offer to Purchase on behalf of the City.
3. City Council grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable.

(November 12, 2007) Report from Chief Corporate Officer

Committee Recommendations

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

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

Financial Impact

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

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

Summary

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

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

Background Information

Staff Report

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

Appendix A

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

Appendix B

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

TE11.52	NO AMENDMENT			Ward: 30
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Land Exchange of a Portion of 151 Hiawatha Road with a Portion of Toronto District School Board Lands Abutting 1430-1432 Gerrard Street East

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council grant authority for the City to enter into a Land Exchange Agreement with the Toronto District School Board (TDSB) for a portion of the public lane described as Part 3 on Reference Plan 66R-21536 and shown as Part 2 on PS-2002-053a (the "City Property"), in exchange for a portion of lands described as Part 2 on Reference Plan 66R-21536 and shown as Part 1 on Sketch PS-2002-053a (the "TDSB Property"), substantially on the terms and conditions outlined in Appendix "A" to this report.
2. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate Services to severally accept the terms of the Land Exchange Agreement on behalf of the City.
3. City Council grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the completion of the land exchange transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable.

(November 12, 2007) Report from Chief Corporate Officer

Committee Recommendations

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

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

Financial Impact

The Land Exchange is for nominal value.

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

Summary

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

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

Background Information

Staff Report

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

Appendix A

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

Appendix B

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

TE11.53	NO AMENDMENT			Ward: 32
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Sale of 73A Corley Avenue

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council accept the Offer to Purchase from Byron Alexander Allen to purchase 73A Corley Avenue being part of Lot 264, Plan 485E as in Instrument No. EV20962 (Firstly Described in Seventhly), except Parts 5, 6, 8 and 15 on Reference Plan 63R-4644, Parts 5 and 6 on Reference Plan 63R-3953 and Part 3 on Reference Plan 63R-3122 (the "Property"), in the staff report.
2. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. City Council grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses and amending the closing and other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable.

(November 12, 2007) Report from Chief Corporate Officer

Committee Recommendations

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

1. Accept the Offer to Purchase from Byron Alexander Allen to purchase 73A Corley Avenue being part of Lot 264, Plan 485E as in Instrument No. EV20962 (Firstly Described in Seventhly), except Parts 5, 6, 8 and 15 on Reference Plan 63R-4644, Parts 5 and 6 on Reference Plan 63R-3953 and Part 3 on Reference Plan 63R-3122 (the "Property"), in the staff report.
2. Authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. Authorise the City Solicitor to complete the transaction on behalf of the City, including

making payment of any necessary expenses and amending the closing and other dates to such earlier or later date and on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

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

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

Summary

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

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

Background Information

Staff Report

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

Appendix A

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

Appendix B

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

TE11.63	NO AMENDMENT			Ward: 28
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Liquor Licence Application - Polson Pier, 11 Polson Street

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

1. City Council direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario (AGCO) that the issuance of a liquor licence for Polson Pier Entertainment Inc., 11 Polson Street, is not in the public interest having regard to the needs and wishes of the residents, and that the Registrar should issue a Proposal to Review the liquor licence application.
2. City Council request the AGCO to provide the City of Toronto with an opportunity to participate in any proceedings with respect to Polson Pier.
3. City Council authorize the City Solicitor to attend all proceedings before the AGCO in

this matter and direct the City Solicitor to take all necessary actions so as to give effect to this Motion.

(November 27, 2007) Member Motion from Councillor McConnell

Committee Recommendations

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

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

Summary

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

Background Information

Member Motion

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

TE11.66	NO AMENDMENT			Ward: 19
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Commercial Loading Zone - 333 Harbord Street

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motions:

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

6:00 p.m., Monday to Friday, by westbound traffic on Harbord Street at Montrose Avenue.

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

Committee Recommendations

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

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

Financial Impact

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

Summary

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

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

Background Information

Staff Report

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

Attachment 1 - Drawing 421F-9126

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

Submitted Tuesday, November 27, 2007

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

