
Toronto and East York Community Council

Meeting No.	15	Contact	Frances Pritchard, Acting Administrator
Meeting Date	Tuesday, May 6, 2008	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall		

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

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Schedule of Timed Items

10:00 a.m.: Items 1 - 10 11:00 a.m.: Items 11 - 16
12:00 p.m.: Items 17 – 20 1:30 p.m.: Items 21 - 26

Declaration of Interest under the *Municipal Conflict of Interest Act*

Speakers/Presentations – A complete list will be distributed at the meeting

Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.

TE15.1	ACTION	10:00 AM		Ward: 27
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Permanent Closure of Public Lane at the rear of 76 Davenport Road

Statutory - City of Toronto Act, 2006

(April 22, 2008) Draft By-law from City Solicitor

Summary

To enact By-Law to permanently close the public lane at the rear of 76 Davenport Road, designated as Part 1 on Plan 66R-23382, City of Toronto.

Background Information

By-Law

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12520.pdf>)

TE15.2	ACTION	10:00 AM	Delegated	Ward: 32
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Request for an Art Mural exemption to the Toronto Municipal Code, Chapter 485, Graffiti at 921 Kingston Road

(April 17, 2008) Report from Municipal Licensing and Standards Division, Toronto East York District

Recommendations

Municipal Licensing & Standards recommends that the Toronto and East York Community Council:

1. Confirm the notice and direct that a second notice be issued.
2. Grant the exemption, with or without conditions, and cancel the notice.

Summary

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

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12257.pdf>)

Picture 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12258.pdf>)

Picture 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12259.pdf>)

Picture 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12260.pdf>)

TE15.3	ACTION	10:00 AM	Delegated	Ward: 32
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Request for an Art Mural exemption to the Toronto Municipal Code, Chapter 485 - Graffiti at 2107 Danforth Avenue

(April 18, 2008) Report from Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

Municipal Licensing & Standards recommends that the Toronto and East York Community Council:

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

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant, being an Officer of the Corporation that owns the property has requested a review of a notice given for graffiti in accordance with the provisions of the City of Toronto Municipal Code, Chapter 485 Graffiti to give consideration to the wall markings being classed as an Art Mural. The Graffiti by-law provides in section 4E that an owner on whom a notice has been issued may request that the issuance of the notice be reviewed by the Toronto and East York Community Council on the basis that the markings are exempt as an art mural.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12237.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12238.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12239.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12240.pdf>)

TE15.4	ACTION	10:00 AM	Delegated	Ward: 22
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Encroaching Retaining Wall and Electrical Snow Melting System - 93 Farnham Avenue

(April 15, 2008) Report from Manager, Right of Way Management, Transportation Services
Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. approve the ongoing maintenance of the stone retaining wall and an electrical snow melting system that extends within the public right of way fronting 93 Farnham Avenue, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. maintain the stone retaining wall and electrical snow melting system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - b. obtain approval for associated work on private property from Toronto Building;

- c. remove the stone retaining wall and electrical snow melting system upon receiving 90 days written notice to do so;
 - d. arrange for an inspection by the Electrical Safety Authority for the installation of the electrical snow melting system and provide a copy of the approval to the General Manager of Transportation Services; and
 - e. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
2. direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. Transportation Services has assessed a request from the owner of 93 Farnham Avenue to maintain an existing stone retaining wall and an electrical snow melting system that extends within the public right of way fronting 93 Farnham Avenue. Although the setback of the stone retaining wall does not comply with the provisions of the Municipal Code, it does not impact negatively upon the public right of way. Similarly, the electrical snow melting system does not impact negatively on the public right of way. Therefore, Transportation Services recommends approval of the stone retaining wall and the electrical snow melting system. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12378.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12379.pdf>

TE15.5	ACTION	10:00 AM		Ward: 28
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Cash Payment-in-lieu of Providing Parking - 56 Temperance Street

(April 7, 2008) Report from Director, Transportation Services - Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Approve the application by Goodmans, Barristers & Solicitors, on behalf of BRE (56 Temperance Street) for a cash payment-in-lieu of providing eight parking spaces, in the

amount of \$20,000.00.

2. Approve the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of eight parking spaces, in the amount of \$20,000.00.

Financial Impact

Monies collected from this application would be directed to the Toronto Parking Authority parking reserve account.

Summary

A developer is proposing to construct an at-grade infill restaurant addition to an existing 10-storey office building at Premises No. 56 Temperance Street. As part of the proposal, eight existing at-grade parking spaces will be eliminated, which will result in a shortfall of eight parking spaces. In view of this short fall, the applicant has submitted an application to make a cash payment in-lieu of providing the required parking spaces. Transportation Services staff support the application for cash payment-in-lieu of parking.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12451.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12452.pdf>)

TE15.6	ACTION	10:00 AM		Ward: 28
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Final Report - Rezoning Application - 1 Front Street East, 5-7 The Esplanade

Statutory - Planning Act, RSO 1990

(April 18, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division 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. 9.
2. Prior to the submission of the Bill to City Council for enactment, the applicant be required to submit to the Executive Director of Technical Services for review and acceptance, a revised Functional Servicing Report that addresses odour control at the Scott Street Pumping Station.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Prior to the submission of the Bill to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following benefits:
 - a. a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 1 Front Street East, subject to the approved alternations, to the satisfaction of the Manager, Heritage Preservation Services;
 - b. a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure as pertaining to the reasons for designation; detailed descriptions/specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction;
 - c. prior to the issuance of any building permit for 1 Front Street East, including a permit for demolition, excavation and /or shoring of the subject property;
 - i. provide a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the Conservation Plan;
 - ii. provide building permit drawings to the satisfaction of the Manager, Heritage Preservation Services; and
 - d. prior to the release of the Letter of Credit;
 - i. complete the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;
 - e. provide and maintain public art works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the site;
 - f. provide and maintain between 5-7 The Esplanade and the site a publicly accessible under street level walkway (PATH) connection generally as shown on the Basement 02 Floor Plan prepared by Studio Daniel Libeskind and Page + Steele, which shall:

- i. be fully enclosed and weather protected;
 - ii. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
 - iii. be satisfactorily illuminated.
- g. provide and maintain within the site a publicly accessible PATH walkway connecting the tunnel from 5-7 The Esplanade to the Sony Centre generally as shown on the Lower Ground Floor Plan prepared by Studio Daniel Libeskind and Page + Steele, which shall:
 - i. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
 - ii. be satisfactorily illuminated.
- h. prior to the construction of any structure or building at 5-7 The Esplanade, provide a knock-out panel on The Esplanade side of Sony Centre site to accommodate the potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and enter into the Wayfinding Agreement, and to be detailed in an easement agreement;
- i. pay all costs associated with the approved underground PATH tunnel connection to 5-7 The Esplanade;
- j. provide knock-out panels at the northwest corner of the site on the Front Street East wall and Yonge Street wall to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and
- k. provide continuous weather protection with a minimum depth of 3 metres and a minimum height of 3 metres along Yonge Street;
- l. incorporate, in the construction of the building, exterior materials to be shown on the podium on 1:50 scale drawings along Front Street East, Yonge Street and The Esplanade with building materials labelled to the approval of the Chief Planner and Executive Director;
- m. provide the incorporation in the construction of the site, landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;

- n. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer irrigation system, to the satisfaction of the General Manager, Technical Services;
- o. be required to build in conformity with a Green Development Standard Checklist submitted by the applicant and date stamped as received by the Chief Planner and Executive Director on April 16, 2008;
- p. provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular, large growing shade trees to the satisfaction of the Director of Urban Forestry:
 - i. sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than one metre;
 - ii. an engineered draining system which prevents soil saturation; and
 - iii. a continuous tree trench, in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual.
- q. provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwells and associated enclosure satisfactory to the Chief Planner and Executive Director, City Planning Division
- r. agree that no vehicular lay-by drop-off / pick-up facility will be provided along The Esplanade, Scott Street and Yonge Street frontages for the development project;
- s. provide a green roof satisfactory to the Chief Planner and Executive Director, City Planning Division;
- t. provide, prior to the issuance of the superstructure building permit, an indexed financial contribution to the City, to be determined through consultation between the applicant, staff and local Councillor to contribute to area improvements, which may include the Yonge Street Pedestrian Promenade Plan, heritage lighting in St. Lawrence Community Improvement Plan Area, public realm improvements in the St. Lawrence Community Improvement Area and/or a seniors centre to be provided at 70 The Esplanade;
- u. require the applicant to enter into a Site Plan Agreement under Section 41 of the

Planning Act;

- v. the residential parking requirement may be reduced by 10 spaces for each Autoshare parking space (or other provider of shared parking spaces as may be approved by the Executive Director of Technical Services) provided and maintained in the project;
 - w. that the owner be required to offer residential unit purchasers, who do not purchase a parking space, free membership or initiation fees to the Autoshare program to be provided in the building (or other car sharing program, such as Zipcar, as may be approved by the General Manager of Transportation), details of which are to be provided in the Transportation Demand Management Plan;
 - x. pay all costs associated with the traffic control signal length extension at Yonge Street and Front Street East, as recommended in the December 2007 Traffic Impact Study prepared by IBI Group;
 - y. provide, if required by the accepted Functional Servicing Report for the design and installation of odour control measures at the Scott Street Pumping Station, at the owner's expense, to the satisfaction of the Executive Director of Technical Services; and
 - z. comply with any other condition to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director, City Planning, acting reasonably;
5. Authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.
 6. Prior to the submission of the Bill to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.
 7. The owner be required to provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.

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 proposes a mixed use development consisting of an expansion of the Sony Centre cultural facility, to be called ArtsLab, and the addition of a 57-storey residential tower (total height from grade on The Esplanade) located at the southwest corner of the property (northwest corner of Yonge Street and The Esplanade). The majority of the existing heritage building would be retained. The property includes 1 Front Street East and 5-7 The Esplanade.

The parking for the Sony Centre and the residential condominium is proposed below grade at 5-7 The Esplanade.

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/2008/te/bgrd/backgroundfile-12462.pdf>

6a Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act - 1 Front Street East (Sony Centre)

(March 31, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that

1. City Council approve the alterations to the heritage property at 1 Front Street East (The Sony Centre for the Performing Arts), substantially in accordance with the plans and drawings prepared by Studio Daniel Libeskind and Page and Steele Architects, date stamped received by the City Planning Division on March 12, 2007 and on January 11, 2008, and on file with the Manager, Heritage Preservation Services subject to the Board of Directors of the Sony Centre for the Performing Arts and the applicant, Castlepoint Reality Partners Limited:
 - a. prior to final site plan approval;

entering into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 1 Front Street East, subject to the approved alternations, to the satisfaction of the Manager, Heritage Preservation Services;

providing a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure as pertaining to the Reasons for Designation; detailed descriptions /specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction;
 - b. prior to the issuance of any building permit for 1 Front Street East, including a

permit for 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 the work identified in the Conservation Plan;

providing building permit drawings to the satisfaction of the Manager, Heritage Preservation Services; and

- c. prior to the release of the Letter of Credit;
 - completing the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;
2. City Council state its intention to designate the property at 1 Front Street East (The Sony Centre for the Performing Arts), under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are no objections to this designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bill in Council designating the property under Part IV, Section 29 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. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the Board of Directors of the Sony Centre for the Performing Arts and Castlepoint Realty Partners Limited, for the property at 1 Front Street East.

Summary

This report recommends that City Council approve the alterations to the heritage property at 1 Front Street East, formerly the Hummingbird Centre, now the Sony Centre for the Performing Arts (“Sony Centre”). This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

This report addresses a major revitalization initiative for the Sony Centre necessary to achieve a positive budget following the loss of its major tenants. The proposed development preserves the heritage structure in total and provides the capital funds to support necessary restoration of the exterior of this important heritage building, including the public open space surrounding it. The proposal provides a new cultural facility extending the Sony Centre beyond the performing arts, to ensure its continued vitality as part of the cultural life of the City.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12417.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12418.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12419.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12420.pdf>)

Attachment 4a

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12421.pdf>)

Attachment 4b

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12422.pdf>)

Attachment 4c

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12423.pdf>)

Attachment 4d

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12424.pdf>)

Attachment 4e

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12425.pdf>)

Attachment 4f

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12426.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12492.pdf>)

6b Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act (Ward 28 Toronto Centre-Rosedale) - 1 Front Street East (Sony Centre)

(April 19, 2008) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that the report (March 31, 2008) from the Director, Policy and Research, City Planning Division, be referred back to the Director, Policy and Research, City Planning Division, for a new report, with the intent that the property be designated.

Summary

For consideration with the report (March 31, 2008) from the Director, Policy and Research, City Planning Division.

Background Information

TPB Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12495.pdf>)

TE15.7	ACTION	10:00 AM		Ward: 20
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Final Report - Rezoning Application - 300 Front Street West

Statutory - Planning Act, RSO 1990

(April 4, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
2. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning Division, to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required to implement the intent of this report;
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure a financial contribution of \$2,000,000 to be indexed pursuant to the Non-Residential Building Construction Price Index, to be paid prior to the first above grade building permit and to be allocated to the following public benefits and in the following order of priority:
 - i. the amount of \$1,050,000 to be applied to:
 - a. improvements for the east and west sides of John Street between Front Street West and Wellington Street West, including streetscape improvements, beyond what is typically secured through site plan approval under Section 41 of the *Planning Act*;
 - b. improvements to Isabella Valancy Crawford Park to generally implement the design modifications illustrated in the attached Schedule "A"; and
 - c. streetscape improvements within the King-Spadina area east of Spadina Avenue;

The amounts to be applied to each of 3(i)(a) and 3(i)(b) above shall be determined through the finalization of design and construction drawings, however no more than \$750,000 shall be applied to John Street and other streetscape improvements and no more than \$500,000 shall be applied to

improvements to Isabella Valancy Crawford Park

- ii. the amount of \$750,000 payable to the City of Toronto, to be used for improvements to:
 - a. Metro Hall Park;
 - b. Simcoe Street Park; and/or
 - c. Clarence Square Park
 - iii. the amount of \$200,000 for capital improvements to Toronto Community Housing Corporation properties in Ward 20;
 - iv. the provision and maintenance of public art pursuant to a public programme, to be located on publicly accessible portions of the lot, or within publicly owned or publicly accessible locations in the East Precinct of the King-Spadina Plan Area, of a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;
 - v. that 10% of the total units be 3-bedroom units and/or have knock-out panels to enable the conversion;
 - vi. the submission of 1:50 scale drawings for representative portions of the buildings to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - vii. the provision of 825 square metres of publicly accessible open space on the lot.
4. On the Zoning By-law Amendment for 300 Front Street West coming into effect, the applicant shall withdraw their appeal to Official Plan Amendment 921-2006 for the King-Spadina Plan area; and
 5. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Summary

This application was made on May 4, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This application proposes the redevelopment of the site at 300 Front Street West, at the northwest corner of Front and John Streets, for a residential building ranging in height between 16 and 52 storeys, with commercial uses on the ground floor. A Section 37 Agreement is recommended to secure community benefits. 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/2008/te/bgrd/backgroundfile-12324.pdf>

TE15.8	ACTION	10:00 AM		Ward: 22
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Final Report - Rental Housing Conversion and Draft Plan of Condominium Applications - 500 Avenue Road*Statutory - City of Toronto Act, 2006*

(April 15, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council approve the application (07 283842 STE 00 RH) to convert the existing 84-unit rental apartment building at 500 Avenue Road to condominium pursuant to Municipal Code Chapter 667 subject to the conditions of Draft Plan of Condominium set forth in Attachment No. 4;
2. City Council authorize Draft Approval of the Plan of Condominium (07 283839 STE 22 CD) for 500 Avenue Road, prepared by R. Avis, OLS on November 16, 2007, and date stamped December 6, 2007, subject to the conditions set forth in Attachment No. 4, and authorize the Chief Planner and Executive Director to permit such red line revisions as he/she may deem appropriate;
3. City Council require the owner to fulfill the conditions of Draft Approval of Condominium set forth in Attachment No. 4, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor, prior to the City's consent for final registration and authorize the City Solicitor to prepare any necessary agreements to secure the conditions, as the City Solicitor deems necessary;
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the Conditions of Draft Approval of Condominium as may be required; and
5. City Council authorize and direct City Officials to take necessary actions to give effect thereto.

Summary

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. A Rental Housing Demolition and Conversion application (07 283842 STE 00 RH) under Section 111 of the City of Toronto Act

(Chapter 667 of the Municipal Code) has been made to permit the conversion of this 84-unit high-end apartment building located at 500 Avenue Road. A Draft Plan of Condominium application (07 283839 STE 22 CD) has been made to create an 85-unit residential condominium by converting the existing 84 apartment units to condominium and constructing an additional residential unit within the existing structure. Hallways, elevators, parking areas, and landscaped areas will form part of the common areas. This report reviews and recommends the approval of the application to permit the conversion and authorizes the Chief Planner and Executive Director to approve the Draft Plan of Condominium subject to specific conditions.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12371.pdf>)

TE15.9	ACTION	10:00 AM		Ward: 27
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Final Report - Zoning By-law Amendment Application – 832 and 860 Bay Street

Statutory - Planning Act, RSO 1990

(April 14, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division 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.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following public benefits:
 - i. a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom) including design guidelines for exterior signage;
 - ii. a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager,

Heritage Preservation Services;

- iii. prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), including a permit for the demolition, excavation, and/or shoring of the property, the owner shall:
 - 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 and Restoration Plan;
 - b. provide a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services; and
 - c. provide building permit drawings, satisfactory to the Manager, Heritage Preservation Services;
- iv. prior to the release of the Letter of Credit, the owner shall:
 - a. complete the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and
 - b. provide and implement an interpretation program for 832 Bay Street (McLaughlin Motor Car Showroom), satisfactory to the Manager, Heritage Preservation Services;
- v. prior to the issuance of the first above grade permit, provide a contribution in the amount of \$800,000 to be used for the improvement of local streetscapes, other than those abutting the site, as outlined in the City's Streetscape Manual and satisfactory to the Chief Planner and Executive Director, and/or parks, to be located within the area bounded by Yonge Street, Queen's Park Crescent East, Wellesley Street and College Street, which will be indexed in a form satisfactory to the City and as outlined in Appendix 1 of the Draft Zoning By-law amendment attached to this report;
- vi. provide and maintain public art works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the site;
- vii. incorporate, in the construction of the building, exterior materials to be shown on the podium on 1:50 scale drawings along Bay Street, Grenville Street and Grosvenor Street with building materials labelled to the approval of the Chief Planner and Executive Director;

- viii. require revisions to the development, addressing the recommendations of the Pedestrian Level Wind Report as prepared by F. H. Theakston Environmental Control Incorporated, date stamped as received September 24, 2007, which identifies areas where mitigation is required, satisfactory to the Chief Planner and Executive Director;
 - ix. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services;
 - x. be required to build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received by the Chief Planner and Executive Director on April 2, 2008;
 - xi. remediate and strata convey to the City a 0.51 metres lane widening to a minimum depth of 0.5 metres from the finished grade prior to the earlier of the first residential occupancy or condominium registration; and
 - xii. the owner shall provide and maintain open space at the north end of the site, paved and/or landscaped to the satisfaction of the Chief Planner, and kept free of debris and snow (on hard surfaces) and open to the public 24 hours a day 7 days a week.
4. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.
 5. As a condition for the proposed amendments to the Zoning By-law, the owner be required to:
 - a. provide and maintain a minimum number of parking spaces on the site in accordance with the following ratios:
 - 1-bedroom units at 0.18 spaces per unit
 - 2 bedroom units at 0.98 spaces per unit
 - 3 or more bedroom units at 1.0 space per unit
 - visitor spaces at 0.035 spaces per unit;
 - b. provide and maintain all proposed car-share parking spaces as surplus to the parking spaces that are required to satisfy the parking ratios noted in condition 5 a) above;
 - c. provide parking spaces in accordance with the dimensional requirements in By-law 494-2007, save and except for a maximum of:

- i. 12 spaces which can have minimum widths of 2.6 metres and minimum lengths of 5.1 metres; and
 - ii. 68 spaces which can have minimum widths of 2.9 metres and minimum lengths of 5.1 metres.
6. The following definitions be included in the Zoning By-law amendment:
 - a. “car-share motor vehicle” means a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of the building; and
 - b. “car-sharing parking space” means a parking space used for, and only for, the parking of a car-share motor vehicle.
7. The owner be required to provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-upgrades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.
8. The owner be required to insert warning clauses regarding the TTC right-of-way in all offers to purchase, agreement of purchase and sale or agreements to lease, and condominium declaration documents for each affected residential unit, lot, and/or within the proposed development. Such warning clauses shall advise of the potential for noise, vibration, smoke, particulate matter, electromagnetic interference and stray current impacts on the proposed development and that the TTC accepts no responsibility for such effects.

Summary

This is an application to amend the Zoning By-law 438-86, as amended, to permit a 48-storey mixed use building at 832 and 860 Bay Street. The base of the building will consist of the existing two-storey heritage building, formerly the McLaughlin Motor Car Showroom. The proposed gross floor area of the building is 37,287 square metres resulting in a density of 14.9 times the area of the lot. The development would include 466 dwelling units (36,337 square metres) and 950 square metres of at-grade retail space. The building is proposed to be a parallelogram shape, 149 metres in height to the top of the 48th floor. 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/2008/te/bgrd/backgroundfile-12595.pdf>

Communications

(April 22, 2008) e-mail from Mark Akrigg (TE.MainTE15.9.1)

9a Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement - 832 Bay Street (McLaughlin Motor Car Showroom)

(April 2, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that

1. City Council approve the alterations to the heritage building at 832 Bay Street, substantially in accordance with the Heritage Impact Statement (Conservation Strategy) Supplementary Report for 832 Bay Street (McLaughlin Motor Car Showroom, prepared by E.R.A. Architects Ltd., dated March 14 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:
 - a. Prior to introduction of Bills in Council;

entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom), including design guidelines for exterior signage;

providing a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;
 - b. Prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), 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 and Restoration Plan;

providing a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services;

providing building permit drawings, satisfactory to the Manager, Heritage Preservation Services; and
 - c. Prior to release of the Letter of Credit;

completing the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and

providing and implementing an Interpretation Program for the 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services.

2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 832 Bay Street (McLaughlin Motor Car Showroom).

Summary

The applicant is proposing a 48-storey residential building with a two-storey mixed use podium that incorporates portions of the existing heritage building. Due to overriding geotechnical considerations, the existing heritage building will be dismantled and reconstructed as part of the project and the reconstruction will act as a façade for the podium for the new building.

The proposal represents the best available solution to resolving various heritage, planning and technical issues affecting the heritage components of the development. Although dismantling and reconstructing the heritage façade is not an acceptable strategy in most cases, the proposed conservation strategy balances a loss of heritage authenticity against potential substantial damage during the period of construction.

The purpose of this report is to outline and seek approval for the proposed alterations and to obtain the authority of the City of Toronto to enter into a Heritage Easement Agreement.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12474.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12475.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12476.pdf>

9b Approval of Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement - 832 Bay Street (McLaughlin Motor Car Showroom)

(April 19, 2008) Letter from Toronto Preservation Board

Recommendations

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

1. City Council approve the alterations to the heritage building at 832 Bay Street, substantially in accordance with the Heritage Impact Statement (Conservation Strategy) Supplementary Report for 832 Bay Street (McLaughlin Motor Car Showroom, prepared

by E.R.A. Architects Ltd., dated March 14, 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:

- a. Prior to introduction of Bills in Council;
 - entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom), including design guidelines for exterior signage;
 - providing a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;
 - b. Prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), 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 and Restoration Plan;
 - providing a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services;
 - providing building permit drawings, satisfactory to the Manager, Heritage Preservation Services; and
 - c. Prior to release of the Letter of Credit;
 - completing the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and
 - providing and implementing an Interpretation Program for the 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services.
2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 832 Bay Street (McLaughlin Motor Car Showroom).

Summary

For consideration with the report (April 2, 2008) from the Director, Policy and Research, City Planning Division and letter (April 11, 2008) from Councillor Kyle Rae

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12480.pdf>

TE15.10	ACTION	10:00 AM		Ward: 28
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OMB Directions Report - Zoning By-law Amendment Application - 18 Lower Jarvis Street

(April 17, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that City Council:

1. authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board pre-hearing in support of the revised 33-storey proposal, in principle, subject to recommendations below;
2. require the applicant to revise the application to resolve outstanding technical issues, including, but not limited to, the applicant:
 - a. providing funding, to the satisfaction of the Chief Planner and Executive Director, for a peer review of the soil to clarify and confirm that the provision of below-grade parking is problematic and not recommended for soil contamination reasons; and
 - b. providing a revised wind study to the satisfaction of the Chief Planner and Executive Director;
3. require the applicant to revise the application to address the following design-related issues and comments from circulation including, but not limited to, the applicant:
 - a. shifting the 7th floor amenity space and 7th and 8th floor residential space along Lower Jarvis Street east so that the cantilever is removed and this floor is setback a minimum of 3 metres from the property line;
 - b. increasing the setback for the 7th and 8th floor residential space along Wilton Street from 3 metres to a minimum of 6 metres;
 - c. providing continuous weather protection with a minimum depth of 3 metres along Lower Jarvis Street, Wilton Street and Market Street;
 - d. increasing the proportion of residential units in the podium facing Jarvis Street

by reducing the number of commercial and/or residential parking spaces;

- e. providing family-sized units with 3 bedrooms or more and/or knock out panels and/or drywall and metal stud demizing walls between units.
4. request the applicant to continue to work with staff towards settlement.
 5. authorize the City Solicitor to request the OMB to withhold its Order approving the Zoning By-law amendment until:
 - a. Section 37 benefits have been determined and agreed to;
 - b. the Zoning By-law amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and
 - c. the owner has entered into a Site Plan Agreement under Section 114 of the City of Toronto Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
 6. authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

Summary

The applicant has appealed the Zoning By-law amendment application to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the time allotted by the Planning Act. A pre-hearing has been scheduled for May 20, 2008. A full hearing date has not been set.

The application before the OMB is to permit the redevelopment of a parking lot. The application appealed to the Board proposes a mixed-use development consisting of a 46-storey residential tower including an 8-storey podium. The proposal includes 451 dwelling units, 3,073 square metres of retail/commercial gross floor area, and 483 above-grade parking spaces. In total, 55,558 square metres of gross floor area and a density of 9.6 times the lot area was proposed.

The applicant recently submitted revised plans for circulation and comment for a mixed-use development consisting of a 33-storey residential tower including an 8-storey podium. The proposal includes 456 dwelling units, 2,684 square metres of retail/commercial gross floor area, and 376 above-grade parking spaces. In total, 56,854 square metres of gross floor area and a density of 9.8 times the lot area is now proposed. The revised proposal reflects some of the comments received by staff and community members. Appropriate agencies and City are evaluating this revised submission. Staff are continuing to work with the applicant in an effort to resolve outstanding technical and design related issues. This revised proposal is supportable, in principle, subject to revisions. The purpose of this report is to seek Council's direction on the appeal to the OMB.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12491.pdf>**(Deferred from April 8, 2008 - 2008.TE14.13)**

TE15.11	ACTION	11:00 AM	Delegated	Ward: 19
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Residential Demolition Application - 756 Dupont Street

(March 18, 2008) Report from Acting Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; in the alternative;
2. Approve the application to demolish the subject residential building with the following conditions:
 - a. that all debris and rubble be removed immediately after demolition; and
 - b. that any holes on the property are backfilled with clean fill.

Summary

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 756 Dupont Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12180.pdf>

Survey

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12181.pdf>

(Deferred from April 8, 2008 - 2008.TE14.14)

TE15.12	ACTION	11:00 AM	Delegated	Ward: 19
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Residential Demolition Application - 758 Dupont Street

(March 18, 2008) Report from Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; in the alternative;
2. Approve the application to demolish the subject residential building with the following conditions:
 - a. that all debris and rubble be removed immediately after demolition;
 - b. that any holes on the property are backfilled with clean fill.

Summary

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 758 Dupont Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12182.pdf>

Survey

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12183.pdf>

(Deferred from April 8, 2008 - 2008.TE14.15)

TE15.13	ACTION	11:00 AM	Delegated	Ward: 19
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Residential Demolition Application - 760 Dupont Street

(March 18, 2008) Report from Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; in the alternative,
2. Approve the application to demolish the subject residential building with the following conditions:
 - a. that all debris and rubble be removed immediately after demolition;
 - b. that any holes on the property are backfilled with clean fill.

Summary

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 760 Dupont Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12184.pdf>

Survey

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12185.pdf>

(Deferred from April 8, 2008 - 2008.TE14.17)

TE15.14	ACTION	11:00 AM	Delegated	Ward: 32
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Further Report - Residential Demolition Application - 134 Coxwell Avenue

(April 15, 2008) Report from Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that Toronto and East York Community Council:

1. Approve the application to demolish the subject residential building with the following condition:
 - a. All debris and rubble be removed immediately after demolition;
 - b. Any holes on the property be backfilled with clean fill;
 - c. The owner shall ensure that the dust control measures approved by the Medical Officer of Health are implemented during demolition;
 - d. The removal, handling and disposal of all hazardous materials including but not limited to asbestos, are conducted in accordance with the Ministry of the Environment and the Ministry of Labour regulations and guidelines;
 - e. All mould contaminated material must be handled and disposed according to Ministry of Labour regulations and any applicable guidelines including the Canadian Construction Association and the Environmental Abatement Council of Ontario, or in the alternative;
2. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site.

Summary

This staff report is regarding a matter for which the community council has delegated authority from City Council to make a final decision. This further report is intended to replace the original report dated March 14, 2008.

In accordance with Section 33 of the Planning Act and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 134 Coxwell Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12484.pdf>)

Attachment 1 - Survey

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12485.pdf>)

Attachment 2 - Letter from Applicant

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12486.pdf>)

Attachment 3 - Photo

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12487.pdf>)

Attachment 4 - Report from Public Health

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12488.pdf>)

Attachment 5 - Mould Assessment Report from Safetech Environmental Limited

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12489.pdf>)

Attachment 6 - Demolition and Excavation Dust Control Plan

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12490.pdf>)

TE15.15	ACTION	11:00 AM		Ward: 18
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Inclusion on Heritage Inventory - 243 Perth Avenue

(March 3, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that City Council include the property at 243 Perth Avenue (Perth Avenue Methodist Church) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include the property at 243 Perth Avenue, containing the building historically known as Perth Avenue Methodist Church, on the City of Toronto Inventory of Heritage Properties. The property owner is planning to redevelop part of the site. The inclusion of the property on the City's heritage inventory would enable staff to monitor any proposed changes to the site and encourage the retention of the building's heritage values and attributes.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12228.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12229.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12230.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12231.pdf>)

15a Inclusion on Heritage Inventory - 243 Perth Avenue

(April 19, 2008) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council include the property at 243 Perth Avenue (Perth Avenue Methodist Church) on the City of Toronto Inventory of Heritage Properties.

Summary

For consideration with the report (March 3, 2008) from the Director, Policy and Research, City Planning Division

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12456.pdf>

TE15.16	ACTION	11:00 AM		Ward: 32
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Inclusion on Heritage Inventory - 75 Elmer Avenue

(March 8, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

At its meeting of January 24, 2008, the Toronto Preservation Board referred the report recommending the inclusion on the City of Toronto Inventory of Heritage Properties back to staff for further consultation with the property owner about the heritage attributes of the site. Staff have met with the owner and revised the Reasons for Listing (Attachment No. 3) to address his concerns.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12390.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12391.pdf>

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12392.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12393.pdf>)

16a Inclusion on Heritage Inventory - 75 Elmer Avenue

(March 28, 2008) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

Summary

For consideration by the Toronto and East York Community Council at its May 6, 2008 meeting.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12516.pdf>)

TE15.17	ACTION	12:00 NOON		Ward: 20
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Intention to Designate, Section 29, Part IV, Ontario Heritage Act and Authority for Heritage Easement Agreement - 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street)

(March 11, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that

1. City Council state its intention to designate the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street and known as Coach House Books) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 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; and
4. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street).

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 property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a heritage easement agreement with the property owner. The property, which contains two coach houses associated with Coach House Books, was listed on the City of Toronto Inventory of Heritage Properties in 2004.

This report replaces the report named "401R Huron Street – Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority for a Heritage Easement Agreement" (January 30, 2008) that was on the agenda for the meeting of the Toronto Preservation Board scheduled for February 28, 2008. That meeting was cancelled, and the replacement report corrects the address of the property and make changes to the Reasons for Designation.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12385.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12386.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12387.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12388.pdf>

17a Intention to Designate, Section 29, Part IV, Ontario Heritage Act and Authority for Heritage Easement Agreement - 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street)

(March 28, 2008) Letter from City Clerk, Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community

Council that:

1. City Council state its intention to designate the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street and known as Coach House Books) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 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; and
4. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street).

Summary

For consideration by the Toronto and East York Community Council at it's May 6, 2008 meeting.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12511.pdf>)

TE15.18	ACTION	12:00 NOON		Ward: 20
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Partial Repeal and Amendment of Designating By-law - 222 Bremner Boulevard

(March 14, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council partially repeal City of Toronto By-law No. 1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the references to the portions of the site legally described as Plan 64R-13541, Parts 2 to 9, from Schedules "A" and "C";
2. City Council amend City of Toronto By-law No. 1996-0385 to remove reference to the Machine Shop Annex from the Reasons for Designation that form Schedule "B" of the

designating by-law;

3. If there are no objections to the proposed partial repeal and amendment of the designating by-law in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council; and
4. If there are objections in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the Clerk be directed to refer the proposed partial repeal and amendment of the designating by-law to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of the partial repeal of the designating by-law will be advertised on the City's web site according to the provisions of the City of Toronto Act.

Summary

This report recommends that City Council partially repeal and amend City of Toronto By-law #1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the portion of the site known as the Hydro Option Lands from the legal description and remove reference to the Machine Shop Annex from the Reasons for Designation.

As the result of a Hydro Purchase Option Agreement dated October 5, 1992, the City of Toronto has a legal obligation to transfer the Hydro Option Lands to Hydro One as the location for a new electrical facility. Because the heritage by-law designating the CPR John Street Roundhouse complex includes part of the Hydro Option Lands with the Machine Shop Annex that is attached to the Roundhouse, the by-law requires partial repeal and amending to unencumber the portion of the site slated for the transformer station.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12446.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12447.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12448.pdf>

18a Partial Repeal and Amendment of Designating By-law - 222 Bremner Boulevard

(April 18, 2008) Letter from the Toronto Preservation Board

Recommendations

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

1. City Council partially repeal City of Toronto By-law No. 1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the references to the portions of the site legally described as Plan 64R-13541, Parts 2 to 9, from Schedules “A” and “C”.
2. City Council amend City of Toronto By-law No. 1996-0385 to remove reference to the Machine Shop Annex from the Reasons for Designation that form Schedule “B” of the designating by-law.
3. If there are no objections to the proposed partial repeal and amendment of the designating by-law in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council.
4. If there are objections in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the Clerk be directed to refer the proposed partial repeal and amendment of the designating by-law to the Conservation Review Board.

Summary

For consideration by the Toronto and East York Community Council at its May 6, 2008 meeting.

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12558.pdf>

(Deferred from April 8, 2008 - 2008.TE14.6)

TE15.19	ACTION	12:00 NOON		Ward: 20
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Approval of Alterations to a Heritage Building - 222 Bremner Boulevard - The John Street Roundhouse

(March 13, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that the alterations to the heritage building at 222 Bremner Boulevard be approved substantially in accordance with the Heritage Impact Statement for the John Street Roundhouse, revised February 26, 2008, prepared by IBI Group Architects Ltd., received by City Planning Division February 26, 2008, on file with the

Manager Heritage Preservation Services, subject to the owner:

1. Prior to the approval of a sign variance application:
 - a. providing a conceptual lighting plan for the exterior of the building and site to the satisfaction of the Manager, Heritage Preservation Services;
 - b. resolving outstanding issues with respect to the illumination of the Leon's sign to the satisfaction of the Chief Planner, City Planning Division;
2. Prior to the issuance of any sign permit for 222 Bremner Boulevard:
 - a. providing a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services;
 - b. providing final design drawings of the proposed signs, including any alterations to the Coal and Sanding Tower, satisfactory to the Manager, Heritage Preservation Services; and
3. Prior to the issuance of any building permit for 222 Bremner Boulevard including a permit for the demolition, excavation, and/or shoring of the subject property:
 - a. providing final architectural drawings of the interior alterations satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve alterations to the designated property at 222 Bremner Boulevard.

The John Street Roundhouse is identified for architectural and historical reasons. It is important both in its local significance to the economic and social development of Toronto and in its national historic significance to the contribution of railroads to Canada's development.

The Roundhouse complex occupies the block immediately south of the CN Tower, bounded by Bremner Boulevard on the north, and Lakeshore Boulevard and the Gardiner Expressway to the south (see Attachment No. 1).

The purpose of this report is to identify and approve alterations that allow for the Retail Tenant building fit-out (Bays 18-32) that supports the adaptive re-use for retail purposes. This work includes alterations to interior spaces, the placement of signage on the Coal and Sanding tower and a steel canopy with a Leon's sign at the business entrance.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12147.pdf>

Attachment 1: Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12148.pdf>)

Attachment 2: Photographs - Aerial View and Interior Volume

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12149.pdf>)

Attachment 3: Ground Floor Retail

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12150.pdf>)

Attachment 4: Interior Rendering

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12151.pdf>)

Attachments 5A and 5B - Signage

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12152.pdf>)

Attachments 5C and 5D - Signage

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12153.pdf>)

Attachments 5E and 5F - Signage

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12154.pdf>)

Communications

(April 15, 2008) letter from Mark Warrack, Chair, Conservation Committee, Heritage Toronto (TE.MainTE15.19.1)

19a Approval of Alterations to a Heritage Building – 222 Bremner Boulevard – The John Street Roundhouse

(March 28, 2008) Letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that the alterations to the heritage building at 222 Bremner Boulevard be approved substantially in accordance with the Heritage Impact Statement for the John Street Roundhouse, revised February 26, 2008, prepared by IBI Group Architects Ltd., received by City Planning Division February 26, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the approval of a sign variance application:
 - a. providing a conceptual lighting plan for the exterior of the building and site to the satisfaction of the Manager, Heritage Preservation Services;
 - b. resolving outstanding issues with respect to the illumination of the Leon's sign to the satisfaction of the Chief Planner, City Planning Division.
2. Prior to the issuance of any sign permit for 222 Bremner Boulevard:
 - a. providing a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services;

- b. providing final design drawings of the proposed signs, including any alterations to the Coal and Sanding Tower, satisfactory to the Manager, Heritage Preservation Services.
3. Prior to the issuance of any building permit for 222 Bremner Boulevard including a permit for the demolition, excavation, and/or shoring of the subject property:
 - a. providing final architectural drawings of the interior alterations satisfactory to the Manager, Heritage Preservation Services.

Summary

For consideration by the Toronto and East York Community Council at it's next meeting.

Background Information

Letter from the Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12155.pdf>)

(Deferred from April 8, 2008 - 2008.TE14.32)

TE15.20	ACTION	12:00 NOON	Delegated	Ward: 20
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Sign Variance - 255 Bremner Boulevard

(March 7, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances for:
 - i. two non-illuminated “Roundhouse” roof signs on the Coal and Sanding Tower for identification purposes; and
 - ii. one non-illuminated canopy sign “Leon’s”, at the northeast face of the Roundhouse, for identification purposes.
2. Toronto and East York Community Council approve, on the following conditions, the requested variances for the three fascia signs “Leon’s” at the uppermost level of the Coal and Sanding Tower:
 - i. that the signs not be illuminated as proposed, and that the perforated metal background be removed from the sign;

- ii. that the approval be conditional upon submission of a final design to the satisfaction of the Chief Planner and Executive Director; and
 - iii. that the approval be conditional upon submission of a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services.
3. Staff be directed to continue discussions with the applicant on a comprehensive signage program for the entire site to address the signs for all current and/or future tenants, including the proposed Toronto Railway Heritage Centre (TRHC) and any signage required for park programming.

Summary

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

This report reviews and makes recommendations on a request by Bill Dalton with IBI Group on behalf of John Street Roundhouse Development Corporation, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two non-illuminated “Roundhouse” roof signs on the Coal and Sanding Tower, three illuminated fascia signs “Leon’s” at the uppermost level of the Coal and Sanding Tower, and one non-illuminated canopy sign, at the northeast face of the Roundhouse.

Staff are recommending approval of three of the requested signs, and conditional approval of the other three requested signs. The conditions are based on the contextual location of the Roundhouse, which is a National Historic site located in a City park. Staff are also recommending continued discussions with the applicant on a comprehensive sign program for the site that can be reviewed as one package and that addresses signage for all current and/or future tenants, including the proposed Toronto Railway Heritage Centre (TRHC) and any signage required for park programming.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12156.pdf>

Communications

(April 15, 2008) letter from Mark Warrack, Chair, Conservation Committee, Heritage Toronto (TE.Main.TE15.20.1)

(Deferred from April 8, 2008 - 2008.TE14.20)

TE15.21	ACTION	1:30 PM	Delegated	Ward: 22
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Request for a fence exemption to the Toronto Municipal Code, Chapter 447 - Fences at 151 Dunvegan Road

(March 13, 2008) Report from Municipal Licensing and Standards Division, Toronto East York District

Recommendations

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

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant, being the Design Architect for the owners, is seeking approval for a fence exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B) to permit a proposed construction of a solid wood and lattice fence to provide security and as a pool enclosure. The proposed construction of the rear yard fence consists of three portions to be built along and on a Pisa Retaining Wall. Section 1 is on the east property line and measures a graduating height of 2.5 to 2.8 metres (8 feet 3 inches to 9 feet 1 inch) along the approximate 15.8 metre (52 feet) length. Section 2 is along the north property line and measures a graduating height of 2 to 2.8 metres (6 feet 6 inches to 9 feet 1 inch) along the approximate 22 metres (72 feet 10 inches) length. Section 3 is along the south property line and measures 2 metres (6 feet 6 inches) in height along the 16.2 metres (53 feet) length and is in compliance with the bylaw. The proposed fence does not comply with the maximum height of a rear yard fence to 2 metres (6 feet 6 inches). Attachments 1, 2 and 3 depict an artists rendering of the proposed fence and layout. Attachments 4, 5 and 6 provide photographs of the work-in-progress.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12189.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12190.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12191.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12192.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12193.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12194.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12195.pdf>

Communications

(April 4, 2008) e-mail from Mrs. Pat Grizel-Rideout and David Rideout (TE.Main.TE15.21.1)

(Deferred from April 8, 2008 - 2008.TE14.19)

TE15.22	ACTION	1:30 PM	Delegated	Ward: 22
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Approval of the extension of a boulevard café permit located at 130 Eglinton Avenue East

(March 10, 2008) Report from Manager, Municipal Licensing and Standards, Licensing Services

Recommendations

Municipal Licensing and Standards recommends:

1. That the Toronto and East York Community Council approve the proposed continuation of the boulevard café under the same operating conditions; and
2. That the Toronto and East York Community Council deny the application for the extension to the boulevard café.

Summary

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

To report on the continuation of the boulevard café permit and the subsequent application received on January 11, 2007 from Mary Stathoukos, representing PM Eglinton Inc, operating as Philthy McNasty's for an extension the boulevard café permit.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12188.pdf>

(Deferred from February 12, 2008 - 2008.TE13.19) (Deferred from November 27, 2007 - 2007.TE11.15)

TE15.23	ACTION	1:30 PM	Delegated	Ward: 22
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Residential Boulevard Parking Appeal – 84 Duggan Avenue

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

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

Summary

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12196.pdf>

Attachment 1 - Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12197.pdf>

Attachment 2 - Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12198.pdf>

Attachment 3 - Appendix C

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12199.pdf>

Attachment 4 - Appendix D

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12200.pdf>

TE15.24	ACTION	1:30 PM	Delegated	Ward: 32
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Front Yard Parking Appeal - 178 Rhodes Avenue

(April 17, 2008) Report from Manager, Right of Way Management, Transportation Services

Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council deny the request for front yard parking at 178 Rhodes Avenue.

Summary

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

Transportation Services has assessed an appeal from the owner of 178 Rhodes Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12438.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12439.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12441.pdf>

Appendix C

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12442.pdf>

Appendix D

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12443.pdf>

TE15.25	ACTION	1:30 PM	Delegated	Ward: 32
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Front Yard Parking Appeal - 68 Hiawatha Road

(April 17, 2008) Report from Manager, Right of Way Management, Transportation Services
Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council deny the request for front yard parking at 68 Hiawatha Road.

Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. Transportation Services has assessed an appeal from the owner of 68 Hiawatha Road for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation

before Community Council.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12431.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12432.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12433.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12434.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12435.pdf>)

Communications

(April 20, 2008) e-mail from Gord and Beverley Falk (TE.MainTE15.25.1)

(April 20, 2008) e-mail from John and Deanna Robertson (TE.Main TE15.25.2)

(April 20, 2008) letter from Susan Lewthwaite (TE.Main TE15.25.3)

(April 23, 2008) letter from Marie and Donal Deiseach (TE.Main TE15.25.4)

TE15.26	ACTION	1:30 PM		Ward: All
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Sign By-law Enforcement

(April 15, 2008) Letter from Licensing and Standards Committee

Recommendations

The Licensing and Standards Committee:

1. requested the Chief Building Official/Executive Director, Toronto Building and Executive Director, Municipal Licensing and Standards to:
 - i. report back to the Licensing and Standards Committee on sign by-law enforcement, every six months, with any changes specifically highlighted until such time as Members of City Council have on-line access to detailed sign enforcement data (IBMS), such report to establish time limits for sign permits and yearly renewal fees for those permits;
 - ii. in future reports, add the name of the company that owns the signs;
 - iii. address the comments of Mr. Rami Tabet, in his letter of April 8, 2008, on the next sign enforcement report;
 - iv. report to the Licensing and Standards Committee, at its meeting on July 3, 2008,

on the resources and staff dedicated to the enforcement of the sign by-law;

2. requested Deputy City Manager, Richard Butts to report back to the Licensing and Standards Committee on what additional resources may be required to proactively enforce and increase sign permit fees so as to provide the necessary enforcement on a cost recovery basis; and
3. requested the City Solicitor to report to the Licensing and Standards Committee on the outcome of the court action being heard by the Superior Court of Justice and thereafter immediately report on any necessary amendments required to the by-law that flow from the decision.

Summary

To consider a report (March 20, 2008) from the Chief Building Official/Executive Director, Toronto Building, and Executive Director, Municipal Licensing and Standards respecting the status of sign by-law complaints, investigations and enforcement actions and outlines the roles of Toronto Building and Municipal Licensing and Standards related to enforcing the existing sign by-laws.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12394.pdf>)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12405.pdf>)

Attachment 1(a) Toronto Building - Sign Investigations List - Toronto and East York District

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12406.pdf>)

Attachment 1(b) - Municipal Licensing and Standards Division - Sign Investigations List - Toronto and East York District

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12407.pdf>)

Attachment 2(a) - Toronto Building - Sign Investigations List - North York District

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12408.pdf>)

Attachment 2(b) - Municipal Licensing and Standards Division - Sign Investigations List - North York District

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12409.pdf>)

Attachment 3(a) - Toronto Building - Sign Investigations List - Etobicoke-York District

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12410.pdf>)

Attachment 3(b) - Municipal Licensing and Standards Division - Sign Investigations List - Etobicoke-York District

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12411.pdf>)

Letter from City Clerk

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12416.pdf>)

Communications

(April 8, 2008) letter from Rami Tabetto, IllegalSigns.ca (TE.MainTE15.26.1)

TE15.27	ACTION			Ward: 14
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Preliminary Report - Rezoning Application - 1638-1644 Bloor Street West

(April 1, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

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.

An application to amend the Zoning By-law has been submitted to permit a mixed use building containing 108 residential units with commercial uses on the ground floor.

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

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12389.pdf>

TE15.28	ACTION			Ward: 18
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Preliminary Report - Rezoning Application - 2-90 Lisgar Street

(April 9, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

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 proposes a fifteen storey mixed use building at 2-90 Lisgar Street. Retail and office uses are proposed for the ground and second floor, with residential uses occupying the thirteen floors above.

The application is being reviewed by staff, and a Community Consultation Meeting will be held. The Community Consultation Meeting is targeted for mid-May, and the Statutory Meeting is targeted for the third quarter of 2008. This assumes that the applicant provides the required information in a timely manner throughout the review period.

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.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12465.pdf>

TE15.29	ACTION			Ward: 27
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Preliminary Report - Rezoning Application - 568-580 Jarvis Street, 99-99A and 101-103 Charles Street East

(April 10, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

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 proposes a 44-storey mixed use development containing retail uses at grade and residential dwelling units at 568 and 580 Jarvis Street, 99-99A and 101-103 Charles Street East. The existing non-residential buildings on the site would be demolished.

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

The next step is to undertake a community consultation meeting to enable the public to review the applicant's submission, and ask questions of City staff and the applicant.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12455.pdf>)

TE15.30	ACTION			Ward: 28
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Preliminary Report - Rezoning Application - 181-225 Mill Street

(April 10, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site as well as, the West Don Lands Committee.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

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 proposes to amend Zoning By-law 438-86, to add a use in order to permit a District Energy Facility; and, remove the holding symbol (h) from the RA zoning category applicable to a portion of the lands in the West Don Lands Precinct known as 181-225 Mill Street, also known as 'Block 8' in the West Don Lands Precinct Plan.

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.

Staff will hold a community consultation meeting, as required by the Planning Act. This meeting is targeted for June, 2008.

This application has been circulated to City departments, where appropriate, for comment.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12445.pdf>

TE15.31	ACTION			Ward: 28
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Part Lot Control Application – Final Report - 7 Gilead Place

(April 9, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division 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 Bill in Council for a Part Lot Control Exemption By-law to expire one 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 the introduction of the Bill in Council;
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 and Executive Director, City Planning or his designate prior to the introduction of Bill in Council;
5. authorize and direct the appropriate City officials to register the by-law on title;
6. authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title upon confirmation of the conveyance of individual town house parcels in accordance with the approved site plan; and
7. authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

Summary

This application has been submitted to permit the lifting of Part Lot Control at the municipal address known in 2007 as 7 Gilead Place. This report reviews and recommends approval of the application to lift Part Lot Control to permit the division of the property into 8 free-hold townhouse lots.

An exemption from Part Lot Control is appropriate as the related City development approvals are in place. In addition, this report recommends that the owner of the lands register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior consent of the Chief Planner and Executive Director, City Planning or his designate.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12295.pdf>

TE15.32	ACTION		Delegated	Ward: 19
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Sign Variance - 100 Princes Boulevard (2 Strachan Avenue)

(April 4, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, an illuminated ground sign at the southwest corner of the Ricoh Coliseum property at 100 Princes Boulevard (2 Strachan Avenue) on condition that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. This report reviews and makes recommendations on a request by Marc Petitpas, on behalf of Maple Leafs Sports & Entertainment Ltd. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign at the southwest corner of the Ricoh Coliseum property at 100 Princes Boulevard (2 Strachan Avenue). Staff recommends approval of the application. The variances are minor and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12261.pdf>

TE15.33	ACTION		Delegated	Ward: 20
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Sign Variance - 180 Queen Street West

(March 27, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, an illuminated fascia sign, in the form of a corporate name and a logo, to represent “Mackenzie Investments” at the top floor level, on the south elevation of the building at 180 Queen Street West on a condition that the overall area of the proposed sign does not exceed 80.0m²; that the overall sign height does not exceed 4.5m and that energy efficient lights be used.
2. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

To review and make recommendations on a request by Dominic Rotundo with Pattison Sign Group on behalf of Mackenzie Financial Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign, in the form of a corporate name and a logo, to represent “Mackenzie Investments” at the top floor level on the south elevation of the building at 180 Queen Street West.

Staff recommends approval of the application on a condition that the overall area of the proposed sign does not exceed 80.0m² and the overall sign height does not exceed 4.5m. The variances as modified by staff are acceptable and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12414.pdf>)

TE15.34	ACTION		Delegated	Ward: 20
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Sign Variance - 56 York Street

(April 9, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, for identification purposes, two non-illuminated awning signs on the east elevation and one non-illuminated awning sign on the southeast elevation of the building at 56 York Street; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Andrew Todd, with World Impact Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two non-illuminated awning signs on the east elevation and one non-illuminated awning sign on the southeast elevation of the building at 56 York Street.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12235.pdf>

TE15.35	ACTION		Delegated	Ward: 27
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Sign Variance - 82 Bloor Street West

(April 4, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, two illuminated fascia signs on the south elevation and two illuminated fascia signs on the west elevation of the building at 82 Bloor Street West on condition that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

To review and make recommendations on a request by John David Adam with Zip Signs Ltd. on behalf of Harry Rosen Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs on the south elevation and two illuminated fascia signs on the west elevation of the building at 82 Bloor Street West.

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12251.pdf>)

TE15.36	ACTION		Delegated	Ward: 27
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Sign Variance - 350 Victoria Street

(April 11, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the request for variances to permit, for identification purposes, two illuminated fascia signs in the form of a corporate name and a logo to represent Ryerson University, at the top floor level, on the north and south elevations of the building at 350 Victoria Street and an illuminated fascia sign in the form of a corporate name and a logo to represent Ryerson University, at the top floor

level, on the west elevation of the building at 380 Victoria Street on condition that energy efficient lights be used; and

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

Summary

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

To review and make recommendations on a request by Dominic Magnone of Ryerson University for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs in the form of a corporate name and a logo to represent Ryerson University, at the top floor level, on the north and south elevations of the building at 350 Victoria Street and an illuminated fascia sign in the form of a corporate name and a logo to represent Ryerson University, at the top floor level, on the west elevation of the building at 380 Victoria Street. These two buildings form part of the Ryerson University Campus. The proposed signs are part of an integrated and unified signage program for the Ryerson University Campus buildings.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12224.pdf>

TE15.37	ACTION		Delegated	Ward: 28
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Sign Variance - 123 Queen Street West

(April 4, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, an illuminated fascia sign in the form of a corporate logo to represent "Sheraton Hotel", at the top floor level on the east elevation of the building at 123 Queen Street West on condition that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the

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

Summary

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

To review and make recommendations on a request by Dominic Rotundo with Pattison Sign Group on behalf of Sheraton Centre Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign in the form of a corporate logo to represent “Sheraton Hotel” at the top floor level, on the east elevation of the building at 123 Queen Street West.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12530.pdf>

TE15.38	ACTION		Delegated	Ward: 32
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Sign Variance - 1987 Queen Street East

(April 9, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to maintain, for identification purposes, an illuminated fascia sign in the form of a corporate name and a logo, to represent “Mars Beach Diner” on the front of the steel trellis structure which is located on the front of the building at 1987 Queen Street East on condition that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Ian Cooper-Planning and Development Consultant, on behalf of The Mars Diner, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, an illuminated fascia sign in the form of a corporate name and a logo, to represent “Mars Beach Diner” on the front of the steel trellis structure which is located on the front of the building at 1987 Queen Street East.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12218.pdf>

TE15.39	ACTION		Delegated	Ward: 28
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Sign Variance - 48 Yonge Street

(April 9, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variance to maintain, for identification purposes, two illuminated fascia signs in the form of a corporate name and a logo to represent E-Trade Canada on the south and east elevations of the building at 48 Yonge Street on condition that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by George Gregorian of Sunset Neon, on behalf of Kanji Investments Corp., for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, two illuminated fascia signs in the form of a corporate name and a logo to represent E-Trade Canada on the south and east elevations of the building at 48 Yonge Street.

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12253.pdf>)

TE15.40	ACTION		Delegated	Ward: 28
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Sign Variance - 55 University Avenue

(April 9, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, an illuminated ground sign along the University Avenue frontage of the property at 55 University Avenue on condition that energy efficient lights be used; and
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Karina Olivares of Daniel Johnson Architect Inc., on behalf of Starbucks Coffee Canada, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign along the University Avenue frontage of the property at 55 University Avenue.

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12227.pdf>)

TE15.41	ACTION			Ward: 21
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Turn Regulations - Bathurst Street and Alcina Avenue

(April 10, 2008) Report from Director, Transportation Services Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Rescind the “No Entry, from 7 a.m. to 9 a.m., Monday to Friday (bicycles excepted)” regulation onto Alcina Avenue from Bathurst Street.
2. Prohibit northbound “Left Turns, from 7 a.m. to 9 a.m., Monday to Friday,” from Bathurst Street onto Alcina Avenue (bicycles excepted).
3. Prohibit southbound “Right Turns, from 7 a.m. to 9 a.m., Monday to Friday (bicycles excepted),” from Bathurst Street onto Alcina Avenue.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget	\$5000.00

Summary

Transportation Services is requesting City Council’s approval to replace the time restricted “No Entry” regulation onto Alcina Avenue at Bathurst Street with northbound “No Left Turn” and southbound “No Right Turn” regulations, between the hours of 7 a.m. and 9 a.m., Monday to Friday, with bicycles excepted for the northbound left turn movement and the south-right turn movement.

This change is in keeping with current initiatives to clarify traffic regulations and bring traffic signs/signals into compliance with current Provincial practices where a discrepancy may exist at this time. This amendment does not change the current operational characteristics of the intersection.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12383.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12384.pdf>

TE15.42	ACTION		Delegated	Ward: 18
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Extension of Overnight On-Street Permit Parking Hours - Brock Avenue, Emerson Avenue, Margueretta Street, Pauline Avenue and St. Clarens Avenue

(April 17, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Extend the overnight on-street permit parking hours of operation on Brock Avenue, between Bloor Street West and Wallace Avenue, Emerson Avenue, between Bloor Street West and Wallace Avenue, Margueretta Street, between Bloor West and Wallace Avenue, Pauline Avenue, between Bloor Street West and Wallace Avenue, and St. Clarens Avenue, between Bloor Street West and Wallace Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week.
2. Rescind the 1 hour parking regulation from 8:00 a.m. to 6:00 p.m., daily, on St. Clarens Avenue, between Bloor Street West and Wallace Avenue.
3. Allow parking for a maximum period of 1 hour from 10:00 a.m. to 6:00 p.m., daily, on St. Clarens Avenue, between Bloor Street West and Wallace Avenue.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2008 operating budget	\$600.00

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to extend the overnight on-street permit parking hours on Brock Avenue, between Bloor Street West and Wallace Avenue, Emerson Avenue, between Bloor Street West and Wallace Avenue, Margueretta Street, between Bloor West and Wallace Avenue, Pauline Avenue, between Bloor Street West and Wallace Avenue, and St. Clarens Avenue, between Bloor Street West and Wallace Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week.

By extending the overnight on-street permit parking hours, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term commuter parking.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12468.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12469.pdf>

TE15.43	ACTION		Delegated	Ward: 27
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Proposed Changes to Parking and Traffic Operations - Scollard Street, west of Bay Street

(April 16, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Prohibit northbound left turns to Scollard Street at all times from the driveway located 26 metres west of Bay Street.
2. Approve the following changes upon removal of the temporary staging area currently in place on Scollard Street:
 - a. rescind the regulation authorizing the operation of parking machines between 7:00 a.m. and 12:00 midnight for a maximum period of 3 hours at a rate of \$2.50 per hour on the south side of Scollard Street from Bay Street to Hazelton Avenue;
 - b. rescind the “No Standing Anytime” regulation on the north side of Scollard Street between Bay Street and Hazelton Avenue;
 - c. rescind the regulation authorizing Permit Parking between 12:01 a.m. to 7:00 a.m., daily on the south side of Scollard Street from Bay Street to Hazelton Avenue;
 - d. adjust the current one-way westbound operation on Scollard Street from Bay Street to Hazelton Avenue to operate from a point 30 metres west of Bay Street to Hazelton Avenue;
 - e. prohibit stopping at all times on both sides of Scollard Street from Bay Street to a point 30 metres west;
 - f. prohibit standing at all times on the north side of Scollard Street from a point 30 metres west of Bay Street to Hazelton Avenue;

- g. authorize the operation of parking machines between 7:00 a.m. and 12:00 midnight for a maximum period of 3 hours at a rate of \$2.50 per hour on the south side of Scollard Street from a point 30 metres west of Bay Street to Hazelton Avenue; and
- h. prohibit parking except by permit between 12:01 a.m. to 7:00 a.m., daily on the south side of Scollard Street from a point 30 metres west of Bay Street to Hazelton Avenue.

Financial Impact

There is no financial impact on the City. All costs associated with the implementation of the left-turn prohibition and the two-way conversion of Scollard Street (Bay Street to a point 30 metres west), will be paid by the developer.

As a result of the proposed stopping prohibition needed for the two-way conversion of Scollard Street (Bay Street to a point 30 metres west), the Toronto Parking Authority estimates loss of annual revenue associated with the removal of five pay-and-display parking spaces would be approximately \$55,000.00.

Summary

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

Transportation Services is requesting Community Council's approval to introduce various changes to the parking regulations and traffic operations on Scollard Street between Bay Street and a point 30 metres west. These changes are stipulated in Site Plan Application No. 03 180385 STE 27 SA in association with the development of 1280 & 1290 Bay Street and 79 Scollard Street to enhance access to/from the development via Scollard Street and to prevent traffic infiltration.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12466.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12467.pdf>

TE15.44	ACTION		Delegated	Ward: 27
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Short Term Parking - Grenville Street, between Bay Street and Yonge Street

(April 16, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the regulation authorizing the operation of parking machines between 8:00 a.m. and 9:00 p.m., Monday to Saturday and between 1:00 p.m. and 9:00 p.m. Sunday for a maximum period of 3 hours at a rate of \$2.50 per hour on the south side of Grenville Street from a point 65 metres east of Bay Street to Yonge Street.
2. Authorize the operation of parking machines from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. Sunday for a maximum period of 3 hours at a rate of \$2.50 per hour on the south side of Grenville Street from Bay Street to a point 124 metres east and from a point 142 metres east of Bay Street to Yonge Street.
3. Allow parking for a maximum period of twenty minutes from 8:00 a.m. to 8:00 p.m., Monday to Friday on the south side of Grenville Street, from a point 124 metres east of Bay Street to a point 18 metres further east.
4. Prohibit parking from 8:00 p.m. to 8:00 a.m., Monday to Friday and at all times Saturday and Sunday on the south side of Grenville Street, from a point 124 metres east of Bay Street to a point 18 metres further east.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2008 Operating Budget interim appropriations	\$1000.00

Summary

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

Transportation Services is requesting approval to restrict parking to a maximum period of 20 minutes on the south side of Grenville Street in the vicinity of the “Native Child and Family Services of Toronto” building when children are picked up or dropped off. This regulation will apply to 3 parking spaces and should promote parking turnover in the area. There will be no impact on traffic operations, however, 3 pay-and-display parking spaces will be eliminated.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12436.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12437.pdf>)

TE15.45	ACTION		Delegated	Ward: 30
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Parking Prohibition and “Stop” Sign - Munro Street

(April 11, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Prohibit parking at all times on both sides of Munro Street between Kintyre Avenue and a point 74 metres north.
2. Install “Stop” sign control for southbound traffic on Munro Street at its intersection with Kintyre Avenue.

Financial Impact

All costs associated with the installation of signs/poles to identify parking and traffic regulations on Munro Street are the responsibility of the developer. The estimated cost for the sign and pole installation work is approximately \$1,500.00.

Summary

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

Transportation Services is requesting approval to prohibit parking on both sides of Munro Street, between Kintyre Avenue and a point 74 metres north, and to introduce a “Stop” control for southbound traffic on Munro Street at Kintyre Avenue. Munro Street, between Kintyre Avenue and Dundas Street East, is within the new residential development currently under construction on the former Don Mount Court site. Homes on a section of Munro Street near Kintyre Avenue will soon be occupied and part of the roadway will be opened to two-way vehicular traffic.

The parking prohibition will provide for two-way traffic operation as well as access for emergency service and waste collection vehicles. The “Stop” sign will control right-of way at the intersection.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12427.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12428.pdf>

TE15.46	ACTION		Delegated	
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Speed Hump Poll - Rawlinson Avenue - Between Roehampton Avenue and Broadway Avenue

(April 10, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council not authorize installation of speed humps on Rawlinson Avenue, between Roehampton Avenue and Broadway Avenue.

Financial Impact

Adoption of the above-noted recommendation has no financial impact. If Toronto and East York Community Council decides to approve the installation of speed humps on Rawlinson Avenue, the following financial impact will result:

1. The estimated cost of installing two speed humps on Rawlinson Avenue is \$6,000. Funds in the amount of \$265,000 are contained in the Transportation Services 2008 Capital Budget for traffic calming initiatives. The installation of speed humps on Rawlinson Avenue is subject to competing priorities and funding availability.

Summary

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

This report summarizes the results of the traffic calming poll undertaken on Rawlinson Avenue, between Roehampton Avenue and Broadway Avenue. The poll results indicated a response rate of less than 50 percent plus one, and accordingly, installation of speed humps is not recommended.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12470.pdf>

Attachment - Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12471.pdf>

Attachment - Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12472.pdf>

Attachment - Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12473.pdf>

TE15.47	ACTION			Ward: 21
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Rescind the ‘No Stopping Anytime’ regulation - St. Clair Avenue West, west of Tweedsmuir Avenue

(April 7, 2008) Report from Director, Transportation Services Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Rescind the “No Stopping Anytime” regulation on the north side of St. Clair Avenue West, from a point 30.5 metres east of Tweedsmuir Avenue to a point 37 metres west of Tweedsmuir Avenue; and
2. Prohibit stopping at all times on the north side of St. Clair Avenue West, from a point 30.5 metres east of Tweedsmuir Avenue to Tweedsmuir Avenue.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget.	\$200.00

Summary

Transportation Services is requesting City Council’s approval to rescind the “No Stopping Anytime” regulation on the north side of St. Clair Avenue West, from Tweedsmuir Avenue to a point 37 metres west thereof.

This change will provide additional parking spaces for local residents, visitors and persons attending a nearby church.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12322.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12323.pdf>

TE15.48	ACTION			Ward: 22
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Left turn prohibition - 630-650 Mount Pleasant Road

(April 11, 2008) Report from Director, Transportation Services Toronto and East York District

Recommendations

Transportation Services recommends that City Council prohibit eastbound 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, except Public Holidays at the driveway exiting the parking garage at Premises Nos. 630-650 Mount Pleasant Road.

Summary

Transportation Services is requesting City Council's approval to introduce an eastbound left turn prohibition, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays at the driveway exiting the parking garage at Premises Nos. 630-650 Mount Pleasant Road. This regulatory traffic control is a stipulation of Official Plan Amendment, Rezoning, and Site Plan Application No. 03 035130 SMI 22 OZ (203004) to ensure safe and efficient traffic operation at the driveway exiting this property.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12339.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12340.pdf>

TE15.49	ACTION		Delegated	Ward: 27
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Lane and Sidewalk Closure for Construction - Victoria Street

(April 10, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

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

1. Close the east sidewalk and northbound curb lane of Victoria Street, between a point 9.0 metres south of Dundas Street East and a point 42.9 metres south of Dundas Street East to pedestrians and vehicles for 17 months, from May 7, 2008 to October 31, 2009.
2. During this period, extend the existing "No Stopping Anytime" regulation on the east side of Victoria Street, between Dundas Street East and a point 26.0 metres south of Dundas Street East, to a point 47.9 metres south of Dundas Street East.
3. During this period, remove the existing "No Standing Anytime" regulation on the east side of Victoria Street, between a point 26.0 metres south of Dundas Street East and a point 47.9 metres south of Dundas Street East.
4. Return Victoria Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Urbancorp will bear the costs.

Summary

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

Urbancorp is renovating the exterior of a six-storey building on the southeast corner of Dundas Street East and Victoria Street, at 35 Dundas Street East. For this reason, Transportation Services must close the east sidewalk and the northbound curb lane on Victoria Street for 17 months.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12500.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12501.pdf>)

TE15.50	ACTION		Delegated	Ward: 27
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Lane and Sidewalk Closure for Construction - Scollard Street

(April 16, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

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

1. Close the sidewalk and curb lane on the south side of Scollard Street, between Bay Street and a point 97.2 metres east of Bay Street for 50 months, from June 2, 2008 to July 31, 2012.
2. During this period, implement “No Stopping Anytime” on both sides of Scollard Street, between Bay Street and a point 102.2 metres east of Bay Street.
3. During this period, remove the existing “No Parking Anytime” regulation on the north side of Scollard Street, between Bay Street and a point 102.2 metres east of Bay Street.
4. During this period, remove the existing “Permit Parking, 12:01 a.m. to 7:00 a.m.” regulation on the south side of Scollard Street, between Bay Street and a point 102.2 metres east of Bay Street.
5. During this period, remove the existing Pay-and-Display parking regulations on the south side of Scollard Street, between Bay Street and a point 102.2 metres east of Bay Street.

Street.

6. Return Scollard Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Menkes Developments Ltd. will bear the costs.

Summary

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

Menkes Developments Ltd. is building a 52-storey hotel/condominium and a 26-storey condominium at 50 Yorkville Avenue. For this reason, Transportation Services must close the sidewalk and curb lane on the south side of Scollard Street for 50 months.

Transportation Services must also close the east sidewalk and northbound curb lane of Bay Street on the flank of the property for 21 months. This issue is dealt with in a companion report “Bay Street – Lane and Sidewalk Closure for Construction” requiring City Council approval.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12504.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12505.pdf>

TE15.51	ACTION			Ward: 27
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Lane and Sidewalk Closure for Construction - Bay Street

(April 16, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council approve the following actions:

1. Close the sidewalk and curb lane on the east side of Bay Street, between Yorkville Avenue and Scollard Street for 21 months, from May 28, 2008 to February 28, 2010.
2. During this period, remove the existing One Hour Parking regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street.
3. During this period, remove the existing “No Parking, 7:30 a.m. to 9:30 a.m., except Sat., Sun. and public holidays” regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street.

4. Return Bay Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Menkes Developments Ltd. will bear the costs.

Summary

Menkes Developments Ltd. is building a 52-storey hotel/condominium and a 26-storey condominium at 50 Yorkville Avenue. For this reason, Transportation Services must close the sidewalk and curb lane on the east side of Bay Street for 21 months.

Transportation Services must also close the south sidewalk and south lane of Scollard Street on the flank of the property for 50 months. This issue is dealt with in a companion report “Scollard Street – Lane and Sidewalk Closure for Construction” requiring Toronto and East York Community Council approval.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12508.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12509.pdf>

TE15.52	ACTION		Delegated	Ward: 27
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Extension of Laneway Closure Duration - Bloor Street West

(April 17, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

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

1. Continue to close the public laneway north of Bloor Street West, between Bay Street and Bellair Street to vehicular traffic for 5 months, from May 7, 2008 to October 31, 2008.

Financial Impact

There is no financial impact on the City. Vanbots Construction Corporation will bear the costs.

Summary

This staff report is about a matter for which the Community Council has delegated authority

from City Council to make a final decision.

Vanbots Construction Corporation is constructing a two-storey addition to the existing Harry Rosen building at 82 Bloor Street West, on the north east corner of Bloor Street West and Bellair Street. They need to continue to keep the laneway at the rear of the property closed to vehicles and maintain a temporary pedestrian walkway on the north side of the laneway in order to complete construction.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12502.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12503.pdf>)

TE15.53	ACTION			Ward: 28
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Extension of Sidewalk Closure Duration - Scott Street

(April 17, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Council approve the following action:

1. Continue to close the sidewalk on the east side of Scott Street between a point 5.0 metres north of The Esplanade and a point 46.0 metres further north, for 8 months, from May 28, 2008 to December 31, 2008.

Financial Impact

There is no financial impact on the City. Cityzen Development Group will bear the costs.

Summary

Cityzen Development Group is building a 32-storey and a 15-storey condominium at a site on the east side of Scott Street, at 38 The Esplanade. They need to continue to keep the east sidewalk closed and maintain a temporary pedestrian walkway on the east side of the street in order to complete construction.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12506.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12507.pdf>)

TE15.54	ACTION			Ward: 19, 20, 32
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Installation/Removal of On-Street Parking Spaces for Persons With Disabilities - May 2008

(April 16, 2008) Report from Director, Transportation Services Toronto and East York District

Recommendations

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

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget	\$1,800.00

Summary

The purpose of this report is to obtain approval for the installation/removal of a number of on-street parking spaces for persons with disabilities on streets that are served by T.T.C. transit routes.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12303.pdf>

TE15.55	ACTION		Delegated	Ward: 14, 18, 19, 21, 30, 32
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Installation/Removal of On-Street Parking Spaces for Persons With Disabilities - May 2008

(April 16, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

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

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget.	\$2,700.00

Summary

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12430.pdf>)

TE15.56	ACTION			Ward: 27
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Disabled Person's Loading Zone - Davenport Road, between Avenue Road and North View Terrace

(April 10, 2008) Report from Director, Transportation Services Toronto and East York District

Recommendations

Transportation Services recommends that City Council designate a loading zone for a disabled person on the north side of Davenport Road, from a point 40 metres west of North View Terrace to a point 10 metres further west.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services 2008 Operating Budget	\$500.00

The Toronto Parking Authority estimates loss of annual revenue associated with the removal of two pay-and-display parking spaces on the north side of Davenport Road, from a point 40 metres west of North View Terrace to a point 10 metres further west would be approximately \$12,000.00.

Summary

Transportation Services is requesting approval from City Council to establish a disabled person's loading zone on the north side of Davenport Road, between Avenue Road and North View Terrace (fronting 156-158 Davenport Road) to facilitate curb side access for Wheel-trans vehicles and their passengers attending the Tenda Do Louro Jewellery Museum.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12373.pdf>)

Drawing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12374.pdf>)

(Deferred from April 8, 2008 - 2008.TE14.55)

TE15.57	ACTION		Delegated	Ward: 30
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School Zone - Logan Avenue

(March 12, 2008) Report from Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the school bus loading zone operating between 8:00 a.m. and 5:00 p.m., Monday to Friday, on the west side of Logan Avenue from a point 69 metres south of Danforth Avenue to a point 27.8 metres further south;
2. Rescind the 10-minute maximum parking limit operating between 8:00 a.m. and 9:00 a.m., 11:30 a.m. and 1:30 p.m., and 3:00 p.m. and 5:00 p.m., Monday to Friday, on the west side of Logan Avenue from a point 50 metres south of Danforth Avenue to a point 19 metres further south;
3. Rescind the no parking regulation, from 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 3:00 p.m., except Saturday, Sunday, and Public Holidays, on the west side of Logan Avenue from a point 50 metres south of Danforth Avenue to a point 19 metres further south.;
4. Rescind the no parking regulation on the west side of Logan Avenue from a point 30.5 metres south of Danforth Avenue to a point 96.1 metres further south and from a point 96.8 metres south of Danforth Avenue to a point 18 metres further south;
5. Allow parking for a maximum period of 10-minutes between 8:30 a.m. and 4:00 p.m. on the west side of Logan Avenue from a point 50 metres south of Danforth Avenue to a point 38.2 metres further south (student pick-up/drop-off);
6. Prohibit parking on the west side of Logan Avenue from a point 88.2 metres south of Danforth Avenue to a point 26.6 metres south; and
7. Amend the permit parking regulations on the west side of Logan Avenue between Garnock Avenue and Danforth Avenue from 12:01 a.m. to 9:00 a.m., to 12:01 a.m. to 8:30 a.m.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2008 operating budget interim appropriations	\$500.00

Summary

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

Transportation Services is requesting approval to remove the school bus loading zone and extend the maximum 10-minute parking student pick-up/drop-off zone in front of Frankland Community School on Logan Avenue, south of Danforth Avenue. The operating times of the extended student pick-up/drop-off zone are to be modified to operate during the entire school day, from 8:30 a.m. to 4:00 p.m., Monday to Friday. The hours of permit parking operation on Logan Avenue, between Garnock Avenue and Danforth Avenue will need to be adjusted from 12:01 a.m. to 9:00 a.m. to 12:01 a.m. to 8:30 a.m. to avoid conflict with the 8:30 a.m. start time of the student pick-up/drop-off zone.

This change will provide additional curb side space for parents to pick-up and drop-off their children attending Frankland Community School. The recommendations also address certain redundant and conflicting existing entries in the by-law.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12222.pdf>)

Drawing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12223.pdf>)

TE15.58	ACTION			Ward: 22
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Naming of Public Street Located Between 70 and 78 Manor Road East

(April 16, 2008) Report from City Surveyor

Recommendations

The City Surveyor recommends that, subject to City Council authorizing an exception to its policy of avoiding similar sounding street names:

1. the unnamed public street located between 70 and 78 Manor Road East be named “Manor Lane”; and
2. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision, provided that the staff recommendation is not amended so that it varies with City Policy or by-laws. This report recommends that the name “Manor Lane” be approved to identify the unnamed public street located between 70 and 78

Manor Road East.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12234.pdf>)

TE15.59	ACTION			
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Sale of Parcel of Land at 141 Boulton Drive

(April 14, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The City accept the Offer to Purchase from Shelly Koke and Brent Jang to purchase the City-owned property described as being Part of Lot 37 on Plan 608E and shown as Part 1 on Sketch No. PS-2007-162, subject to the retention of a permanent easement over the entire property for sewer purposes (the “Property”), in the amount of \$162,000.00, substantially on the terms and conditions outlined in Appendix “A” to this report;
2. Each of the Chief Corporate Officer and the Director of Real Estate Services be authorized severally to accept the Offer to Purchase on behalf of the City;
3. A portion of the proceeds of closing be directed to fund the outstanding expenses related to the completion of the sale transaction; and
4. The City Solicitor be authorized to complete the transaction on behalf of the City, including making payment of any necessary expenses, amending the closing date, the due diligence and other dates to such earlier or later date(s), on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

Revenue in the amount of \$162,000.00 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 the City-owned parcel of vacant land known municipally as 141 Boulton Drive, being Part of Lot 37 on Plan 608E and shown as Part 1 on Sketch No. PS-2007-162.

Negotiations with Shelly Koke and Brent Jang, the owners of 147 Boulton Drive, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

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/2008/te/bgrd/backgroundfile-12481.pdf>)

Attachment - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12482.pdf>)

Attachment - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12483.pdf>)

TE15.60	ACTION			Ward: 27
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Proposed Permanent Closure and Sale of the Public Lane at the Rear of 400 Yonge Street - Extending Northerly from Gerrard Street West

(April 15, 2008) Report from General Manager, Transportation Services and Chief Corporate Officer

Recommendations

The General Manager, Transportation Services and the Chief Corporate Officer recommend that City Council:

1. Permanently close a portion of the public lane, shown as Part 1 on the attached Sketch No. PS-2007-118 (the “Lane”), subject to compliance with the requirements of City of Toronto Municipal Code Chapter 162.
2. Direct Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. Direct Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City’s Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

4. Authorize the City to accept the Offer to Purchase from the adjoining owners, The Residences of College Park Tower III Inc. and The Residences of College Park Tower IV Inc. (the “Purchaser”), for the sale of the Lane, in the amount of \$261,000., substantially on the terms and conditions outlined in Appendix “A” to this report.
5. 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.
6. Grant authority to direct a portion of the proceeds of the closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction.
7. Authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses, amending the closing date, the due diligence and other dates to such earlier or later date(s) on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

The subject closing will not incur any costs to the City as the Purchaser is required to pay all costs associated with the closing of the Lane. We anticipate revenue in the amount of \$261,000. (net of GST), less closing costs and the usual adjustments from this sale.

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

Summary

The General Manager, Transportation Services and the Chief Corporate Officer request that a portion of the public lane at the rear of 400 Yonge Street be permanently closed, and that the said lane be sold to the adjoining land owners, The Residences of College Park Tower III Inc. and The Residences of College Park Tower IV Inc., substantially on the terms and conditions outlined in Appendix “A” to this report.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12512.pdf>

Attachment - Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12513.pdf>

Attachment - Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12514.pdf>

TE15.61	ACTION			Ward: All
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Use of Nathan Phillips Square for Various Events up to December 2008

(April 4, 2008) Report from Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. City Council give exemption to the Toronto Outdoor Art Exhibition, Tastes of Thailand, Irie Music Festival, Toronto Cuba Friendship Day, Mexican Independence Day, and Cavalcade of Lights to operate a beer garden and L'Oreal Fashion Week to serve wine and hard liquor at a “gated event” contingent upon the following conditions:
 - a. Approval of the A.G.C.O.
 - b. Approval of the Medical Officer of Health
 - c. Compliance with the City of Toronto’s Municipal Officer of Health
 - d. Receipt of all the necessary permits associated with the production of the event, i.e. special occasions permit, building permit, noise by-law extension permit
2. Permission be granted to the Fashion Design Council of Canada to host a “gated and ticketed” event;
3. City Council grant permission to the Red, White and Blue Knights Toy Drive, Ride for Diabetes Research, Scotiabank Toronto Waterfront Marathon and the CIBC Run for the Cure to solicit donations in support of their organizations;
4. City Council grant permission to Hiroshima Day and Cavalcade of Lights to use open flame;
5. City Council grant permission to Cavalcade of Lights and New Year’s Eve Bash to use special effects pyrotechnics;
6. The various events compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event; and
7. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Summary

It is recommended that Toronto and East York Community Council give exemption to the various events as listed in Table 1 (page 3) for the reasons detailed therein.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12297.pdf>)

TE15.62	ACTION		Delegated	Ward: 18, 21, 22, 28, 29, 30, 31, 32
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Business Improvement Areas (BIAs) Boards of Management Nominations, Additions and Deletions - Beach, Bloordale, Danforth Village, Forest Hill Village, Midtown Danforth and Old Cabbagetown

(April 16, 2008) Report from Director, Small Business & Local Partnerships

Recommendations

The Director of Small Business & Local Partnerships recommends that:

1. Toronto and East York Community Council establish a board of management for the Midtown Danforth BIA as set out in Attachment No. 1;
2. Toronto and East York Community Council approve the nominations to the Midtown Danforth BIA and additions and deletions to the Beach, Bloordale, Danforth Village, Forest Hill Village and Old Cabbagetown Boards of Management as set out in Attachment No. 2; and
3. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to include the new Midtown Danforth BIA and to reflect the changes to the BIA Boards of Management.

Summary

The purpose of this report is to recommend Toronto and East York Community Council establish a Board of Management for the Midtown Danforth BIA, appoint members to the Board, and approve additions and deletions to the Beach, Bloordale, Danforth Village, Forest Hill Village and Old Cabbagetown BIA Boards of Management. The Toronto and East York Community Council has delegated authority to make final decisions regarding BIA appointments.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12255.pdf>

TE15.63	ACTION			Ward: 32
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Appointment to Balmy Beach Park Board of Management

(April 18, 2008) Report from Shirley Hoy, City Manager

Recommendations

The City Manager recommends that:

1. Council appoint Mr. John W. Hunter (who has been nominated by the Mayor in accordance with legislative requirements as advised by the Balmy Beach Park Chair) to the Board of Management of Balmy Beach Park for a term of office expiring June 30, 2010, and until his successor is appointed; and
2. the City Manager's office report to the Executive Committee with recommendations on the changes necessary to delegate the authority to approve future appointments to this Board of Management.

Summary

This report recommends an appointment to the Board of Management of the Balmy Beach Park in accordance with legislative requirements on nomination of the Mayor. It also responds to a written request from the Mayor for a review of the nomination and appointments process prior to the next round of citizen appointments to this board.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12496.pdf>)

Memo

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12497.pdf>)

TE15.64	ACTION		Delegated	Ward: 21
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Renaming the Davenport Square Park to The Tollkeeper's Park

(April 17, 2008) Letter from Councillor Mihevc

Summary

Requesting the General Manager, Parks Forestry and Recreation to report to the Toronto and East York Community Council on renaming the Davenport Square Park to The Tollkeeper's Park.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12450.pdf>)

Communications

(April 14, 2008) letter from Jane Beecroft, Community History Project, submitting additional information and map (TE.MainTE15.64.1)

TE15.65	ACTION			Ward: All
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Endorsement of Events for Liquor Licensing Purposes

Summary

Seeking endorsement of events of Municipal Significance for liquor licensing purposes.

Communications

(April 7, 2008) letter from Colleen Smith and Christina Kozak, Factory Theatre, respecting The Fringe of Toronto Theatre Festival to be held at various locations on July 2 to 13, 2008 (TE.MainTE15.65.1)

TE15.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills