
Toronto and East York Community Council

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| Meeting No. | 19 | Contact | Frances Pritchard, Acting Administrator |
| Meeting Date | Tuesday, October 7, 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 | | |
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| 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 - 20

1:30 p.m.: Items 21 - 28

2:30 p.m.: Item 29

Declaration of Interest under the *Municipal Conflict of Interest Act***Confirmation of Minutes - September 9, 2008****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.

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| TE19.1 | ACTION | 10:00 AM | | Ward: 20 |
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Permanent Closure of Public Lane at the Rear of 585 Queen Street West

Statutory - City of Toronto Act, 2006

(September 19, 2008) Draft By-law from City Solicitor

Summary

To enact By-law to permanently close as a public lane and be sold upon the terms and conditions set out in Item GM16.13, as adopted by City Council at its meeting held on July 15, 16 and 17, 2008, the public at the rear of 585 Queen Street West.

Background Information

Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15901.pdf>)

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| TE19.2 | ACTION | 10:00 AM | Delegated | Ward: 14 |
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Sign Variance - 1540 Bloor Street West

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

Recommendations

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

1. refuse the request for variances to maintain, for identification purposes, four non-illuminated fascia signs on the north, south and east elevations of the building at 1540 Bloor Street West.

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 Kamyar Mortazavi on behalf of 1540 BSW Development Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, four non-illuminated fascia signs on the north, south and east elevations of the building at 1540 Bloor Street West.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15840.pdf>

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| TE19.3 | ACTION | 10:00 AM | | Ward: 32 |
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Inclusion on Heritage Inventory - 1091 Eastern Avenue

(June 20, 2008) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 1091 Eastern Avenue (Ashbridge's Bay Treatment Plant Pumping Stations, 1911 and 1971) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include the property at 1091 Eastern Avenue on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the property at 1091 Eastern Avenue, which contains two separate pumping stations designed in 1911 and 1971 for the Ashbridge's Bay Treatment Plant, has cultural heritage value and merits inclusion on the City's heritage inventory. The inclusion of the property on the heritage inventory would enable staff to monitor any applications affecting the site and encourage the retention of its heritage values and attributes.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15662.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15663.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15664.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15665.pdf>)

3a Inclusion on Heritage Inventory - 1091 Eastern Avenue

(September 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 include the property at 1091 Eastern Avenue (Ashbridge's Bay Treatment Plant Pumping Stations, 1911 and 1971) on the City of Toronto Inventory of Heritage Properties.

Summary

For consideration with report (June 20, 2008) from the Director, Policy and Research, City Planning Division.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15862.pdf>)

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| TE19.4 | ACTION | 10:00 AM | | Ward: 27 |
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Demolition of a Structure Within the South Rosedale Heritage Conservation District and Approval of Replacement Structure - 45 Castle Frank Road

(September 3, 2008) Report from Toronto Preservation Board, Toronto and East York Community Council

Recommendations

The City Planning Division recommends that:

1. City Council approve the request to demolish 45 Castle Frank Road, an "unrated" structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act;

2. City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, Saeed Kauser, prepared by Lorne Rose Architect, including; Existing Site Plan, A1 Proposed Site Plan, A2 Landscape Plan, A3 Site Statistics, A4 Basement Floor Plan & Ground Floor Plan, A5 Second Floor Plan & Third Floor Plan, A6 Garage Floor Plan & Elevations, A7 Front Elevation, A8 Rear Elevation, A9 North Elevation, A10 South Elevation, all dated, August 22, 2008, date stamped received by Heritage Preservation Services August 25, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner;
 - a. Prior to the issuance of any building permit for the replacement structure located at 45 Castle Frank Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve the demolition of an “unrated” house in the South Rosedale Heritage Conservation District (SRHCD) and approve the design of the replacement structures in accordance with Section 42 (1) of the Ontario Heritage Act, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services for the final building permit plans.

The existing structure does not contribute to the heritage character of the SRHCD and the replacement structure is substantially in accordance with the SRHCD Plan Guidelines.

This consent under the Ontario Heritage Act is in addition to Demolition Permits required under the Building Code Act and the Planning Act and the approval of variances to the existing zoning by-law.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15675.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15676.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15677.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15678.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15679.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15680.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15681.pdf>

4a Demolition of a Structure Within the South Rosedale Heritage Conservation District and Approval of Replacement Structure - 45

Castle Frank Road

(September 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 request to demolish 45 Castle Frank Road, an “unrated” structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, Saeed Kauser, prepared by Lorne Rose Architect, including; Existing Site Plan, A1 Proposed Site Plan, A2 Landscape Plan, A3 Site Statistics, A4 Basement Floor Plan & Ground Floor Plan, A5 Second Floor Plan & Third Floor Plan, A6 Garage Floor Plan & Elevations, A7 Front Elevation, A8 Rear Elevation, A9 North Elevation, A10 South Elevation, all dated, August 22, 2008, date stamped received by Heritage Preservation Services August 25, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner:
 - a. Prior to the issuance of any building permit for the replacement structure located at 45 Castle Frank Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.

Summary

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

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15865.pdf>

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| TE19.5 | ACTION | 10:00 AM | | Ward: 27 |
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Refusal of Alterations to a Designated Heritage Property - 3 Old George Place

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

Recommendations

The City Planning Division recommends that:

1. City Council refuse the application to alter 3 Old George Place made August 18, 2008 by the applicant, Moriyama and Teshima Architects
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

Summary

This report recommends refusal of an application to alter a property in the North Rosedale Heritage Conservation District (NRHCD) at 3 Old George Place. The property was designated under Part V of the Ontario Heritage Act, enacted by City Council on Sept. 30, 2004, and is identified as a “Category A” building. Category A buildings have the highest level of significance in the HCD, have been determined to be of national or provincial heritage significance, and contribute to the heritage character of the NRHCD.

No. 3 Old George Place was designed by prominent Canadian architect John B. Parkin and is an excellent example of the 1960s modernist movement in Canada. The property makes a significant contribution to the unique streetscape character of this part of the NRHCD ravine lands.

The applicant proposes to build additions on the front of the property that will block views to the existing front of the house and connect to the garage at the front of the property. The garage will also have a partial second storey addition.

This application does not meet the intent of the Official Plan in protecting heritage resources. The proposed alterations would damage the heritage character of the property and significantly alter the streetscape of Old George Place.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15868.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15869.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15870.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15871.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15872.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15873.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15874.pdf>

Attachment 7

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15875.pdf>

Attachment 8

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15876.pdf>

Attachment 9

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15877.pdf>

Attachment 10

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15878.pdf>)

Attachment 11

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15879.pdf>)

5a Refusal of Alterations to a Designated Heritage Property - 3 Old George Place

(September 19, 2008) Report from Toronto Preservation Board

Recommendations

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

1. Approve Option 1 wherein the applicant proposes to add a large, two storey addition joining the front of the house to the garage. The addition is divided into three spaces; a one storey “formal dining room” to the east of the existing main entrance; a two storey block joining the front façade of the house to the garage; and a two storey block on the west of the front façade which extends beyond it to create a new entrance area. The applicant also proposes the addition of a second, glazed storey to the garage, which will be connected to the new second floor of the house. More space will be added over the back of the house with an expanded second storey. The as-built cladding on the house will be removed and replaced with a different cladding material. The cladding on the garage will remain as is; and
2. Receive the report (September 3, 2008) from the Director, Policy and Research, City Planning Division, for information.

Summary

To be considered with report (September 3, 2008) from the Director, Policy and Research, City Planning Division.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15885.pdf>)

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| TE19.6 | ACTION | 10:00 AM | | Ward: 22 |
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 129 St. Clair Avenue West

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

Recommendations

The City Planning Division recommends that City Council:

1. State its intention to designate the property at 129 St. Clair Avenue West (Deer Park United Church) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the proposed 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.

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 129 St. Clair Avenue West under Part IV, Section 29 of the Ontario Heritage Act. The property, which contains Deer Park United Church, was listed on the City of Toronto Inventory of Heritage Properties on January 29 and 30, 2008.

Representatives of the Trustees of Deer Park United Church have advised staff that they are in the process of selling the property. There are concerns in the community about the potential redevelopment of the site.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15880.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15881.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15882.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15883.pdf>)

6a Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act (Ward 22 St. Paul's) - 129 St. Clair Avenue West

(September 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 state its intention to designate the property at 129 St. Clair Avenue West (Deer Park United Church) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the proposed 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.

Summary

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

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15884.pdf>

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| TE19.7 | ACTION | 10:00 AM | | Ward: 27 |
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Final Report - Rezoning Application - 45 Charles Street East

Statutory - Planning Act, RSO 1990

(September 16, 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. 6.
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. construction of an indoor swimming pool at the Wellesley Community Centre, located at 495 Sherbourne Street, or construction of other community recreation facilities in the vicinity of the *lot*;

- ii. require that the cash amounts identified in i. shall be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;
 - iii. 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;
 - iv. 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;
 - v. convey a 0.95 metre wide strip of land abutting the east limit of the substandard public lane abutting the site on the west;
 - vi. convey a triangular corner splay at the northeast corner of the intersection of the east-west and north-south public lanes;
 - vii. incorporate in the construction of the building, and maintain, design and exterior materials satisfactory to the Chief Planner and Executive Director; and
 - viii. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on July 25, 2008 (originally submitted June 2007), to the satisfaction of the Chief Planner and Executive Director.
4. 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 or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This is an application to amend the Zoning By-law 438-86, as amended, to permit a 33-story residential building at 45 Charles Street East. The existing eight-storey office building would be demolished.

The proposed gross floor area of the building is 24,122 square metres resulting in a density of 12.1 times the area of the lot. The development would include 325 dwelling units and is proposed to be approximately 107 metres in height to the top of the mechanical penthouse.

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-15731.pdf>)

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| TE19.8 | ACTION | 10:00 AM | | Ward: 27 |
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Final Report - Rezoning Application - 1 and 23 Bloor Street East, 14 Hayden Street and 709 and 711 Yonge Street

Statutory - Planning Act, RSO 1990

(September 18, 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 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into an Amending Section 37 Agreement satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement(s) to be registered against the title of the lands for the development to secure the following facilities, services, and matters:
 - a. The owner will pay to the City, prior to the issuance of the first above grade building permit for the lot, the sum of \$800,000 (in addition to the \$2,000,000 secured through the existing Section 37 Agreement) for the purpose of local streetscape improvements in the vicinity of the lot to the satisfaction of the City;
 - b. provide not less than 40 square metres of publicly accessible open space for pedestrian movement in addition to the public sidewalk at the ground level to be located at the intersection of Yonge Street and Bloor Street, the location and design to be to the City's satisfaction;
 - c. provide an easement, if so requested by the General Manager of Transportation Services at the time of site plan approval of this development, that would provide for pedestrian access to the property at the southeast corner of Yonge Street and Bloor Street East;
 - d. The owner will design, construct and convey to the City, to the satisfaction of the Director of Technical Services, a 1.5 metre widening on the north side of

Hayden Street as detailed on the site plan drawings submitted with this application. The estimated value of the widening (to be verified by Development Engineering) is \$80,000 to \$100,000. A letter of credit will be required for that amount;

- e. The Hayden Street widening is to be completed within 6 months (allowing for poor winter weather) of the completion of the building on site;
- f. The owner has agreed to pay Toronto Transit Commission the minimum sum of \$178,000 to an upset of \$300,000 in lieu of constructing a below grade TTC / PATH from Yonge Street to Hayden Street via 33 Bloor Street East if the below-grade connection from Yonge Street to 33 Bloor Street East lower concourse is not constructed;
- g. The cash amount identified in the above shall be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Amended Section 37 Agreement to the date of submission of the funds by the owner to the City;
- h. provide a public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost, of all buildings and structures on the lands to be paid at time of first building permit;
- i. The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development:
 - 1. provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer irrigation system for all new trees in the public rights-of-ways, satisfactory to the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation;
 - 2. 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;
 - 3. incorporate in the construction of the building, and maintain, design and exterior materials satisfactory to the Chief Planner and Executive Director;
 - 4. build in conformity with the Green Development Standard Checklist

submitted by the applicant and date stamped as received on September 17, 2008, to the satisfaction of the Chief Planner and Executive Director;

5. provide the incorporation in the construction of the site, landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
 6. 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;
 7. 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;
 8. provide continuous weather protection with a minimum clear depth of three metres and maximum height of five metres on Yonge Street;
4. City Council rescind Zoning By-law 762-2003 after the enactment of the site specific zoning by-law;
 5. Authorize the City Solicitor Require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of the first above grade building permit;
 6. Require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of a foundation permit, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
 7. Require the owner to provide for any improvements to the municipal infrastructure in connection with the Site Servicing Assessment and Traffic Impact Study, should it be determined that upgrades are required to the infrastructure to support this development according to the Site Servicing Assessment and Traffic Impact Study as accepted by the Executive Director, Technical Services;
 8. Require the owner to contact the Traffic Operations section a minimum of six months prior to construction of the project in order to allow for the necessary reports and by-laws to be enacted in conjunction with the proposed road improvements identified in Recommendation 6 above; and
 9. Require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of a foundation permit, fire hydrant flow test results, including information pertaining to when and the specific hydrant locations where the fire hydrant flow tests were conducted.

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 78-storey (81 level) development containing retail, office, hotel, residential and accessory uses on lands at the southeast corner of the Yonge and Bloor intersection (1 and 23 Bloor Street East, 14 Hayden Street and 709 and 711 Yonge Street). The development site is commonly referred to as 1 Bloor Street East.

In 2003 City Council approved a 60 storey mixed use development on the subject property excluding 709 and 711 Yonge Street. This report reviews and recommends approval of the application to amend the Zoning By-law to construct a taller building with more gross floor area.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15763.pdf>

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| TE19.9 | ACTION | 10:00 AM | | Ward: 28 |
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Final Report - 181-225 Mill Street Rezoning Application

Statutory - Planning Act, RSO 1990

(September 16, 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 438-86, as amended, to permit the use of a district energy heating and cooling plant prior to lifting the (h) holding symbol substantially in accordance with the draft Zoning By-law Amendment, Attachment 5; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Summary

This application 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.

The application proposes to amend Zoning By-law 438-86, as amended, to add a use prior to lifting the (h) in order to permit a district energy heating and cooling plant in the RA zoning category to portion of the lands known as 181-225 Mill Street, also known as 'Block 8' in the West Don Lar Precinct Plan.

The Central Waterfront Plan promotes the use of sustainable technologies such as, district energy heating and cooling and the King-Parliament Plan also promotes these uses specifically within the West Don Lands.

This report reviews and recommends approval of the application to permit a district energy heating and cooling use prior to lifting the (h) holding symbol and to amend Zoning By-law 438-86, as amended.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15717.pdf>)

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| TE19.10 | ACTION | 10:00 AM | | Ward: 19 |
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Final Report - Rezoning Application - 171 East Liberty Street

Statutory - Planning Act, RSO 1990

(September 22, 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 of the former City of Toronto to permit certain retail and service uses as described in this report;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment which will be distributed to the October 7, 2008 meeting of Toronto and East York Community Council, as may be required;
3. Before introducing the necessary Bill to City Council for enactment, require the applicant to enter into an agreement with the City satisfactory to the City Solicitor to secure landscaping of the site substantially in accordance with the Landscape Plan attached as Attachment 6 to this report. The Landscape Plan will be subject to revisions to the Hanna Avenue streetscaping and final approval by the Chief Planner and Executive Director, City Planning Division and the Supervisor, Tree Protection and Plan Review, Urban Forestry;
4. Before introducing the necessary Bill to City Council for enactment, require the applicant to provide financial security for planting in the street right of way and on private property to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the Supervisor, Tree Protection and Plan Review, Urban Forestry; and
5. If the applicant wishes to request the City to permanently close and sell a portion of

Hanna Avenue immediately to the west of 171 East Liberty Street which is currently being leased to the applicant for parking, the applicant be directed to file an application with Transportation Services to initiate the road closure process.

Summary

This application was made on October 2, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes an amendment to City of Toronto Zoning By-law 438-86 to permit retail and services uses on the ground floor of the existing commercial-industrial building at 171 East Liberty Street. The total area being proposed for retail and service uses is 11,645 square metres, which represents the area of the ground floor of the existing building.

This report reviews and recommends approval subject to certain conditions and restrictions on the type, unit size and total amount of retail and service uses, of the application.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15835.pdf>

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| TE19.11 | ACTION | 11:00 AM | | Ward: 22 |
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Final Report - Zoning By-law Amendment Application and Rental Housing Demolition Permit Application - 299 Roehampton Avenue

Statutory - Planning Act, RSO 1990

(September 15, 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 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, in consultation with the Chief Planner & Executive Director of City Planning, to make such stylistic, technical or other changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in this report.
3. City Council authorize the Chief Planner and Executive Director to issue approval to the application to demolish the rental housing units located at 42, 44, 46, 48, 50 Rawlinson Avenue and 325 & 327 Roehampton Avenue under Municipal Code Chapter 667.

4. Before introducing the necessary Bill(s) to City Council authorize the appropriate City officials and require the owner to execute 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. The agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor, will secure the following facilities, services and matters:
 - i. \$500,000 for deposit to a dedicated fund for the construction of improvements to the Northern Secondary School playing field with such improvements to be determined by the Chief Planner in consultation with the Toronto District School Board. The use of these funds for the purpose of playing field improvements is contingent upon securing for the general public, reasonable access to the playing field for recreational purposes outside of school hours. In the event that reasonable public access cannot be secured, or in the event that playing field improvements have not commenced within 5 years of the by-law coming into force and effect, Council authorizes the use of these funds for alternative park acquisition or improvements in Ward 22. These funds are to be provided to the City upon the implementing zoning by-law for the development coming into full force and effect;
 - ii. \$500,000 for deposit into the parkland acquisition and development fund that is established to purchase, design and construct a new park in the Yonge – Eglinton Centre. Such funds are to be provided to the City upon the issuance of the first above-grade building permit for the third apartment building on the site;
 - iii. The owner shall maintain the 431 existing rental dwelling units as rental housing for a minimum period of twenty (20) years commencing from the date this by-law comes into effect, and agrees that no application for a conversion to condominium will be made for these units during the twenty year period;
 - iv. Prior to, or in conjunction with, the construction of a building within Area C, the owner shall construct a recreation centre for the exclusive use of the residents of the lot, located within Area D, which shall contain a minimum of 900 square metres of residential amenity space;
 - v. The owner shall develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, an appropriate Construction Mitigation Plan and Resident Communication Strategy prior to the issuance of a demolition permit;
 - vi. The owner pay all costs associated with the installation of a southbound left-turn advance phase at the intersection of Eglinton Avenue East and Mount Pleasant Road, as assessed by iTRANS Consulting in their August 2007 report;
 - vii. The owner will incorporate in the construction of the building, exterior materials to be shown on 1:50 scale drawings of the Rawlinson Avenue building frontage that form part of the approved Site Plan for the development. This is to be included in the Section 37 agreement as a matter of legal convenience; and

- viii. The cash amount identified in (4) (i) above shall be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.
5. The owner will enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of the first above grade building permit.
6. Before the introduction of the necessary Bills to City Council, the applicant shall have received permission for the protection, removal and replacement of trees on site pursuant to an application under Toronto Municipal Code Chapter 813, Article III, “Tree Protection” for the private trees that qualify for protection and are proposed to be removed as part of the proposal.
7. The owner will submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of any permit including excavation and shoring, a site servicing review to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate.
8. The owner will provide for any improvements to the municipal infrastructure in connection with the functional servicing report, as accepted by the Executive Director of Technical Services, should it be determined that upgrades to such infrastructure are required to support this development.
9. City Council authorizes 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 after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This is an application to amend Zoning By-law 438-86 to permit the construction of a 14-storey residential building on the southwest corner of Roehampton and Rawlinson Avenues. A Rental Housing Demolition Permit Application has also been submitted under Section 111 of the City of Toronto Act.

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

- a. The building has been located and massed to be compatible with and provide a transition to, the adjacent lower scale Neighbourhoods and meet the development criteria set out for development within Apartment Neighbourhood areas.
- b. The proposal represents a compatible infill development on a site containing an existing apartment.

- c. The community benefits that would be available as a result of approval and construction of this development include improvements to the Northern Secondary School playing fields and a cash dedication to the planned acquisition and development of a new park in the Yonge-Eglinton Centre.

Further, this report also advises that the Chief Planner may approve the issuance of a demolition permit for the seven rental housing units currently on the site.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15703.pdf>

Communications

(September 18, 2008) e-mail from Art McIlwain, Gleneden Property Service Corporation (TE.Main.TE19.11.1)

(September 17, 2008) e-mail from Deirdre Thompson (TE.Main.TE19.11.2)

(September 19, 2008) e-mail from Michael Szego (TE.Main.TE19.11.3)

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| TE19.12 | ACTION | 11:00 AM | | Ward: 14 |
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Supplementary Report- To amend the Final Report for 57 and 59 Elm Grove Avenue

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that City Council adopt the Recommendations of the Final Report of the Director of Community Planning, Toronto and East York District, dated August 16, 2007, amended as follows:

1. Recommendation 4(ii) be replaced with the following:
 - ii. Provide written confirmation from the owner to the Chief Planner and Executive Director, City Planning Division that 59 Elm Grove Avenue, containing a pair of semi-detached dwellings fronting on Elm Grove with a total of 2 dwelling units and 4 row houses to the rear, will be registered as one standard condominium corporation.
2. the Official Plan Amendment be replaced with Attachment 1 to this report;
3. the Zoning By-law Amendment be replaced with Attachment 2 to this report.

Summary

This report recommends technical amendments to the August 16, 2007 Final Report for 57 & 59 Elm Grove Avenue with respect to number of units, number of parking spaces and gross floor area. This report supersedes and replaces the September 7, 2007 Supplementary Report. As the August 16, 2007 report was adopted by Council at its meeting of September 27, 2007, this report amends the previous recommendations. The Bills to enact the By-law were held to finalize outstanding technical details. The attached Official Plan and Zoning By-law Amendments address these technical details.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15723.pdf>)

Excerpt from City Council Minutes of September 26 and 27, 2007 Re: Item TE8.2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15919.pdf>)

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| TE19.13 | ACTION | 11:00 AM | | Ward: 22 |
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Final Report - Rezoning Application - 200 Madison Avenue

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the property at 200 Madison Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
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, to give effect to the intent of the recommendations contained in this report.
3. City Council require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of the first above-grade building permit.
4. City Council require the owner to develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, a Construction Mitigation Plan prior the issuance of the demolition permit.

Summary

This application was made on November 16, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes to demolish an existing one-storey warehouse/office building and replace it with a five and six-storey apartment building with 82 affordable rental units, at 200 Madison Avenue.

City Planning recommends approval of the application to rezone the subject site from an industrial to residential use. The proposal is consistent with the policies of the Official Plan and brings the Zoning By-law into conformity with the Official Plan. The proposal also provides a good transition between neighbouring development intensity and scale.

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-15692.pdf>)

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| TE19.14 | ACTION | 11:00 AM | | Ward: 22 |
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Final Report - Rezoning Application - 1815 Yonge Street and 25 Merton Street

Statutory - Planning Act, RSO 1990

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
2. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic, technical or other changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in this report.
3. City Council require the owner to provide Section 37 cash contributions toward community benefits as follows:
 - i. \$200,000.00 for the redesign and reconstruction of the existing street parking on the north side of Frobisher Avenue between Oriole Parkway and Lascelles Boulevard. Redesign and reconstruction will allow for the construction of new handicapped accessible spaces for use by all special needs visitors to Oriole Park, including visitors to the new Neshama (accessible) playground;
 - ii. \$150,000.00 for the reconstruction of the two existing tennis courts in Oriole

Park;

- iii. \$420,000.00 for deposit to the parkland acquisition and development fund that will be established to purchase, design and construct a new park in Yonge-Eglinton Centre; and
 - iv. \$130,000.00 for Beltline Park (south of Oriole Park) improvements which will include, pathway surface upgrade and drainage ditch construction.
4. Require that the community benefits (detailed in recommendation 4 above) shall be secured in a Section 37 Agreement, to the satisfaction of the City Solicitor, between the owner and the City of Toronto before introducing the necessary Bill(s) to City Council for enactment.
 5. Require that all Section 37 contributions identified in recommendation 4 (i), (ii), (iii) and (iv) above shall be submitted by the owner to the City at such time as the site specific zoning by-law comes into force.
 6. Require the owner to develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, an appropriate Construction Mitigation Plan and Resident Communication Strategy prior to the issuance of the first building permit (including excavation permit). Such plan and strategy shall be secured in the Section 37 Agreement as a legal convenience.
 7. Require the owner to incorporate, in the construction of the building, exterior materials generally as shown on 1:50 scale drawings of the Yonge Street and Merton Street frontages with building materials labelled to the approval of the Chief Planner and Executive Director. Such exterior materials and drawings shall be secured in the Section 37 Agreement as a legal convenience, recognizing that the drawings may be subject to change but only if so determined through the site plan process.
 8. Require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of the first above-grade building permit.
 9. Require the owner to provide and maintain an irrigation system for the proposed trees within the public road allowances, including an automatic timer designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with backflow preventer to the satisfaction of the General Manager of Parks and Recreation.
 10. Require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of any permit (including excavation permit), a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate.
 11. Require the owner to provide for any improvements to the municipal infrastructure in connection with the Site Servicing Assessment and Traffic Impact Study should it be determined that upgrades are required to the infrastructure to support this development

according to the Site Servicing Assessment and Traffic Impact Study as accepted by the Executive Director, Technical Services.

Summary

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

This application, pertaining to the lands located at 1815 Yonge Street and 25 Merton Street proposes the construction of a 24-storey residential condominium building. Included in those 24-storeys is a 4-storey podium which extends eastwards on its lot along the Merton Street frontage. The podium is proposed to consist of stacked, multi-storey townhouse style units.

The City Planning Division is recommending approval of this application given:

- the proposed redevelopment and residential intensification is of an underutilized commercial site on the Yonge Street arterial that has contained two 2-storey buildings that have been vacant for many years;
- the compliance of this proposal with the development criteria for new development in Mixed Use Areas;
- the proximity of the site to transit, retail, service and entertainment facilities and places of employment;
- the attention that has been given in the design of this project to the reduction of shadow impact of the proposed new building on the existing buildings in the immediate area;
- the attention that has been given by the applicant to the streetscape and building details to ensure that the development fits within its built form context and open space surroundings; and
- the community benefits that would be available as a result of approval and construction of this development including, redesign and construction of the street parking associated with the Oriole Park – Neshama playground, reconstruction of two tennis courts in Oriole Park, improvements to the Kay Gardiner Beltline Park and a cash dedication to the planned acquisition and development of a new park in the Yonge-Eglinton Centre.

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-15705.pdf>

Communications

(September 23, 2008) e-mail from Art McIlwain, President, Glenden Property Service Corporation (TE.Main.TE19.14.1)

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| TE19.15 | ACTION | 11:00 AM | Ward: 32 |
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Rezoning Application and Site Plan Control Directions Report - 763-765 Woodbine Avenue & 1945-1955 Gerrard Street East

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

Recommendations

The City Planning Division recommends that City Council:

1. direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board (OMB) hearing to oppose the applications as currently proposed.
2. direct staff to continue to negotiate with the applicant in an attempt to resolve outstanding matters as outlined in this report including, but not limited to, issues related to Height and Massing, Urban Design and Streetscaping.
3. Subject to the applicant addressing the issues raised in this report to the satisfaction of the Director of Community Planning, Toronto and East York District, City Council direct the City Solicitor to report back to City Council on any proposed settlement.
4. authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

Summary

The application for zoning by-law amendment 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*. The applicant appealed the zoning by-law application and site plan application to the Ontario Municipal Board due to City Council's failure to make a decision within the time allotted by the Planning Act. The purpose of this report is to seek City Council's direction for the hearing of the appeal which is expected to be scheduled for mid-fall, 2008.

The applicant proposes to construct a 6 storey mixed use building with a mezzanine, which therefore appears as a 7 storey building. The proposed building contains 29 residential units with commercial units at grade at 763-765 Woodbine Avenue and 1945-1955 Gerrard Street East.

This report recommends that the proposal be opposed in its current form, however, staff should continue discussions with the applicant in an attempt to resolve the outstanding matters as outlined in this report.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15841.pdf>)

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| TE19.16 | ACTION | 11:00 AM | | Ward: 14 |
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Rezoning and Site Plan Applications Request for Direction Report - 1638 Bloor St W

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

Recommendations

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

1. consider the Request for Directions Report for 1638 Bloor Street West which will be submitted to the October 7, 2008 Toronto and East York Community Council meeting.

Summary

On January 31, 2008 M. Behar Planning and Design Inc. on behalf of HP Bloor Street Ltd. applied for a Zoning By-law amendment to construct a 12 storey building containing retail uses on the ground floor and 108 residential units above.

The proposed total gross floor area is 10,886.9m² or 8.5 times the area of the lot and the proposed height is 43.55m inclusive of the mechanical penthouse. A total of 125 parking spaces would be provided in a five level underground parking garage that would be accessible from the rear lane to the north.

On June 26, 2008 HP Bloor Street Ltd. appealed the rezoning and site plan applications to the Ontario Municipal Board due to Council's failure to make a decision within the time allotted by the Planning Act.

The OMB has set a hearing date of November 12, 2008. Staff would like to provide Toronto and East York Community Council with a comprehensive review and appropriate recommendations for the scheduled OMB hearing. Therefore, staff are preparing a Directions Report which will be before Community Council on October 7, 2008.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15832.pdf>

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| TE19.17 | ACTION | 11:00 AM | Delegated | Ward: 28 |
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Maintenance of a Gas Meter/Regulator and Bollards - 311 Adelaide Street East

(September 18, 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 maintenance of the gas meter/regulator and bollards which encroach within a portion of the public right of way on the Frederick Street flank of 311 Adelaide Street East, subject to the property owner entering into an agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - b. maintain the encroachments 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 encroachments beyond what is allowed under the terms of the Agreement;
 - c. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - d. provide a Legal Survey of the property;
 - e. limit the life of the Agreement to the removal of the encroachments or the date of demolition of the building at 311 Adelaide Street East, whichever is the less; and
 - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
2. 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; and
3. request Legal Services to prepare, execute and arrange to register the Encroachment Agreement.

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 developer/owner of 311 Adelaide

Street East for the maintenance of a gas meter/regulator and three steel bollards that encroach approximately 0.66 m onto the City sidewalk on the Frederick Street flank of 311 Adelaide Street East.

As the gas meter/regulator and bollards do not impact negatively on the public right of way, Transportation Services recommends approval of these encroachments.

The developer/owner together with any interested parties will be given the opportunity to make a deputation before Community Council.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15765.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15766.pdf>)

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| TE19.18 | ACTION | 11:00 AM | Delegated | Ward: 31, 32 |
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Maintenance of Planters - Both Sides of Danforth Avenue, from Westlake Avenue to Victoria Park Avenue - Danforth Village BIA

(September 16, 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 maintenance of planters on both sides of Danforth Avenue, from Westlake Avenue to Victoria Park Avenue, subject to the Danforth Village Business Improvement Area entering into an agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - b. maintain the encroachments 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 encroachments beyond what is allowed under the terms of the Agreement;
 - c. pay for the costs of preparing the Agreement;
 - d. remove the encroachments upon receiving 60 days written notice to do so; 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. request Legal Services to prepare and execute the Encroachment Agreement.

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 application on behalf of the Danforth Village Business Improvement Area for the maintenance of 40 above-grade concrete planters on both sides of Danforth Avenue from Westlake Avenue to Victoria Park Avenue.

Although the location of the planters requires a variance from the former City of Toronto Municipal Code, they do not impact negatively on the public right of way. Transportation Services recommends approval of this encroachment.

A representative from the Danforth Village Business Improvement Area together with any interested parties will be given the opportunity to make a deputation before Community Council.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15739.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15740.pdf>

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| TE19.19 | ACTION | 11:00 AM | Delegated | Ward: 22 |
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Request for a fence exemption to the Toronto Municipal Code, Chapter 447-Fences at 118 Forest Hill Road

(September 16, 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 not grant the proposed fence exemption.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the Architect for the owners of 118 Forest Hill Road, is seeking approval for a fence exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit a proposed retaining wall constructed of solid materials (masonry and stucco). The proposed construction of the front yard retaining wall consists of five, (5) continuous portions. Section 1 begins at approximately 10.6 metres (35 feet) in from the front lot line and .35 metres (14 inches) from the south side lot line on private property measuring approximately 3.9 metres

(12 feet 11 inches) in length, running east along the south property line; Section 2 measuring 2.0 metres (6 feet 7 inches) in length runs north on private property and approximately 6.4 metres (21 feet 1 inch) from the front lot line; Section 3 measures 2.4 metres (7 feet 9 inches) from the south property line and runs east on private property 3.6 metres (11 feet 9 inches); Section 4 measures 3.2 metres (10 feet 4 inches) from the front lot line and runs north on private property 14.8 metres (48 feet 8 inches); Section 5 measures 3.7 metres (12 feet 2 inches) running west on private property to it's end at approximately 6.9 metres (22 feet 6 inches) from the front property line. All sections measure in height at the lower garden grade at 2.5 metres (8 feet, 5 inches) whereas the by-law restricts the maximum height of a front yard fence not within 2.4 metres (7 feet 9 inches) of the front lot line to 1.2 metres (4 feet).

Attachment 1 shows an artists rendering of the proposed retaining wall, Attachment 2 shows the layout plans of the property and Attachments 3-4 shows photographs of the proposed site.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15854.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15855.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15856.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15857.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15858.pdf>

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| TE19.20 | ACTION | 11:00 AM | Delegated | Ward: 30 |
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Polling results for a boulevard café permit located at 1192 Queen Street East, Curzon Street flankage

(September 18, 2008) Report from Manager, Municipal Licensing & Standards, Licensing Services

Recommendations

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

1. deny the application for the proposed boulevard cafe at 1192 Queen Street East, Curzon Street flankage.
2. approve the application for the proposed boulevard cafe at 1192 Queen Street East, Curzon Street flankage.

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 results of a public poll regarding an application for a boulevard café permit located at 1192 Queen Street East, Curzon Street flankage as requested by Councillor Fletcher.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15850.pdf>)

Appendix 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15851.pdf>)

Appendix 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15852.pdf>)

Appendix 3 and 4

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15853.pdf>)

(Deferred from September 9, 2008 - 2008.TE18.12)

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|---------|--------|---------|-----------|----------|
| TE19.21 | ACTION | 1:30 PM | Delegated | Ward: 14 |
|---------|--------|---------|-----------|----------|

Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 93 Dunn Avenue

(August 21, 2008) Report from Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

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

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

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking an exemption to the provisions of the City of Toronto Municipal Code, Chapter 489 Grass and Weeds, Section 489-3E on the basis that the growth is exempt as a natural garden.

The Grass and Weeds By-law provides that the owner or occupant of private land shall cut the grass and weeds on their land and remove the cuttings whenever the growth of grass and weeds exceeds 20 centimetres in height. The subject property has plant growth in excess of 20 centimetres in the front yard area for which the owner has applied for relief to be exempted as a natural garden.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15614.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15615.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15616.pdf>)

(Deferred from September 9, 2008 - 2008.TE18.17)

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|----------------|--------|---------|-----------|----------|
| TE19.22 | ACTION | 1:30 PM | Delegated | Ward: 31 |
|----------------|--------|---------|-----------|----------|

Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 488 Main Street

(August 21, 2008) Report from Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

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

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

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 489 Grass and Weeds, Section 489-3E on the basis that the growth is exempt as a natural garden.

The Grass and Weeds by-law provides that the owner or occupant of private land shall cut the grass and weeds on their land and remove the cuttings whenever the growth of grass and weeds exceeds 20 centimetres in height. The subject property has plant growth in excess of 20 centimetres in the rear yard area for which the owner has applied for relief to be exempted as a natural garden.

The property was attended by a City of Toronto, Natural Resource Specialist, who did not identify any noxious weeds. The inspection found the rear yard plant growth was acceptable and qualified the rear yard to be exempted as a natural garden.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15620.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15621.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15622.pdf>)

Communications

(September 9, 2008) letter from Missy Westgate (TE.Main.TE19.22.1)

(Deferred from September 9, 2008 - 2008.TE18.13)

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|---------|--------|---------|-----------|----------|
| TE19.23 | ACTION | 1:30 PM | Delegated | Ward: 14 |
|---------|--------|---------|-----------|----------|

Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 7 Indian Grove

(August 21, 2008) Report from Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

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

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

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 489 Grass and Weeds, Section 489-3E on the basis that the growth is exempt as a natural garden.

The Grass and Weeds By-law provides that the owner or occupant of private land shall cut the grass and weeds on their land and remove the cuttings whenever the growth of grass and weeds exceeds 20 centimetres in height. The subject property has plant growth in excess of 20 centimetres in the front yard area for which the owner has applied for relief to be exempted as a natural garden.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15617.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15618.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15619.pdf>

Communications

(September 7, 2008) e-mail from Brigitte Kitchen (TE.Main.TE19.23.1)

(September 8, 2008) e-mail from Brigitte Kitchen (TE.Main.TE19.23.2)

(September 9, 2008) submission from Natalie Bugera (TE.Main.TE19.23.3)

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|----------------|--------|---------|-----------|----------|
| TE19.24 | ACTION | 1:30 PM | Delegated | Ward: 22 |
|----------------|--------|---------|-----------|----------|

Driveway Widening Appeal – 27 Thurston Road

(September 16, 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. deny the request for driveway widening at 27 Thurston 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 27 Thurston Road for driveway widening. We do not recommend approval for driveway widening at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15733.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15734.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15735.pdf>

Appendix C

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15736.pdf>

Appendix D

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15737.pdf>

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|----------------|--------|---------|-----------|----------|
| TE19.25 | ACTION | 1:30 PM | Delegated | Ward: 29 |
|----------------|--------|---------|-----------|----------|

Front Yard Parking Appeal – 48 Glebeholme Boulevard

(September 16, 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. deny the request for front yard parking at 48 Glebeholme Boulevard.

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 48 Glebeholme Boulevard 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-15753.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15754.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15755.pdf>

Appendix C

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15756.pdf>

Appendix D

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15757.pdf>

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|---------|--------|---------|-----------|----------|
| TE19.26 | ACTION | 1:30 PM | Delegated | Ward: 29 |
|---------|--------|---------|-----------|----------|

Front Yard Parking Appeal – 11 Gertrude Place

(September 16, 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. deny the request for front yard parking at 11 Gertrude Place.

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 11 Gertrude Place 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-15743.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15744.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15745.pdf>)

Appendix C

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15746.pdf>)

Appendix D

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15747.pdf>)

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|---------|--------|---------|-----------|----------|
| TE19.27 | ACTION | 1:30 PM | Delegated | Ward: 32 |
|---------|--------|---------|-----------|----------|

Front Yard Parking Appeal – 126 Balsam Avenue

(September 16, 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. deny the request for front yard parking at 126 Balsam 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 126 Balsam 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-15748.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15749.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15750.pdf>)

Appendix C

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15751.pdf>)

Appendix D

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15752.pdf>)

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|----------------|--------|---------|-----------|----------|
| TE19.28 | ACTION | 1:30 PM | Delegated | Ward: 32 |
|----------------|--------|---------|-----------|----------|

Front Yard Parking Appeal - 99 Waverley Road

(September 16, 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. deny the request for front yard parking at 99 Waverley 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 99 Waverley 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-15758.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15759.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15760.pdf>)

Appendix C

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15761.pdf>)

Appendix D

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15762.pdf>)

(Deferred from September 9, 2008 - 2008.TE18.79)

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|----------------|--------|---------|-----------|----------|
| TE19.29 | ACTION | 2:30 PM | Delegated | Ward: 22 |
|----------------|--------|---------|-----------|----------|

Rescind Alternate Side Parking – Hillsdale Avenue East

(July 31, 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 alternate side parking regulations and allow parking only on the north side on Hillsdale Avenue East, between Mount Pleasant Road and Forman Avenue.
2. Amend the parking regulations as outlined in Appendix A – Regulatory Changes, to implement the parking arrangement indicated in Recommendation 1.

Financial Impact

| Type of Funding | Source of Funds | Amount |
|---------------------------------|---|----------|
| Available within current budget | Transportation Services Division 2008 Operating Budget. | \$800.00 |

Summary

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

Transportation Services is seeking authority to rescind the existing alternate side parking regulations and allow parking to operate exclusively on the north side on Hillsdale Avenue East, between Mount Pleasant Road and Forman Avenue. Although rescinding the alternate side parking regulations will impact street cleaning, additional parking spaces will be available year-round.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15623.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15624.pdf>

Drawing 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15625.pdf>

Drawing 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15626.pdf>

Excerpt from Toronto and East York Community Council Minutes of September 9, 2008 Re: Item TE18.79

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15918.pdf>

| | | | | |
|---------|--------|--|--|----------|
| TE19.30 | ACTION | | | Ward: 22 |
|---------|--------|--|--|----------|

Preliminary Report - Official Plan and Rezoning Application - 54-74 Berwick Avenue and 191-211 Duplex Avenue

(September 15, 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 to amend the Official Plan and Zoning By-law for the lands at 54-74 Berwick Avenue and 191-211 Duplex Avenue to permit the construction of twenty 3-storey townhouses fronting onto Duplex Avenue and two hundred and fifteen condominium apartment units in a 17-storey building that fronts onto Berwick Avenue.

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

A community consultation meeting will be held in the neighbourhood in early November, 2008 following the community meeting that will be held to introduce the proposed Yonge-Eglinton Centre Focused Review policies and design guidelines. A statutory public meeting is targeted for the spring of 2009 assuming that the applicant provides all required information in a timely manner.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15714.pdf>

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|---------|--------|--|--|----------|
| TE19.31 | ACTION | | | Ward: 27 |
|---------|--------|--|--|----------|

Preliminary Report - Rezoning Application - 2 Bloor Street West

(September 11, 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 to redevelop the site of the existing 2-storey retail structure with a mixed-use development comprising: a 7-storey podium building containing commercial, residential and parking uses, with villa units on floors 7 through 9 at Bay Street; a 45-storey residential tower fronting onto Cumberland Street and a 35-storey residential tower at Yonge Street.

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.

Planning staff will schedule a community meeting in consultation with the Ward Councillor, for late fall 2008. Staff anticipate that a final report on this application may be completed in the summer of 2009, assuming that the applicant will provide all required information in a timely manner.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15721.pdf>

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|---------|--------|--|--|----------|
| TE19.32 | ACTION | | | Ward: 21 |
|---------|--------|--|--|----------|

Preliminary Report - Rezoning Application - 524, 528, 530, 532 and 534 St. Clair Avenue West

(September 8, 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 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 the second phase of development, which includes 171 residential units and approximately 614 square metres of ground floor retail space in a 22-storey building, with a 3-storey podium at 524, 528, 530, 532 and 534 St. Clair Avenue West. The phase one development, by the same developer, is currently under construction and comprises a 22-storey building with a 3-storey podium at the north west corner of Bathurst Street and St. Clair Avenue West.

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 applicant is required to submit an application to demolish residential rental units under Section 111 of the *City of Toronto Act* because the existing buildings contain rental units. Staff target a final report in the second quarter of 2009, assuming that the applicant provides all required information in a timely manner.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15716.pdf>

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.33 | ACTION | | Delegated | Ward: 19 |
|---------|--------|--|-----------|----------|

Sign Variance - 600 Fleet Street

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

Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. approve the request for a variance to permit, for identification purposes, four illuminated fascia signs on the south elevation of the building at 600 Fleet Street, on a condition that energy efficient lights be used; and
2. direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This 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 Dominic Rotundo on behalf of Scotia Bank for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal code to permit, for identification purposes, four illuminated fascia signs on the south elevation of the building at 600 Fleet 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-15772.pdf>

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.34 | ACTION | | Delegated | Ward: 20 |
|---------|--------|--|-----------|----------|

Sign Variance - 358 Adelaide Street West

(September 19, 2008) Report from Acting Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. approve the requested variances to permit, for identification purposes, two non-illuminated projecting sign on the south elevation of the building, conditional upon removing the two existing projecting banner signs located on the south elevation of the building at 358 Adelaide Street West, prior to issuance of sign permits;
2. at the time of Building Permit application, sign permits will be subject to approval by the Manager of Heritage Preservation Services for the design and method of attachment; and

- 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 Richard Dixon of Metro Signs, on behalf of Allied Properties for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two non-illuminated projecting signs on the south elevation of the building at 358 Adelaide Street West.

Staff recommends approval of the application subject to the conditions described in this report and contained in the recommendations. 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-15802.pdf>

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|---------|--------|--|-----------|----------|
| TE19.35 | ACTION | | Delegated | Ward: 22 |
|---------|--------|--|-----------|----------|

Sign Variance - 381 Eglinton Avenue West

(September 2, 2008) Report from Acting Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

- approve the request for variances to permit, for identification purposes, two illuminated fascia signs at the first and second floor levels on the west elevation of the building at 381 Eglinton Avenue West on condition that the illuminated fascia signs located on the west elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and the energy efficient lights are used; and
- 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 Mathew Laing with Sherman Brown Dryer Karol, on behalf of Fineway Properties Ltd. 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 at the first and second floor levels on the west elevation of the building at 381 Eglinton Avenue West.

Staff recommends approval of the application. The requested 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-15781.pdf>

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.36 | ACTION | | Delegated | Ward: 22 |
|---------|--------|--|-----------|----------|

Sign Variance - 1580 Yonge Street

(September 12, 2008) Report from Acting Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. approve the request for a variance to permit, for identification purposes, a non-illuminated fascia sign on the wall of a planter box located along the Yonge Street frontage of the property at 1580 Yonge Street.
2. direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This 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 Javeid Akhtar on behalf of Centennial Infant & Child Care, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated fascia sign on the wall of a planter box located along the Yonge Street frontage of the property at 1580 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-15738.pdf>

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.37 | ACTION | | Delegated | Ward: 27 |
|---------|--------|--|-----------|----------|

Sign Variance - 1 Mount Pleasant Road

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

Recommendations

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

1. approve the requested variances to permit, for identification purposes, an illuminated pedestal sign along the Jarvis Street frontage of the property at 1 Mount Pleasant Road on condition that the energy efficient lights be used; and
2. direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This 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 Stephen Ledrew on behalf of Rogers Wireless, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated pedestal sign along the Jarvis Street frontage of the property at 1 Mount Pleasant Road.

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-15741.pdf>

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.38 | ACTION | | Delegated | Ward: 27 |
|---------|--------|--|-----------|----------|

Sign Variance - 1 Mount Pleasant Road (LED Signs)

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

Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. approve the requested variance to permit, identification purposes, two illuminated LED fascia signs with changeable copy at the first floor level on the south elevation and three illuminated LED fascia signs with changeable copy, at the first floor level on the west

elevation of the building at 1 Mount Pleasant Road, on a condition that the signs be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights are used; and

2. direct the City Clerk’s Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This 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 Stephen Ledrew on behalf of Rogers Wireless, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated LED fascia signs with changeable copy, at the first floor level on the south elevation and three illuminated LED fascia signs with changeable copy at the first floor level on the west elevation of the building at 1 Mount Pleasant Road.

Staff recommends approval of the application on a condition that the signs be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. 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-15742.pdf>)

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.39 | ACTION | | Delegated | Ward: 27 |
|---------|--------|--|-----------|----------|

Sign Variance - 350 Bloor Street East

(September 2, 2008) Report from Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. approve the requested variances to permit, for identification purposes, replacement of two existing illuminated fascia signs with two proposed illuminated fascia signs in the form of corporate name and logo to represent “Rogers” at the top floor level, on the north and west elevations of the building at 350 Bloor Street East on condition that the sign on the north elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by an automated timing device and energy efficient lights be used; and
2. 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 Stephen Ledrew on behalf of Rogers Wireless, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, replacement of two existing illuminated fascia signs with two proposed illuminated fascia signs in the form of corporate name and logo to represent “Rogers” at the top floor level, on the north and west elevations of the building at 350 Bloor Street East.

Staff recommends approval of the application on condition that the sign on the north elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by an automated timing device. 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-15800.pdf>

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|---------|--------|--|-----------|----------|
| TE19.40 | ACTION | | Delegated | Ward: 28 |
|---------|--------|--|-----------|----------|

Sign Variance - 25 York Street

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

Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. approve the requested variances as modified by staff to permit, for identification purposes, two illuminated fascia signs in the form of a corporate name and logo, to represent “Telus” at the top floor level, on the north and south elevations of the building, each having an area not to exceed 100.0m² and a height of not more than 5.0m on condition that the fascia sign on the south elevation is turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights be used. Also, to approve one illuminated canopy sign at the first floor level on the south elevation of the building; and
2. 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 Stephanie South with A-Tec Signs on behalf of Telus Corporation 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 logo to identify “Telus” at the top floor level, on the north and south elevations of the building and one illuminated canopy sign at the first floor level on the south elevation of the building.

Staff recommends approval of the application on a condition that the overall area of each of the fascia signs on the north and south elevations located at the top floor level of the building does not exceed 100.0m² and the height of the corporate logo and name does not exceed 5.0m; and the sign on the south elevation is turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. 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-15830.pdf>)

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|---------|--------|--|--|----------|
| TE19.41 | ACTION | | | Ward: 28 |
|---------|--------|--|--|----------|

Sign Variance - 40 Bay Street

(September 19, 2008) Report from Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. City Council approve the requested variance to permit four illuminated pedestal signs for way-finding and direction purposes along the east, west and south frontage of the property, six illuminated ground signs consisting of video panels along the west frontage of the property, two illuminated canopy signs on the west elevation; and two illuminated fascia signs consisting of LED video panels on the west elevation of the building at 40 Bay Street;
2. At the time of Building Permit application, sign permits will be subject to approval by the Manager of Heritage Preservation Services for the final design and location of proposed pedestal signs along the Bay Street frontage of the property; and
3. Toronto and East York Community Council direct the City Clerk’s Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This report reviews and makes recommendations on a request by Adam Kelly of Kramer Design Associates, on behalf of Maple Leaf Sports and Entertainments for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, the proposed comprehensive signage program for the Air Canada Centre. The proposal is to install four illuminated pedestal signs for way-finding and direction purposes along the east,

west and south frontage of the property, six illuminated ground signs consisting of video panels along the west frontage of the property, two illuminated canopy signs and two illuminated fascia signs consisting of LED video panels on the west elevation of the building at 40 Bay Street.

Staff recommends approval of the application. The requested 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-15831.pdf>)

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|---------|--------|--|--|----------|
| TE19.42 | ACTION | | | Ward: 21 |
|---------|--------|--|--|----------|

Final Report - Part Lot Control Application - 1400 Eglinton Avenue West

(August 21, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

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

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 has been submitted to permit the lifting of Part Lot Control at the municipal address known in 2008 as 1400 Eglinton Avenue West. This report reviews and recommends approval of the application to lift Part Lot Control to permit the division of the property into 13 free-hold townhouse with common elements condominium.

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 or his designate.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15711.pdf>

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.43 | ACTION | | Delegated | Ward: 21 |
|---------|--------|--|-----------|----------|

Disabled persons' loading zone - No. 50 Carus Avenue

(September 17, 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 “No parking from the 16th day to the last day of each month, inclusive, April 1 to December 1” on the north side of Carus Avenue from Ossington Avenue to the east end of Carus Avenue.
2. Prohibit parking from the 16th day to the last day of each month, inclusive, April 1 to November 30 on the north side of Carus Avenue from Ossington Avenue to a point 68.5 metres east of Ossington Avenue and from a point 79.5 metres east of Ossington Avenue to the east end of Carus Avenue.
3. Amend the existing “No parking first day to the 15th day of each month, April 1 to December 1”, on the south side of Carus Avenue, from Ossington Avenue to the east end, so as to prohibit parking from the 1st day to the 15th day of each month, April 1 to November 30, inclusive, on the south side of Carus Avenue, from Ossington Avenue to the east end of Carus Avenue.
4. Approve the installation of a disabled persons’ loading zone, operating on a daily basis on the north side of Carus Avenue, from a point 68.5 metres east of Ossington Avenue to a point 11.0 metres further east.

Financial Impact

| Type of funding | Source of funds | Amount |
|---------------------------------|--|----------|
| Available within current budget | Transportation Services Division 2008 Operating Budget | \$500.00 |

Summary

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

Transportation Services is requesting approval to establish a disabled persons' loading zone in front of No. 50 Carus Avenue. The loading zone will provide curb-side access for Wheel-Trans vehicles picking up or dropping off a disabled resident at that address. The loading zone is required on a daily basis and will not negatively impact resident parking permit holders.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15768.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15764.pdf>

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|---------|--------|--|-----------|-------------------------|
| TE19.44 | ACTION | | Delegated | Ward: 19, 20, 30, 32 |
|---------|--------|--|-----------|-------------------------|

Installation/Removal of On-Street Parking Spaces for Persons With Disabilities – October 2008

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation 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

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-15806.pdf>)

| | | | | |
|---------|--------|--|--|----------|
| TE19.45 | ACTION | | | Ward: 32 |
|---------|--------|--|--|----------|

Removal of On-Street Parking Space for Persons With Disabilities – Gerrard Street East

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

Recommendations

Transportation Services recommends that City Council:

1. Approve the removal of the existing on-street parking space for persons with disabilities on the south side of Gerrard Street East, between a point 85.5 metres west of Bowmore Road and a point 5.5 metres further west.

Financial Impact

| Type of funding | Source of funds | Amount |
|---------------------------------|--|----------|
| Available within current budget | Transportation Services Division 2008 Operating Budget | \$300.00 |

Summary

The purpose of this report is to obtain approval for the removal of an on-street parking space for persons with disabilities on the south side of Gerrard Street East, west of Bowmore Road.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15818.pdf>)

| | | | | |
|---------|--------|--|-----------|----------|
| TE19.46 | ACTION | | Delegated | Ward: 14 |
|---------|--------|--|-----------|----------|

Various Parking Amendments - Triller Avenue

(September 4, 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 “No Parking Anytime” regulation on the west side of Triller Avenue, from King Street West to a point 48.8 metres further north.

2. Designate a disabled person’s parking space on the west side of Triller Avenue, from a point 15 metres north of King Street West to a point 5.5 metres further north.

Financial Impact

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

Summary

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

Transportation Services is requesting approval to rescind a no parking regulation on a section of the west side of Triller Avenue, north of King Street West and establish a disabled person’s parking space.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15833.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15834.pdf>

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|---------|--------|--|--|----------|
| TE19.47 | ACTION | | | Ward: 21 |
|---------|--------|--|--|----------|

Parking for Buses - Davenport Road, west of Bathurst Street

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

Recommendations

Transportation Services recommends that City Council:

1. Rescind the “One hour maximum parking, 10:00 a.m. to 1:00 p.m., Tuesday by buses only” regulation on the north side of Davenport Road, from a point 48 metres west of Bathurst Street to a point 135.3 metres west of Bathurst Street.
2. Prohibit parking at all times on the north side of Davenport Road, from Bathurst Street to a point 48 metres west thereof.
3. Restrict parking to a maximum period of “Two hours by buses only at anytime”, on the north side of Davenport Road, from a point 48 metres west of Bathurst Street to a point 20 metres further west thereof.

Financial Impact

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

Summary

Transportation Services is requesting City Council's approval to designate a "Motor Coach Parking Zone" with parking restricted to buses only for a maximum period of two hours at all times on the north side of Davenport Road, west of Bathurst Street. This will provide a convenient location for Wheeltrans buses to pick up/drop off passengers and school buses/motor coaches to park while passengers visit the "Tollkeeper's Cottage Museum" located in a park on the northwest corner of Bathurst Street and Davenport Road.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15826.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15827.pdf>

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|---------|--------|--|-----------|----------|
| TE19.48 | ACTION | | Delegated | Ward: 27 |
|---------|--------|--|-----------|----------|

Extension of Closure Duration - Mutual Street

(September 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. Continue to close the sidewalk and curb lane on the west side of Mutual Street, between Carlton Street and a point 53.6 metres north of Carlton Street, until June 30, 2009.
2. Return Mutual Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. Toronto Community Housing Corporation will bear the costs.

Summary

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

The Toronto Community Housing Corporation is building an 11-storey apartment building at

88-90 Carlton Street, on the north-west corner of Carlton Street and Mutual Street. They need to continue to keep the sidewalk and curb lane closed on the west side of Mutual Street in order to complete construction.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15769.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15770.pdf>)

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|---------|--------|--|-----------|----------|
| TE19.49 | ACTION | | Delegated | Ward: 27 |
|---------|--------|--|-----------|----------|

Extension of Closure Duration – Grenville Street and Grosvenor Street

(September 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. Continue to close the sidewalk and curb lane on the north side of Grenville Street, between Bay Street and a point 48 metres east of Bay Street, until April 30, 2009.
2. Continue to close the sidewalk and curb lane on the south side of Grosvenor Street, between Bay Street and a point 48 metres east of Bay Street, until April 30, 2009.
3. Continue to close the public laneway east of Bay Street, between Grosvenor Street and a point 43 metres south of Grosvenor Street to vehicular traffic until April 30, 2009.
4. Return Grenville Street, Grosvenor Street and the public laneway east of Bay Street, between Grosvenor Street and a point 43 metres south of Grosvenor Street to their pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. H & R Developments will bear the costs.

Summary

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

H & R Developments is building a 34-storey and 41-storey condominium at 825 Bay Street, between Grenville Street and Grosvenor Street. They need to continue to keep the sidewalk and curb lane closed on the north side of Grenville Street, the sidewalk and curb lane closed on the south side of Grosvenor Street, and the north half of the public laneway closed east of Bay

Street, between Grenville Street and Grosvenor Street, in order to complete construction.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15804.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15805.pdf>)

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|---------|--------|--|-----------|----------|
| TE19.50 | ACTION | | Delegated | Ward: 28 |
|---------|--------|--|-----------|----------|

Extension of Closure Duration – Bremner Boulevard

(September 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. Continue to close the sidewalk and curb lane on the north side of Bremner Boulevard, between York Street and a point 103.4 metres east of York Street, until August 31, 2009.
2. Return Bremner Boulevard 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 Limited will bear the costs.

Summary

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

Menkes Construction Limited is building a 29-storey office building at 25 York Street, on the north-east corner of York Street and Bremner Boulevard. They need to continue to keep the sidewalk and curb lane closed on the north side of Bremner Boulevard in order to complete construction.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15828.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15829.pdf>)

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|---------|--------|--|-----------|----------|
| TE19.51 | ACTION | | Delegated | Ward: 29 |
|---------|--------|--|-----------|----------|

Extension of Overnight On-Street Permit Parking Hours - Browning Avenue

(September 16, 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 extension of overnight on-street permit parking hours of operation on Browning Avenue, between Jackman Avenue and Carlaw Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 p.m., 7 days a week.

Financial Impact

| Type of funding | Source of funds | Amount |
|---------------------------------|---|----------|
| Available within current budget | Toronto Transportation Services 2008 operating budget | \$650.00 |

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 overnight on-street permit parking hours on Browning Avenue, between Jackman Avenue and Carlaw Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 p.m., 7 days a week.

By extending overnight on-street permit parking hours, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term commuter parking by TTC patrons through their tagging and towing operations.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15842.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15843.pdf>

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|---------|--------|--|-----------|----------|
| TE19.52 | ACTION | | Delegated | Ward: 29 |
|---------|--------|--|-----------|----------|

Extension of Overnight On-Street Permit Parking Hours - Queensdale Avenue

(September 16, 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 extension of overnight on-street permit parking hours of operation on Queensdale Avenue, between Coxwell Avenue to Monarch Park Avenue, from 11:00 p.m. to 5:00 a.m., 7 days a week, to 11:00 p.m. to 10:00 a.m., 7 days a week.

Financial Impact

| Type of funding | Source of funds | Amount |
|---------------------------------|---|----------|
| Available within current budget | Toronto Transportation Services 2008 operating budget | \$250.00 |

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 overnight on-street permit parking hours on Queensdale Avenue, between Coxwell Avenue to Monarch Park Avenue, from 11:00 p.m. to 5:00 a.m., 7 days a week, to 11:00 p.m. to 10:00 a.m., 7 days a week.

By extending overnight on-street permit parking hours, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term parking through their tagging and towing operations.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15866.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15867.pdf>

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|---------|--------|--|-----------|----------|
| TE19.53 | ACTION | | Delegated | Ward: 30 |
|---------|--------|--|-----------|----------|

Extension of Overnight On-Street Permit Parking Hours - Carlaw Avenue

(September 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 extension of overnight on-street permit parking hours of operation on Carlaw Avenue, between Danforth Avenue and Harcourt Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 10:00 p.m. to 10:00 a.m., 7 days a week;
2. allow parking for a maximum period of one hour from 10:00 a.m. to 10:00 p.m., 7 days a week.

Financial Impact

| Type of funding | Source of funds | Amount |
|---------------------------------|---|----------|
| Available within current budget | Toronto Transportation Services 2008 operating budget | \$250.00 |

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 overnight on-street permit parking hours on Carlaw Avenue, between Danforth Avenue and Harcourt Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 10:00 p.m. to 10:00 a.m., 7 days a week. In addition, we have received a request to alter the current three hour temporal parking duration to one hour, between the hours of 10:00 a.m. to 10:00 p.m., 7 days a week.

By extending overnight on-street permit parking hours and adjusting the temporal parking duration to one hour, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term parking by nearby business patrons through their tagging and towing operations.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15863.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15864.pdf>

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|---------|--------|--|-----------|----------|
| TE19.54 | ACTION | | Delegated | Ward: 30 |
|---------|--------|--|-----------|----------|

Parking Amendment – Mountjoy Avenue

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

Recommendations

Transportation Services recommends to Toronto and East York Community Council that:

1. Parking be allowed for a maximum period of one hour from 10:00 a.m. to 6:00 p.m., daily, on both sides of Mountjoy Avenue, between Gillard Avenue and Monarch Park 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 for which Community Council has been delegated authority from City Council to make a final decision. Transportation Services is seeking authority from Toronto and East York Community Council to amend the parking regulations on both sides of Mountjoy Avenue, between Gillard Avenue and Monarch Park Avenue, to implement a one-hour-maximum parking limit between 10:00 a.m. and 6:00 p.m., daily.

The introduction of a one-hour parking limit will discourage long-term parking and promote the turnover in parking spaces.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15822.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15823.pdf>

| | | | | |
|---------|--------|--|--|----------|
| TE19.55 | ACTION | | | Ward: 32 |
|---------|--------|--|--|----------|

Proposed Permanent Closure and Sale of a Portion of the Public Lane at the Rear of 427 Shaw Street

(September 18, 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 at the rear of 427 Shaw Street, shown as Part 1 on Sketch No. PS-2007-298 (the “Lane”), subject to compliance with the requirements of the 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 the 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. Accept the Offer to Purchase from Laurie Uytterlinde-Flood and Donald James Currie (the "Purchaser") to purchase the Lane in the amount of \$1,650.00 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 severally to accept the Offer to Purchase on behalf of the City;
6. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction; and
7. Authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

The closing of the Lane will not result in any costs to the City as the Purchaser is required to pay all costs associated with the closing.

The City anticipates revenue in the amount of \$1,650.00, (net of GST), less closing costs and the usual adjustments from this sale.

The Deputy City Manager and Chief Financial Officer have 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 427 Shaw Street be permanently closed and that the portion of the public lane be sold to the adjoining land owners, Laurie Uytterlinde-Flood and Donald James Currie, substantially on the terms and conditions outlined in the attached Appendix "A".

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-15991.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15992.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15993.pdf>)

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| TE19.56 | ACTION | | | Ward: 32 |
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Permanent Closure of the Public Lane Abutting the Rear of 118 Enderby Road

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

Recommendations

Transportation Services recommends that Toronto City Council:

1. Permanently close the public lane, shown as Part 1 on the attached Sketch No. PS-2008-085 (the “Lane”), and that jurisdiction of the Lane be transferred to Children’s Services, subject to compliance with the requirement of the City of Toronto Municipal Code, Chapter 162.
2. Direct Transportation Services to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of the 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 draft by-law.
3. Direct Transportation Services 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 notice 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.

Financial Impact

There are no financial implications arising from this report. The usual cost of processing this request is the responsibility of Children’s Services, with funds available in Account No. CCS008-01.

Summary

Transportation Services recommends that the public lane, abutting the rear of Premises No. 118 Enderby Road, be permanently closed as a public lane and that jurisdiction of the subject land

be transferred to Children's Services.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15898.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15899.pdf>

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| TE19.57 | ACTION | | | Ward: 32 |
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Proposed Permanent Closure and Sale of a Portion of the Public Lane at the Rear of 3 Kimberley Avenue

(September 18, 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 at the rear of 3 Kimberley Avenue, shown as Part 1 on Sketch No. PS-2007-218 (the "Lane"), subject to compliance with the requirements of the 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. Accept the Offer to Purchase from Robert Frank Mayer and Teresa Marie Funnell (the "Purchaser") to purchase the Lane in the amount of \$25,000.00 substantially on the terms and conditions outlined in Appendix "A" to this report, and each of the Chief Corporate Officer and the Director of Real Estate be authorized severally to accept the Offer to Purchase on behalf of the City.
5. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction.
6. Authorize the City Solicitor to complete the transaction(s) on behalf of the City,

including making payment of any necessary expenses and amending and/or waiving the closing and other dates to such earlier or later date(s) and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

The closing of the Lane will not result in any costs to the City as the Purchaser is required to pay all costs associated with the closing.

The City anticipates revenue in the amount of \$25,000.00, (net of GST), less closing costs and the usual adjustments from this sale.

The Deputy City Manager and Chief Financial Officer have 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 3 Kimberley Avenue be permanently closed, and that the portion of the public lane be sold to the adjoining land owners, Robert Frank Mayer and Teresa Marie Funnell, substantially on the terms and conditions outlined in the attached Appendix “A”.

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-15844.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15845.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15846.pdf>

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| TE19.58 | ACTION | | Delegated | Ward: 22 |
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Proposed Lay-by, Student Pick-up/Drop-off Area and Speed Limit Reduction – Madison Avenue

(September 19, 2008) Report from Director, Transportation Services Toronto and East York District

Recommendations

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

1. That the road be widened from a width of 7.3 metres to a width of 9.3 metres by the construction of a lay-by on the west side of Madison Avenue, from a point 35 metres south of Davenport Road to a point 24 metres further south, generally as shown on

Drawing No. 421F-9434, dated September 2008, subject to the conditions outlined in this report, and in conjunction with the construction of the lay-by the following parking regulations be adopted.

2. That the existing “No Parking Anytime” prohibition on the west side of Madison Avenue, from Davenport Road to Macpherson Avenue, be rescinded.
3. That parking be prohibited at anytime on the west side of Madison Avenue, from Davenport Road to a point 35 metres further south and from a point 59 metres south of Davenport Road to Macpherson Avenue.
4. That parking be allowed for a maximum period of 10 minutes from 7:30 a.m. to 6:00 p.m., Monday to Friday, on the west side of Madison Avenue, from a point 35 metres south of Davenport Road to a point 24 metres further south.
5. That parking be prohibited from 6:00 p.m. to 7:30 a.m., Monday to Friday, and at all times on Saturday and Sunday on the west side of Madison Avenue, from a point 35 metres south of Davenport Road to a point 24 metres further south.
6. That the two-hour maximum parking regulation from 9:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Madison Avenue, from a point 45 metres south of Davenport Road to Macpherson Avenue, be rescinded.
7. That the speed limit on Madison Avenue, from Davenport Road to Macpherson Avenue, be reduced from 50 km/h to 40 km/h.

Financial Impact

All costs associated with the work necessary to construct the proposed lay-by, sidewalk and change the parking regulation signage is the responsibility of the Alan Howard Waldorf School.

Summary

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

Transportation Services is requesting approval for the construction of a lay-by with a “Student Pick-up/Drop-off Area” on the west side of Madison Avenue, fronting No. 250 Madison Avenue, and the introduction of a reduced speed limit of 40 km/h on Madison Avenue, from Davenport Road to Macpherson Avenue.

The proposed construction of this lay-by will provide an area off the driven portion of the roadway where the parents/guardians of students attending the Alan Howard Waldorf School can park for a maximum period of 10 minutes while accompanying their children to/from the school.

During the course of our investigation it was noted that there is an outdated parking regulation within Chapter 400 of the former City of Toronto Municipal Code. To correct this error, Recommendation No. 7 should be approved.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15824.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15825.pdf>)

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| TE19.59 | ACTION | | Delegated | Ward: 22 |
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Results of Speed Hump Poll - Russell Hill Road, between Lonsdale Road and St. Clair Avenue West

(September 4, 2008) Report from Director, Transportation Services Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of speed humps on Russell Hill Road, between Lonsdale Road and St. Clair Avenue West.

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 Russell Hill Road, between Lonsdale Road and St. Clair Avenue West. The poll results indicated that less than 60 percent of the residents who responded to the poll were in favour of the installation of speed humps. Accordingly, installation of speed humps is not recommended on Russell Hill Road, between Lonsdale Road and St. Clair Avenue West.

However, at the request of Councillor Michael Walker, a breakdown of the poll results was undertaken to determine how the residents of Russell Hill Road voted on each of the two blocks located between Lonsdale Road and St. Clair Avenue West.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15847.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15848.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15849.pdf>)

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| TE19.60 | ACTION | | Delegated | Ward: 22 |
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Glycol Heating System – 57 Old Forest Hill Road

(September 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. approve the installation and maintenance of a glycol heating system that will encroach within the public right of way fronting 57 Old Forest Hill Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. maintain the glycol heating 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 glycol heating system upon receiving 90 days written notice to do so; and
 - d. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services 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 agent of the owners of 57 Old Forest Hill Road to install and maintain a glycol heating system that will encroach within the public right of way fronting 57 Old Forest Hill Road.

As the installation of the glycol heating system will not impact negatively on the public right of way, Transportation Services recommends approval of this encroachment.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15836.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15837.pdf>)

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| TE19.61 | ACTION | | Delegated | Ward: 22 |
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Glycol Heating System – 190 Forest Hill Road

(September 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 installation and maintenance of a glycol heating system that will encroach within the public right of way fronting 190 Forest Hill Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. maintain the glycol heating 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 glycol heating system upon receiving 90 days written notice to do so; and
 - d. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services 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 agent of the owners of 190 Forest Hill Road to install and maintain a glycol heating system that will encroach within the public right

of way fronting 190 Forest Hill Road.

As the installation of the glycol heating system will not impact negatively on the public right of way, Transportation Services recommends approval of this encroachment.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15838.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15839.pdf>)

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| TE19.62 | ACTION | | Delegated | Ward: 30 |
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Proposed Renaming of the Transition Sports Fields to Cherry Beach Sports Fields

(September 15, 2008) Report from General Manager, Parks, Forestry and Recreation

Recommendations

Parks, Forestry and Recreation Division recommends that the Toronto and East York Community Council approve the renaming of the Transition Sports Fields to Cherry Beach Sports Fields and that each field is individually named, with one field to be named after Jamieson Kuhlmann.

Summary

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

The purpose of the report is to respond to the request made at the September 9th, 2008 Toronto and East York Community Council meeting regarding the renaming of the Transition Sports Fields to Cherry Beach Sports Fields, and on naming each field individually, with one field to be named in honour of Jamieson Kuhlmann.

The Parks, Forestry, and Recreation staff is recommending that the Transition Sports Fields be renamed to Cherry Beach Sports and that each field is individually named with one field to be named after Jamieson Kuhlmann.

Parks, Forestry and Recreation staff have exercised due diligence in ensuring that all criteria in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy have been met. A petition was circulated to seven sports teams that permit the fields and to date one hundred signatures have been received.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15627.pdf>)

Communications

(September 3, 2008) letter from Martin Tulett, President, Toronto Beaches Lacrosse Club, respecting renaming of new sports fields in the Portlands in memory of Jamieson Kuhlmann (TE.Main.Te19.62.1)

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| TE19.63 | ACTION | | Delegated | Ward: 14, 18, 19, 20, 22, 27, 28, 29, 30, 31, 32 |
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

(September 18, 2008) Report from Director, Business Services

Recommendations

The Director of Business Services recommends that Toronto and East York Community Council:

1. approve the additions and deletions to the Bloor-Yorkville, Danforth Mosaic, Korea Town, Little Portugal, Pape Village, Parkdale Village, Rosedale Main Street, St. Lawrence Market Neighbourhood, and Toronto Entertainment District Boards of Management as set out in Attachment No. 1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

Summary

The purpose of this report is to recommend Toronto and East York Community Council approve additions and deletions to the Bloor-Yorkville, Danforth Mosaic, Korea Town, Little Portugal, Pape Village, Parkdale Village, Rosedale Main Street, St. Lawrence Market Neighbourhood, and Toronto Entertainment District 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/bgrrd/backgroundfile-15861.pdf>)

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| TE19.64 | 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

(September 23, 2008) fax from Aleksandar Milovanovic, respecting The Royal Agricultural Winter Fair to be held on November 3 to November 17, 2008 (TE.Main.TE19.64.1)

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| TE19.Bills | ACTION | | Delegated | |
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General Bills

Confirmatory Bills