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## Toronto and East York Community Council

<b>Meeting No.</b>	20	<b>Contact</b>	Frances Pritchard, Acting Administrator
<b>Meeting Date</b>	Tuesday, November 18, 2008	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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TE20.7	ACTION	10:00 AM	Delegated	Ward: 30
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### Residential Demolition Application - 781 Craven Road

#### Background Information

Attachment - Structural Assessment Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-17441.pdf>

TE20.8	ACTION	10:00 AM		Ward: 30
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### Request for Direction - Subdivision Application - 430 Broadview Avenue, 14 St. Matthews Road and 548, 550-558 Gerrard Street East (Bridgepoint Health)

#### 8a Request for Direction - Subdivision Application - 430 Broadview Avenue, 14 St. Matthews Road and 548, 550-558 Gerrard Street East (Bridgepoint Health)

#### Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor to amend the standard subdivision agreement, to be entered into between Bridgepoint Health and the City, to require that applicable development charges for hard services (water, sanitary sewers, road and storm water management) be payable at building permit issuance stage.

#### Summary

At its meeting of January 31, and February 1 and 2, 2006 City Council approved official plan

and zoning by-law amendments and recommended approval of a plan of subdivision for the Bridgepoint Health and Old Don Jail master plan area in the block bounded by Broadview Avenue, Gerrard Street East, Riverdale Park and the Don Valley Parkway. The approvals provided for the development of a new hospital including the adaptive re-use of the Old Don Jail, public streets, a park and four mixed use development blocks. The plan is comprised of lands owned by either Bridgepoint Health or the City and is to be implemented through subdivision and land exchange agreements.

The decision was appealed to the Ontario Municipal Board (OMB). In 2007, the OMB approved the applications. As a condition of the subdivision approval Bridgepoint Health is required to enter into the City's standard subdivision agreement. The standard subdivision agreement requires that the hard services (roads, storm water, sanitary sewer and water) component of the development charges be paid at registration of the plan of subdivision.

The City is currently finalizing the terms of the subdivision agreement with Bridgepoint Health in order to bring the plan of subdivision forward for registration. Public hospitals are exempt from development charges, however, the type and size of non-hospital development on other proposed blocks within the site are not known at this time and development charges cannot be calculated at this stage. Bridgepoint Health has requested that the payment of the hard services component of the development charges be deferred to the building permit issuance stage on a block by block basis. An amendment to the City's standard subdivision agreement would be required to facilitate this request.

Staff recommends that the subdivision agreement be amended to provide for this deferral. This will allow the city to collect development charges for all market development as it occurs and not delay the delivery of the new hospital. Similar recommendations were made and adopted by City Council in 2006 with respect to the payment of development charges in association with the redevelopment of the Centre for Addiction and Mental Health (CAMH) and Wellesley Central Health Corporation sites.

### **Financial Impact**

Acceptance of the recommendation contained in this report will result in deferring the collection of development charges for hard services from the subdivision registration stage to the building permit issuance stage. The deferral is requested because the Zoning By-law permits hospital and non-hospital uses on the lands and Bridgepoint Health does not have the details of the form and quantum of the proposed non-hospital development. As a result, development charges for hard services due at subdivision registration cannot be calculated and collected.

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

### **Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-17442.pdf>)

TE20.12	ACTION	10:00 AM		Ward: 30
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**Final Report - Common Elements Condominium Application and Part Lot Control Application - 508 Eastern Avenue**

**Communications**

(November 8, 2008) e-mail from John S. Armstrong (TE.Supp.TE20.12.1)

TE20.13	ACTION			Ward: 18
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**Final Report - Rezoning Application - 40 Dovercourt Road**

**Communications**

(November 3, 2008) letter from Martin Kamil (TE.Supp.TE20.13.1)

**(Deferred from October 7, 2008 - 2008.TE19.20)**

TE20.22	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**

**Communications**

(November 13, 2008) fax from Tung S. Lo (TE.Supp.TE20.22.7)

TE20.24	ACTION	12:00 PM	Delegated	Ward: 32
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**Front Yard Parking Appeal for a Second Vehicle – 62 Waverley Road**

**Communications**

(November 8, 2008) e-mail from Bob Sinclair (TE.Supp.TE20.24.1)

(November 7, 2008) letter from Ronald Gold (TE.Supp.TE20.24.2)

TE20.31	ACTION		Delegated	Ward: 14
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### Sign Variance - 1325 Queen Street West

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.31.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9485.pdf>

TE20.32	ACTION		Delegated	Ward: 30
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### Sign Variance - 111 Broadview Avenue

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.32.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9490.pdf>

TE20.33	ACTION		Delegated	Ward: 29
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### Sign Variance - 716 Pape Avenue

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.33.1)

TE20.34	ACTION		Delegated	Ward: 31
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### Sign Variance - 1612 Danforth Avenue

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.34.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9492.pdf>

TE20.35	ACTION		Delegated	Ward: 18
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### Sign Variance - 1119 Queen Street West

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.35.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9492.pdf>

TE20.36	ACTION		Delegated	Ward: 19
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### Sign Variance - 16-18 Ossington Avenue

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.36.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9493.pdf>

TE20.37	ACTION		Delegated	Ward: 21
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### Sign Variance - 935 Eglinton Avenue West

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.37.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9494.pdf>

TE20.38	ACTION		Delegated	Ward: 20
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### Sign Variance - 105 Spadina Avenue

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority (TE.Supp.TE20.38.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9495.pdf>

TE20.41	ACTION		Delegated	Ward: 28
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### Sign Variance - 25 York Street (61-71 Front Street West)

#### Communications

(November 12, 2008) e-mail from President, Toronto Parking Authority  
 TE.Supp.TE20.41.1)  
<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-9496.pdf>

TE20.50	ACTION			Ward: 28
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### **Left Turn Lanes - Harbour Street at Bay Street and Yonge Street**

#### **Communications**

(November 12, 2008) e-mail from Robert Bernecky (TE.Supp.TE20.50.1)

(November 12, 2008) e-mail from Kenneth Smith (TE.Supp.TE20.50.2)