

## Toronto and East York Community Council

<b>Meeting No.</b>	17	<b>Contact</b>	Frances Pritchard, Acting Administrator
<b>Meeting Date</b>	Monday, July 7, 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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*The Decision Document is for preliminary reference purposes only. Please refer to the Community Council's Report to City Council or to the Minutes for the official record.*

***How to Read the Decision Document:***

- *Recommendations of the Community Council to City Council and decisions made by the Community Council under its delegated authority appear after the item heading;*
- *Any amendments by Committee to recommendations appearing in a staff report are italicized;*
- *Other action taken by the Community Council which does not require Council's approval, is listed in the decision document under the heading "Decision Advice and Other Information";*
- *Declarations of Interest, if any, appear at the end of an item.*

TE17.1	ACTION	Adopted		Ward: 31
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### **Permanently Close a Portion of the Public Lane Abutting 17 to 25 Gledhill Avenue**

*Statutory - City of Toronto Act, 2006*

(July 7, 2008) Draft By-law from City Solicitor

#### **Committee Recommendations**

The Toronto and East York Community Council recommends that City Council enact the draft by-law from the City Solicitor to permanently close the portion of the public lane abutting 17 to 25 Gledhill Avenue.

## Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with the *City of Toronto Act, 2006*, and no one addressed the Community Council.

## Summary

To enact By-law to permanently close as a public lane and be sold upon the terms and conditions set out in Clause 111 of Report 7 of Toronto and East York Community Council, as adopted by City Council at its meeting held on September 25, 26 and 27, 2006, the portion of the public lane abutting 17 to 25 Gledhill Avenue.

## Background Information

Draft By-law

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14275.pdf>

TE17.2	ACTION	Amended	Delegated	Ward: 22
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## Maintenance of Boulders and Planters - 2035 and 2037 Yonge Street

(June 17, 2008) Report from Manager, Traffic Planning/Right of Way Management  
Transportation Services, Toronto and East York District

## Committee Decision

The Toronto and East York Community Council:

1. *granted approval for the maintenance of the boulders within portions of the public right of way fronting 2035 and 2037 Yonge Street, on condition that the property owners enter into an encroachment 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 of 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 the 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 boulders at their own expense in 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;*
  - c. *remove the boulders upon receiving 30 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;*

2. *directed Legal Services and/or the General Manager of Transportation Services to extend the Licence Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to approval of the General Manager of Transportation Services; and*
3. *requested 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 a request from the owner and business operator of the “Grano Restaurant”, 2035 and 2037 Yonge Street, to allow the ongoing maintenance of five boulders together with removable decorative planters that encroach within portions of the City sidewalk fronting 2035 and 2037 Yonge Street.

Transportation Services does not recommend approval of the maintenance of the boulders as they would interfere with winter operations (mechanical snow and ice removal) and present an obstruction to physically challenged-persons and the visually impaired.

With respect to the ongoing maintenance of the removable planters, the applicant’s proposal meets the requirements of the Municipal Code and can be dealt administratively.

The owners 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-14254.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14255.pdf>

TE17.3	ACTION	Adopted	Delegated	Ward: 27
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## Installation of Ryerson University Gateway Poles – Both Sides of Gould Street East of O’Keefe Lane

(June 17, 2008) Report from Manager, Traffic Planning/Right of Way Management  
Transportation Services, Toronto and East York District

## Committee Decision

The Toronto and East York Community Council:

1. approved the installation of the unlit gateway poles, lettering and banners, entirely within the public right of way on both sides of Gould Street, east of O’Keefe Lane,

subject to Ryerson University entering into an encroachment 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 of 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 the 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 gateway poles, lettering and banners 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;
  - c. obtain updated clearances and/or sign offs from Bell Canada and satisfy any requirements that Bell Canada may have;
  - d. obtain updated clearances and/or signs off from Enbridge Gas and satisfy any requirements that Enbridge Gas may have;
  - e. obtain clearance and/or sign off from Toronto Water and satisfy any requirements that Toronto Water may have;
  - f. ensure that banner installations do not contain third party advertising; and
  - g. 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. requested 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 Ryerson University to install and maintain two custom unlit decorative gateway poles with attached banners and aluminium lettering entirely within the public right of way on both sides of Gould Street, just east of O’Keefe Lane. Ryerson University indicates that this installation will serve to define the entry onto their campus that students and the public can identify with, which will improve student and faculty life.

As the gateway poles, lettering and banners will not negatively impact on the public right of way, Transportation Services recommends approval of these encroachments.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14249.pdf>

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14250.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14251.pdf>)

TE17.4	ACTION	Adopted	Delegated	Ward: 19
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### **Various Encroachments - 477 Manning Avenue and Ulster Street**

(June 17, 2008) Report from Manager, Traffic Planning/Right of Way Management  
Transportation Services, Toronto and East York District

#### **Committee Decision**

The Toronto and East York Community Council:

1. approved the installation of the church sign, entrances with steps and railings, a bench, and 1 m high decorative wrought iron fence, within portions of the public right of way fronting 477 Manning Avenue and on the Ulster Street flank, subject to the property owner entering into an encroachment 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 of 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 the 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 his/her 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;
  - c. remove the encroachments 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. requested 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 a request from the representative of St. Mary Magdalene Church, 477 Manning Avenue, to allow the installation of a 2.6 m high by 1 m wide non-

illuminated church sign, to be set back 2.7 m from the sidewalk at the intersection of Manning Avenue and Ulster Street that will encroach within the public right of way.

The applicant is also proposing to reconstruct the entrances to the church with steps and railings, a bench on Manning Avenue, together with a 1 m high decorative wrought iron fence within the public right of way fronting 477 Manning Avenue and on the Ulster Street flank. The fence is to be set back 0.3 m from the back edge of the City sidewalk rather than 0.46 m in keeping with the Municipal Code requirements.

As these encroachments do not impact negatively on the public right of way, Transportation Services recommends approval of this request.

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-14257.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14258.pdf>

TE17.5	ACTION	Adopted	Delegated	Ward: 22
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### Various Encroachments – 19 Clarendon Avenue

(June 18, 2008) Report from Manager, Traffic Planning/Right of Way Management  
Transportation Services, Toronto and East York District

### Committee Decision

The Toronto and East York Community Council:

1. approved the construction and maintenance of the 0.9 m and 1.2 m high masonry walls, the three 1.78 m high concrete pillars surmounted with luminaries together with the wrought iron entry gate, ranging in height from 1.5 m to 1.7 m and the 1.5 m high wrought iron pedestrian gate that encroach within the public right of way fronting 19 Clarendon Avenue, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. reduce the height of the masonry wall adjacent to 17 Clarendon Avenue to 0.9 m in height;
  - b. maintain 50% of the area on private property as landscaped open space;
  - c. obtain approval for associated work on private property from Toronto Building and Municipal Licensing & Standards;
  - d. remove portions of the interlock paving as affecting the public right of way and

restore the area to soft landscaping;

- e. remove the masonry wall, concrete pillars with lights, wrought iron entry gate and pedestrian gate upon receiving 90 days written notice to do so;
  - f. arrange for an inspection by the Electrical Safety Authority for the installation of the luminaries together with the electronic entry gate and provide a copy of their approval to the General Manager of Transportation Services;
  - g. maintain the masonry walls, concrete pillars surmounted with luminaries, wrought iron gate and pedestrian gate 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; and
  - h. 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. directed 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 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 a request on behalf of the owners of 19 Clarendon Avenue to construct and maintain various encroachments that extend onto the public right of way fronting the property amongst which include the maintenance of 0.9 m and 1.2 m high masonry walls which are set back 0.61 m back of the City sidewalk, together with the maintenance of three, 1.78 m high concrete pillars surmounted with decorative luminaries. In addition, the applicant is requesting permission to install a controlled electronic wrought iron entry gate which will be affixed to two of the concrete pillars. The entry gate will range in height from 1.5 m to 1.7 m. The applicant is also proposing to install a 1.5 m wrought iron pedestrian gate with access thereto from Clarendon Avenue.

Although the masonry walls, pillars with luminaries and the height of the proposed wrought iron entry gate exceed the Municipal Code requirements, these encroachments will not impact negatively on the public right of way, Transportation Services recommends approval of these encroachments.

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-14176.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14177.pdf>)

## Communications

(July 3, 2008) fax from Peter and Judy Hatcher (TE.Supp.TE17.5.1)

(July 4, 2008) fax from Steven F. Troster, Barrister and Solicitor (TE.Supp.Te17.5.2)

TE17.6	ACTION	Adopted		Ward: 19
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### **Final Report - Rezoning Application to Remove the Holding Symbol ("h") - 209 and 215 Fort York Boulevard (Parcel 2 within Block 1/2 A of the Fort York Neighbourhood)**

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

## Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 937-2002 (OMB), as amended, in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 of the report (June 11, 2008) from the Acting Director, Community Planning, Toronto and East York District, to remove the holding symbol (“h”) from Block 1/2A, Parcel 2 in the Fort York Neighbourhood being part of lands municipally known as 209 and 215 Fort York Boulevard;
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. The Bills related to the Zoning By-law Amendment be introduced to Council for enactment after the owner of Block 1/2A, Parcel 2 has entered into an agreement satisfactory to the City Solicitor that amends the Block 1/2A Amended and Restated Section 37 Agreement to:
  - i. reflect the intention of the owner to develop Block 1/2A, Parcel 2 and Block 2 in the Fort York Neighbourhood in a comprehensive manner as contemplated in the development context plan submitted with the owners site plan application No 07 270940 STE19 SA; and
  - ii. require, if the industrial uses are continuing on all or part of Blocks 2, 3 or 4/4A in the Fort York Neighbourhood, and the owner wishes to proceed with residential development on Block 1/2A, Parcel 2 that, prior to the issuance of an above-grade building permit for any building or structure within those lands, the



owner shall satisfy the obligations set out in Section 4.6.3 b) of the Fort York Neighbourhood Part II Plan (or Fort York Neighbourhood Secondary Plan as applicable);

4. City Council confirm the City's election with respect to the View Corridor identified on Plan 1 of By-law No. 937-2002(OMB), as amended, to provide for the construction of the adjacent Street "B" (15m) and the conveyance of the remaining lands for public park purposes (part of June Callwood Park) as set out in the Block 1/2A Amended and Restated Section 37 Agreement;
5. City Council authorize amendments to the Block 1/2A Amended and Restated Section 37 Agreement as it relates to Phase 2 of Block 1/2A as shown on Attachment 2 to this report, and satisfactory to the City Solicitor, to update and reflect the View Corridor objectives as well as current City policies and practices including those related to servicing, infrastructure, environmental matters and land transfers; and
6. City Council authorize execution of an amended and restated Block 1/2A Section 37 Agreement applicable to Phase 2 of Block 1/2A necessary to give effect to the foregoing and as described in this report.

## 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*.

A zoning by-law amendment application has been filed proposing the removal of the holding symbol ("h") from the R4 zoning on Block 1/2A, Parcel 2 ("Parcel 2") in the Fort York Neighbourhood ("FYN"). Parcel 2 comprises part of lands municipally known as 209 & 215 Fort York Boulevard. The removal of the "h" will permit residential development with street related retail and service uses to proceed.

This report reviews the applicable Official Plan policies and recommends approval of the application to amend Zoning By-law No. 937-2002 (OMB), as amended, to remove the holding symbol and associated provisions from Parcel 2.

This report also recommends amendments to the Amended and Restated Section 37 Agreement registered on title to Block 1/2A in the FYN related to the lifting of the holding symbol over Parcel 2, the development objectives of the View Corridor Lands in the FYN, and to generally to update and reflect current City policies and practices.

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14147.pdf>

TE17.7	ACTION	Adopted		Ward: 28
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## **Final Report - Draft Plan of Subdivision Application - 125-259 Queens Quay East - East Bayfront, West Precinct, Phase 1**

*Statutory - Planning Act, RSO 1990*

(June 16, 2008) Report from Acting Director, Community Planning, Toronto and East York District

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council recommend to the Chief Planner and executive Director that the draft plan of subdivision be approved, generally as illustrated on Attachment 3 of the report (June 16, 2008 ) from the Acting Director, Community Planning, Toronto and East York District, subject to:
  - a. the conditions as generally listed in Attachment 7, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration;
  - b. such revisions to the proposed plan of subdivision or additional or modified conditions as the Chief Planner and Executive director may deem to be appropriate to address matters arising from the on-going technical review of the development, including:
    - i. revisions to the draft plan of subdivision, as may be appropriate, to reflect the Queens Quay East road right-of-way width determined through the ongoing Class Environmental Assessment Transit Study;
    - ii. revisions to the draft plan of subdivision to show Blocks 4 and 12 as a public street;
    - iii. revisions to the draft plan of subdivision so that all lot/block corners are integrated with the Ontario Co-ordinate System, and show the values of the main corners of the subject lands;
2. City Council grant the e City Clerk the authority to sign the Final Plan of Subdivision, as the City is the owner in the East Bayfront lands;
3. City Council direct Divisions to receive financial securities in the amount of 20 per cent of the infrastructure cost if the security is being posted by Waterfront Toronto for City owned lands; and
4. City Council authorize and direct the appropriate City officials to take the necessary action to give effect the recommendations in this report respecting the proposal that

includes the City of Toronto lands.

### Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with the *Planning Act*.

### Summary

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

A Draft Plan of Subdivision application has been filed for the development of East Bayfront, West Precinct, Phase 1 on the lands known as 125-259 Queens Quay East.

This report reviews and recommends approval of the application for a Draft Plan of Subdivision.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14168.pdf>

### Communications

(August 2, 2006) submission from Dalton Shipway (TE.New.TE17.7.1)

TE17.8	ACTION	Adopted		Ward: 30
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### Designation of the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act

*Statutory - Ontario Heritage Act, RSO 1990*

(May 30, 2008) Report from Director, Policy and Research, City Planning Division

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. In accordance with Section 41 of the Ontario Heritage Act, City Council designate by By-law the area shown on Attachment No. 1 of the report (May 30, 2008) from the Director, Policy and Research, City Planning Division, as the Riverdale Phase 1 Heritage Conservation District;
2. City Council adopt by By-law the Riverdale Phase 1 Heritage Conservation District Plan, dated May 2008, as the District Plan for the Riverdale Phase 1 Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and City Council when making decisions regarding matters set out under

Section 42 of the Ontario Heritage Act;

3. If there are any objections to the By-law under Section 41 of the Ontario Heritage Act, the City Solicitor be directed to appear before the Ontario Municipal Board to defend the By-law;
4. Until such time as the By-law designating the area as the Riverdale Phase 1 Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

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

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with the *Ontario Heritage Act, RSO 1990*.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. The public Notices of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions. This proposed Heritage Conservation District will add almost 200 properties to the Inventory. It is also noted that adding properties to the Inventory by means of Heritage Conservation District designations dramatically increases the workload of Heritage Preservation Services, requiring staff to review all building permits, Committee of Adjustment, rezoning and Official Plan amendment applications within legislated timeframes. Overtime, this will create pressure to increase staff resources.

### **Summary**

To recommend that City Council designate part of the Riverdale area, generally bounded by First Avenue, the Canadian National Railway Line, Dundas Street East, and Degrassi Street as the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act.

### **Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14119.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14120.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14121.pdf>)

## **8a Designation of the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act**

(June 19, 2008) Letter from Toronto Preservation Board

### **Summary**

For consideration with the report (May 30, 2008) from the Director, Policy and Research, City

Planning Division

## Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14292.pdf>

TE17.9	ACTION	Amended		Ward: 32
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## Final Report - Official Plan Amendment and Rezoning - 21 Swanwick Avenue

*Statutory - Planning Act, RSO 1990*

(June 12, 2008) Report from Acting Director, Community Planning, Toronto and East York District

## Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 of the report (June 12, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. *City Council approve the alterations to the heritage property at 21 Swanwick Avenue substantially in accordance with the Heritage Impact Statement (Conservation Strategy) titled "21 Swanwick Avenue, Conversion from Church to Residential Condominium", prepared by Bernard H. Watt Architects, revised 25 January 2008, date stamped received by the City Planning Division, 25 February 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:*

*a. prior to final site plan approval;*

*providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as found photographs of the exterior and interior to the satisfaction of the Manager, Heritage Preservation Services;*

*providing final development plans, a landscape plan and an exterior lighting plan satisfactory to the Manager, Heritage Preservation Services;*

- b. *prior to the issuance of any building permit for the heritage property located at 21 Swanwick Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property;*
- providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;*
- providing building permit drawings satisfactory to the Manager, Heritage Preservation Services;*
- c. *prior to release of the Letter of Credit;*
- completing the heritage conservation work, satisfactory to the Manager, Preservation Services; and*
- submitting final as-built photographs of the heritage property at 21 Swanwick Avenue satisfactory to the Manager, Heritage Preservation Services.*
5. *City Council direct that the parks levy attributed to this proposal be assigned to Norwood Park for the purposes of park improvements/children's playground equipment.*
6. *City Council direct the General Manager, Toronto Water undertake a water pressure study in this area.*
7. *City Council request the Ward Councillor to work with the developer, in accordance with City policy, towards playground improvements at Norwood Park.*

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

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with 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*.

The application proposes to convert the existing church building into a residential building containing 10 dwelling units at 21 Swanwick Avenue. The site was designated as heritage in 2007 by City Council for its cultural value or interest. The proposal represents adaptive reuse of a heritage building.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit this conversion.

## **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14171.pdf>

## **Communications**

(July 2, 2008) letter from Irene M. Wintersinger & Robert J. Schmidt (TE.Supp.TE17.9.1)

(July 7, 2008) e-mail from Letters and a petition signed by 24 individuals addressed to Councillor Bussin, Community Planning and the Committee of Adjustment (TE.New.TE17.9.2)

## **9a Approval of Alterations to a Heritage Property - 21 Swanwick Avenue, Emmanuel Presbyterian Church**

(May 30, 2008) Report from Director, Policy and Research, City Planning Division

## **Summary**

This report recommends that City Council approve alterations to 21 Swanwick Avenue, the former Emmanuel Presbyterian Church, a designated heritage property. The church is a local landmark in the East Toronto neighbourhood and provides a terminus for the view to the south end of Enderby Road. First established in 1888, the present church was built in 1893.

The applicant is proposing to convert the church to condominium use, providing 10 row houses within the existing building envelope with a small rear addition. New second and third floor levels will be added to the interior.

The proposed alterations are necessary to accommodate the new use for the church. The front, north façade of the building with its large square tower will be conserved and will remain essentially as it is now with some minor alterations. The side facades will retain their important characteristics while undergoing alteration to incorporate new windows and doors.

## **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14159.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14160.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14161.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14162.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14163.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14164.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14165.pdf>

Attachment 7

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14166.pdf>

Attachment 8

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14167.pdf>

## 9b Heritage - Approval of Alterations to a Heritage Property- 21 Swanwick Avenue, Emmanuel Presbyterian Church

(June 19, 2008) Letter from Toronto Preservation Board

### Summary

For consideration with the report (May 30, 2008) from the Director, Policy and Research, City Planning Division

### Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14291.pdf>

TE17.10	ACTION	Adopted		Ward: 28
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### Directions Report - Rezoning Application - 60-70 Colborne Street and 101 King Street East

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

### Committee Recommendations

The Toronto and East York Community Council:

1. requested the applicant to revise the application, as discussed in the report (June 18, 2008) from the Acting Director, Community Planning, Toronto and East York District, to address the following design-related issues and comments:
  - a. increasing the setback above the podium on Colborne Street in accordance with the Design Criteria for Review of Tall Building Proposals and St. Lawrence Neighbourhood Focused Area Urban Design Guidelines;
  - b. decreasing the height of the proposal to minimize the shadow impact on St. James Cathedral and grounds and St. James Park, and be more in keeping with other buildings in the height sensitive area of the St. Lawrence neighbourhood;
  - c. decreasing the floorplate in accordance with the Design Criteria for Review of Tall Building Proposals; and
  - d. revising the podium in accordance with the Design Criteria for Review of Tall Building Proposals and St. Lawrence Neighbourhood Focused Area Urban Design Guidelines, and be consistent in height with surrounding buildings and respond appropriately to the lower scale of Colborne Street.
2. Upon receipt of a revised application in accordance with Recommendation 1, directed staff to schedule a community consultation meeting together with the Ward Councillor.
3. directed that notice for the community consultation meeting be given to landowners and



residents within 120 metres of the site.

4. directed Staff to develop terms of reference for a working group on the application and schedule meetings with the local Councillor's office, applicant's team, community representatives and City staff, with receipt of a revised application in accordance with Recommendation 1.
5. referred the letter (May 21, 2008) from Paul Reuber to the Acting Director, Community Planning, Toronto and East York District.

### 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 a 39-storey residential condominium tower including a 7-storey base and retail uses at the street level.

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

If the application is revised in accordance with staff recommendations, the next step would be to undertake a community consultation meeting to enable the public to review the applicant's submission, and ask questions of City staff and the applicant. Further, a working group process is being recommended with representation from the local Councillor's office, applicant's team, community representatives and City staff.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14175.pdf>)

### Communications

(May 21, 2008) e-mail from Paul Reuber, King, Church, Colborne Committee (TE.New.TE17.10.1)

(November 7, 2007) e-mail from The Very Reverend Douglas Stoute, The Cathedral Church of St. James, addressed to Community Planning Services (TE.New.TE17.10.2)

TE17.11	ACTION	Adopted		Ward: 27
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### Refusal and Directions Report - Rezoning Application - 40 Wellesley Street East

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

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council refuse Zoning By-law Amendment Application Number 05 212275 STE OZ, as amended on March 10, 2008, for the following reasons:
  - a. the proposal does not comply with the intent of some of the development criteria in the Official Plan;
  - b. the proposal does not comply with regulations in Zoning By-law 438-86, as amended, including set-backs and height;
  - c. the proposal does not comply with the Council-approved Design Criteria for the Review of Tall Building Proposals, including building-to-building spatial separation; and
  - d. the proposal creates unacceptable impacts, including shadowing;
2. City Council authorize the City Solicitor and other appropriate City staff to oppose the Ontario Municipal Board appeal made by the applicant in respect of their December 28, 2005 application, as amended by the March 10, 2008 submission, should a hearing be scheduled; and
3. City Council request staff to hold an area information meeting should the revised proposal be scheduled for a hearing at the OMB, and to notify landowners and residents within 120 metres of the site and the Ward Councillor.

### **Summary**

This application, revised on March 10, 2008, proposes a 29-storey mixed-use building, with 163 residential condominium units and 435 square metres of commercial space at 40 Wellesley Street East. The current proposal is subsequent to an earlier 44-storey proposal, received December 28, 2005, that was circulated by City staff and the subject of a community consultation meeting.

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

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14139.pdf>

### **Communications**

(July 4, 2008) e-mail from Leslie Yager, Plazacorp (TE.Supp.TE17.11.1)

(July 4, 2008) e-mail from Ian J. Lord, WeirFoulds, LLP (TE.New.TE17.11.2)

(July 5, 2008) e-mail from David Goland and Curtis Ingalls (TE.New.TE17.11.3)

(July 6, 2008) e-mail from Brigitte M. Westaway (TE.New.TE17.11.4)

TE17.12	ACTION	Amended		Ward: 30
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## Directions Report - Rezoning Application - 319 Carlaw Avenue

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

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council support the revised applications to amend the Zoning By-law and the associated Site Plan Application respecting the construction of an 11-storey residential building containing 2 storeys of employment uses at 319 Carlaw Avenue, substantially in accordance with the draft zoning by-law contained in Attachment 7 to the report, (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District subject to amending the by-law to secure appropriate Section 37 community benefits;
2. *Prior to the issuance of the Ontario Municipal Board Order require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements be registered on title on the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:*
  - a. *a cash contribution in the amount of \$40 000 for Park improvements at Hideaway Park*
  - b. *a cash contribution in the amount of \$10 000 for public realm improvements on the westside of Boston Ave, south of Dundas, within the area covered by the "Dundas Carlaw Quarter"*
  - c. *a cash contribution in the amount of \$25 000 for facilities improvements for Matty Eckler Community Centre*
  - d. *a cash contribution in the amount of \$20 000 for Park bench beautification in the area of the site*
  - e. *a cash contribution in the amount of \$50 000 for facilities improvements to the change rooms at Greenwood Park*
  - f. *a cash contribution in the amount of \$30 000 for an local Off Leash Area Improvement Fund*
  - g. *a cash contribution in the amount of \$35 000 for facilities improvements at Jimmie Simpson Community Centre*
  - h. *a cash contribution in the amount \$65,000 for local parks, including*

*playground shading and Community Message Boards; and*

- i. a cash contribution in the amount of \$25 000 for public realm improvements in the "Dundas Carlaw Quarter" including design competition and installations for a signature marker;*

*all to be paid to the City prior to the issuance of the first above grade building permit*

- 3. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and any other appropriate staff to appear at the Ontario Municipal Board in support of the City's position as set out in Recommendations 1 and 2;*
- 4. City Council authorize the City Solicitor to request the OMB to withhold its Order approving the Zoning By-law amendment until:*
  - a. Section 37 benefits have been agreed to;*
  - b. the Zoning By-law amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and*
  - c. the owner has entered into a Site Plan Agreement under Section 41 of the Planning Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division.*
- 5. City Council direct that the 25% portion of the Parks Levy be applied for the purpose of parkland acquisition to be dedicated towards acquiring lands within Dundas-Carlaw Quarter Capital Works Design Strategy*
- 6. City Council direct that 25% portion of the Parks Levy be applied for the purpose of improving local parks be directed to the improvement of local parks including those located within the within Dundas-Carlaw Quarter Capital Works Design Strategy*
- 7. City Council request TEDCO to work with Economic Development staff to undertake a study on the success of live/work land use designation in the employment area in relation to employment retention, generation, the nature of employment within the area of the Dundas-Carlaw Quarter Capital Works Design Strategy.*
- 8. City Council amend the draft zoning by-laws to give effect to the above recommendations, including incorporating the requirement for the Section 37 benefits, timing of such benefits and requiring the Section 37 Agreement.*
- 9. City Council direct that 319 Carlaw Avenue be contained within a new on-street permit parking area established by Council; and the developer be notified of any public meetings that may be required.*
- 10. City Council authorize the City Solicitor and City staff to take such necessary steps to*

implement the foregoing.

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

*The Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, to report on the options for the future development of the rail spur as part of the public realm improvement in the Dundas Carlaw Quarter Capital Works Design Strategy*

### **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 construct an 11 storey mixed-use building at 319 Carlaw Avenue containing employment uses on the first 2 floors, and 129 residential units above. Within the entire residential portion of the building, future owners would be permitted to both live and work within their units, subject to the site specific by-law.

The purpose of this report is to recommend a settlement position to Council and authorize the City Solicitor to present that position at an Ontario Municipal Board Hearing scheduled to begin on August 11, 2008.

Following ongoing discussions, the applicant submitted a revised proposal on March 17, 2008. Staff are prepared to support the revised proposal subject to the conditions contained in this report.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14157.pdf>

### **Communications**

(July 3, 2008) e-mail from Karen and Justin Siklis (TE.Supp.TE17.12.1)

(July 4, 2008) letter from David Elder (TE.New.TE17.12.2)

(July 7, 2008) e-mail from David Wang (TE.New.TE17.12.3)

(July 7, 2008) e-mail from Fiona Reid (TE.New.TE17.12.4)

(July 7, 2008) e-mail from Thomas McCowan (TE.New.TE17.12.5)

### **12a Rezoning Application - 319 Carlaw Avenue**

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

### **Summary**

The purpose of this report is to make a correction to the body of the previous Directions Report dated June 17, 2008. The report inadvertently included certain statistics that related to the original submission, not the statistics as revised through the review of the application. They

included:

	Original Proposal	Revised Proposal
Unit count	129	119
Gross Floor Area	12,193 square metres	11,424 square metres
Density	6.9 times area of the lot	6.5 times area of lot
Total parking spaces	120	120
(resident spaces, minimum)	97	92
(visitor spaces, minimum)	19	14

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14598.pdf>)

TE17.13	ACTION	Adopted		Ward: 18
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### Final Report - Site Plan Application - 1155 Queen Street West

(June 5, 2008) Report from Acting Director, Community Planning, Toronto and East York District

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the proposed 40 unit, 8-storey mixed use building as indicated on the drawings listed in the Notice of Approval Conditions letter attached as Attachment 3 to the report (June 5, 2008) from the Acting Director, Community Planning, Toronto and East York District;
2. City Council authorize the Chief Planner, or his designate, to give final approval to the site plan when the conditions to be satisfied prior to site plan approval, as set out in Attachment 3 to this report have been fulfilled;
3. City Council authorize the City Solicitor to prepare and register any necessary site plan agreement(s); and
4. City Council authorize the Director, Community Planning, Toronto and East York district to execute the agreement.

### 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 an 8-storey mixed use building at 1155 Queen Street West. Retail

uses are proposed at grade, with office uses on the second floor and 6-storeys of residential units above. The building will share parking, residential access, loading, garbage room and amenity space with the adjacent development at 1171 Queen Street West.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14172.pdf>)

TE17.14	ACTION	Adopted	Delegated	Ward: 20
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### Sign Variance - 2A Spadina Avenue

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

### Committee Decision

The Toronto and East York Community Council refused the requested variance to permit, for third party advertising purposes, an illuminated fascia sign “Concord-Cityplace” on the west elevation of a residential condominium building known as Tower ‘N’ at 2A Spadina Avenue (Block 25-Railway Lands 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.

To review and make recommendations on a request by Helena Lee with Concord Adex Development Corporation on behalf of Concord City Place Acquisition for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, an illuminated fascia sign “Concord- Cityplace” on the west elevation of a residential condominium building which is known as Tower ‘N’ at 2A Spadina Avenue (Block 25-Railway Lands West).

Staff recommends refusal of the 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-14231.pdf>)

TE17.15	ACTION	Adopted	Delegated	Ward: 22
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### Sign Variance - 22 Balliol Street

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

#### Committee Decision

The Toronto and East York Community Council:

1. approved the request for a variance to permit, for identification purposes, two illuminated fascia signs on the south elevation and refused an illuminated fascia sign on the east elevation of the building at 22 Balliol Street on a condition that energy efficient lights be used; and
2. directed 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 Shahin Faraji of Pattison Sign Group, on behalf of Sobey's Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs on the south elevation and one illuminated fascia sign on the east elevation of the building at 22 Balliol Street.

Staff recommends approval of the two south facing signs and refusal of the east facing sign. The variance respecting the recommended signs 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-14230.pdf>

TE17.16	ACTION	Deferred	Delegated	Ward: 27
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### Sign Variance - 595 Bay Street

(June 3, 2008) Report from Acting Director, Community Planning, Toronto and East York District

#### Committee Decision

The Toronto and East York Community Council deferred this matter until January, 2009.



## 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 Paul Seaman of Clear Channel Outdoor Company Canada on behalf of Hines REIT Ltd. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, a non-illuminated fascia sign on the east elevation of the building at 595 Bay Street.

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-14085.pdf>

TE17.17	ACTION	Deferred	Delegated	Ward: 30
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## Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 315 Ashdale Avenue

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

## Committee Decision

The Toronto and East York Community Council deferred this matter until its meeting of September 9, 2008 and requested the Executive Director, Municipal Licensing and Standards to report at that time on the applicant's compliance with Section 628-11 of the City of Toronto Municipal Code, Property Standards by-law (that all yards be kept free of heavy undergrowth and weeds).

## Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 489 Grass and Weeds, Section 489-3(e) 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 and rear yard areas 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-14244.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14245.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14246.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14247.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14248.pdf>)

TE17.18	ACTION	Amended	Delegated	Ward: 19
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## Request for an Art Mural Exemption to the Toronto Municipal Code, Chapter 485-Graffiti at 955 Bloor Street West

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

### Committee Decision

The Toronto East York Community Council *confirmed the Notice of Violation for 955 Bloor Street West and directed that a second notice be issued.*

### Summary

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

The Graffiti By-law provides in Section 4E(1) that an owner upon receipt of a Notice of Violation under this section, request that the issuance of the Notice be reviewed by the Community Council on the basis that the markings are exempt as an art mural.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14253.pdf>)

Picture 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14263.pdf>)

Picture 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14264.pdf>)

TE17.19	ACTION	Amended	Delegated	Ward: 31
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### **Art Mural Exemption to the Toronto Municipal Code, Chapter 485 - Graffiti - 468A/468 Dawes Road**

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

#### **Committee Decision**

The Toronto East York Community Council:

1. *granted the exemption for an Art Mural at 468A/468 Dawes Road, on condition that the red tag at the top left hand be removed; and*
2. *directed the applicant to apply for a Mural Permit required under the Sign By-law.*

#### **Summary**

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant is the property owner's son acting on behalf of his parents who own the property and has requested a review of a Notice of Violation given for graffiti in accordance with the provisions of the City of Toronto Municipal Code, Chapter 485 Graffiti. The applicant is requesting consideration to the wall markings being classed as an Art Mural.

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

#### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14265.pdf>

Attachment 1 - Photo

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14276.pdf>

Attachment 2 - Photo

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14277.pdf>

TE17.20	ACTION	Amended	Delegated	Ward: 19
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### **Residential Demolition Application – 801 College Street**

(June 10, 2008) Report from Acting Director, Toronto Building, Toronto and East York District

#### **Committee Decision**

The Toronto and East York Community Council *approved the application to demolish the subject residential building at 801 College Street with the following conditions:*

- a. *All debris and rubble be removed immediately after demolition.*
- b. *Any holes on the property be backfilled with clean fill.*

### Summary

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 801 College Street to you, to decide whether or not to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This Staff Report is concerning a matter for which the Community Council has delegated authority from City Council to make a final decision.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14233.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14236.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14237.pdf>

TE17.21	ACTION	Amended	Delegated	Ward: 19
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### Residential Demolition Application – 799 College Street

(June 10, 2008) Report from Acting Director, Toronto Building, Toronto and East York District

### Committee Decision

The Toronto and East York Community Council *approved the application to demolish the subject residential building at 799 College Street with the following conditions:*

- a. *All debris and rubble be removed immediately after demolition.*
- b. *Any holes on the property be backfilled with clean fill.*

### Summary

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 799 College Street to you, to decide whether or not to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This Staff Report is concerning a matter for which the Community Council has delegated authority from City Council to make a final decision.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14239.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14242.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14243.pdf>)

TE17.22	ACTION	Amended	Delegated	Ward: 18
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## Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 189 Gladstone Avenue

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

### Committee Decision

The Toronto and East York Community Council *granted* the fence exemption for 189 Gladstone Avenue.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant being the property owner is seeking an exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing wooden fence, in the rear yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the rear yard can be constructed to a height of 2 metres.

The existing wooden fence is located in the rear yard. The section of fence on south side of property line is constructed to a height of 2.03 metres (6 feet and 8 inches) and 13.71 metres (45 feet) in length and is not in compliance with the Fence By-law.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14267.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14268.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14269.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14270.pdf>)

## Communications

(July 7, 2008) letter from Nga Truong, also submitting photographs (TE.New.TE17.22.2)

TE17.23	ACTION	Amended	Delegated	Ward: 19
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## **Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 145 Gore Vale Avenue**

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

### **Committee Decision**

The Toronto East York Community Council *granted* the fence exemption for 145 Gore Vale Avenue.

### **Summary**

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant being the property owner is seeking an exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing wooden fence, in the rear yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the rear yard can be constructed to a height of 2 metres.

The existing wooden fence in the rear yard consists of 3 sections of fencing. The section of fence on the north side of the property is constructed to a height of 1.85 metres (6 feet, 6 inches) and 7.60 metres (24 feet, 9 inches) in length. The (chain-link) section of fence on the south side of the property is constructed to a height of 1.12 metres (3 feet, 7 inches) and 7.60 metres (24 feet, 9 inches) in length. Both these sections of fence are in compliance with the provisions of the By-law.

The section of fence on east side of property line is constructed to a height of 2.81 metres (9 feet, 2 inches) and 6.4 metres (20 feet, 10 inches) in length and is not in compliance with the Fence By-law. See Attachment 1.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14256.pdf>

Picture 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14260.pdf>

Picture 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14261.pdf>

Picture 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14262.pdf>

TE17.24	ACTION	Amended	Delegated	Ward: 32
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## Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 3 Vancouver Avenue

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

### Committee Decision

The Toronto East York Community Council *granted* the fence exemption for 3 Vancouver Avenue.

### Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing wooden fence, in the rear yard, to exceed the maximum allowable height. The Fence by-law provides that a fence in the rear yard area can be constructed to a height of 2 metres.

The existing wooden fence in the rear yard consists of 3 sections of fencing that are not in compliance with the by-law. The section on north boundary line is constructed to a height of 2.5 metres, (8 feet, 2 inches) and is 13 metres (42 feet, 6 inches) in length. See Attachment 1. The section on the south boundary line is constructed to a height of 2.5 metres (8 feet, 2 inches) and is 10.46 metres (34 feet, 3 inches) in length. See Attachment 2. The section on the east boundary line is constructed to a height of 2.56 metres (8 feet, 4 inches) and is 4.62 metres (15 feet, 2 inches) in length. See Attachment 3.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14271.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14272.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14273.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14274.pdf>

### Communications

(July 6, 2008) e-mail from Laura Marks, on behalf of Ann Page (TE.New.TE17.24.1)

(July 6, 2008) e-mail from David Phillips and Janna-Jo Phillips (TE.New.TE17.24.2)

TE17.25	ACTION	Amended	Delegated	Ward: 19
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### **Refusal of a Boulevard Café permit located at 588 College Street**

(June 16, 2008) Report from Manager, Municipal Licensing & Standards, Licensing Services

#### **Committee Decision**

The Toronto East York Community Council *approved a boulevard café permit at grade level at 588 College Street for a total area of 3.7 square metres, in accordance with Appendix No. 1 of the report (June 16, 2008) from the Manager, Municipal Licensing and Standards, Licensing Services.*

#### **Summary**

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

To report on an application received on February 21, 2008 from Rocco Mastrangelo Jr, representing IL Sorriso Resto Bar Inc, operating as Sorriso for an application for a boulevard café located at 588 College Street.

#### **Background Information**

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14203.pdf>)

TE17.26	ACTION	Amended	Delegated	Ward: 20
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### **Results of a residential poll for a Boulevard Café - 673 Spadina Avenue on the Sussex Avenue flankage**

(June 16, 2008) Report from Municipal Licensing & Standards, Licensing Services

#### **Committee Decision**

The Toronto and East York Community Council *denied* the application for the boulevard café at 673 Spadina Avenue on the Sussex Avenue 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 residential poll conducted in connection with an application for a boulevard café on the Sussex Ave flankage of 673 Spadina Ave.

#### **Background Information**

Staff Report



<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14238.pdf>

### Communications

- (June 25, 2008) e-mail from Heather Rapaport (TE.Supp.TE17.26.1)
- (July 3, 2008) e-mail from Phillip S. Swift (TE.Supp.TE17.26.2)
- (July 2, 2008) letter from Julie Mathien, Huron-Sussex Residents' Organization and a petition signed by 37 individuals. (TE.Supp.TE17.26.3)
- (July 6, 2008) e-mail from Phillip S. Swift (TE.New.TE17.26.4)

### (Deferred from June 10, 2008 - 2008.TE16.7)

TE17.27	ACTION	Amended	Delegated	Ward: 27
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### Cancellation of Sidewalk/Boulevard Vending – Permit Number 2109T, 116 Yorkville Avenue

(June 16, 2008) Report from Manager, Municipal Licensing & Standards, Licensing Services

### Committee Decision

The Toronto and East York Community Council:

1. *cancelled the existing sidewalk/boulevard vending permit number 2109T ; and*
2. *granted relief from the moratorium in order to allow for an application to be considered within or outside the moratorium area.*

### 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 Toronto and East York Community Council at its meeting of June 10, 2008 deferred consideration of Report No. TE16.7 and requested that Municipal Licensing and Standards provide further information regarding the cancellation of Sidewalk/Boulevard Vending Permit No. 2109T for the vending location at 116 Yorkville Avenue.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14199.pdf>

### 27a Cancellation of Sidewalk/Boulevard Vending - Permit Number 2109T

(May 23, 2008) Report from Manager, Municipal Licensing and Standards, Licensing Services

## 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 cancellation of a sidewalk/boulevard vending operation under Permit Number 2109T due to the construction of a new building and a request from the vendor seeking relief from the existing vending moratorium in Wards 20, 27, and 28 to allow for an application for a new location.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13947.pdf>)

Attachment 1 - Photo

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13948.pdf>)

Attachment 2 - Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13949.pdf>)

TE17.28	ACTION	Amended	Delegated	Ward: 32
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## Front Yard Parking Appeals - 64 and 66 Wheeler Avenue

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

## Committee Decision

The Toronto and East York Community Council *granted the appeal for front yard parking at 64 and 66 Wheeler Avenue, on condition that:*

1. *each parking area not exceed 2.6 m by 5.9 m in dimension;*
2. *the applicant remove the existing concrete paving and re-pave the parking areas with semi-permeable paving materials;*
3. *the applicant provide for the downspout disconnection, if applicable, in accordance with the requirements of Toronto Water;*
4. *the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' and 'D1' of the report (June 17, 2008) from the Manager, Traffic Planning, Right of Way Management, Transportation Services, Toronto and East York District, to the satisfaction of the General Manager of Transportation Services; and*
5. *the applicant pay all applicable fees and comply with all other criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards.*

## 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 64 and 66 Wheeler Avenue for front yard parking. We do not recommend approval for front yard parking at these locations because they do 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-14189.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14190.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14191.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14192.pdf>)

Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14193.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14194.pdf>)

Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14195.pdf>)

Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14196.pdf>)

## Communications

(June 26, 2008) e-mail from Max Langton (TE.Supp.TE17.28.1)

(June 26, 2008) e-mail from Susan Jay (TE.Supp.TE17.28.2)

(July 7, 2008) submission from Jassie Khurana, Khurana Associates, submitting photographs and letter dated June 25, 2008 addressed to Trevor Gain and Associates, from Patricia Thomson, Kelly's Tree Care (TE.New.TE17.28.1)

**(Deferred from June 10, 2008 - 2008.TE16.5)**

TE17.29	ACTION	Deferred	Delegated	Ward: 32
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## Front Yard Parking Appeal for a Second Vehicle – 84 Waverley Road

(May 9, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

## Committee Decision

The Toronto and East York Community Council deferred consideration of the appeal respecting front yard parking for a second vehicle at 84 Waverley Avenue until its meeting of

September 9, 2008.

## Summary

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

Transportation Services has assessed an appeal from the owner of 84 Waverley Road for front yard parking of a second vehicle. We do not recommend approval for front yard parking of a second vehicle 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-13941.pdf>)

Attachment 1 - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13942.pdf>)

Attachment 2 - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13943.pdf>)

Attachment 3 - Appendix C

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13944.pdf>)

Attachment 4 - Appendix D

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13945.pdf>)

Attachment 5 - Appendix E

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13946.pdf>)

## Communications

(June 3, 2008) e-mail from Bob Sinclair (TE.Main.TE17.29.1)

(June 10, 2008) petition from 57 signed individuals submitted by Chris Allen is on file in the City Clerk's Office (TE.Main.TE17.29.2)

(July 4, 2008) e-mail from Debrann Barr (TE.Supp.TE17.29.3)

## 29a Further Report - Front Yard Parking Appeal for a Second Vehicle – 84 Waverley Road

(July 3, 2008) Report from Director, Transportation Services Toronto and East York District

## Summary

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

The Toronto and East York Community Council, at its meeting of June 10, 2008, deferred consideration of the report entitled “Front Yard Parking Appeal for a Second Vehicle- 84 Waverley Road” and requested the Manager of Right of Way Management, in consultation with the Director, Urban Forestry and City Forester, to work with the applicant to create a more acceptable soft landscape plan, including addressing the issue of the curb cut.

Transportation Services, in consultation with Urban Forestry, met with the applicant and a revised landscape plan was agreed to. This proposal increases the soft landscape area and accommodates the on-street parking to a full space length of 5.9 m. To further increase the soft landscape area the applicants agreed to reduce the size of the parking spaces while still maintaining compliance with the Code and replacing the existing pavers with a turf stone surface.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14561.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14562.pdf>)

TE17.30	ACTION	Adopted		Ward: 20
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### Preliminary Report - Rezoning Application - 60 John Street; 12-18 Mercer Street

(May 5, 2008) Report from Acting Director, Community Planning, Toronto and East York District

### Decision Advice and Other Information

The Toronto and East York Community Council directed staff:

1. to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, in light of the City's and BIA's built form and MasterPlan reviews for the area.
2. not to submit Final Reports on development applications in the King-Spadina East Precinct until such a time as the built form review has been considered by Council.

### Summary

This application proposes to construct a 38 storey (126 metre) mixed use building consisting of a 5 storey podium along the Mercer Street and John Street frontages and a tower on the east portion of the podium. The mixed-use development would consist of approximately 334 units and approximately 1,070 square metres (11,517 square feet) of retail uses at grade.

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

The subject properties are located within the King-Spadina Secondary Plan, East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. On April 2008 Toronto and East York Community Council, directed planning staff to review the existing built form policies in the East Precinct, as noted in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging “Living Downtown Study” principles;
4. The heritage character of the area including enhancements to the area’s heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and
6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association (“BIA”) has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council’s direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered in parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City’s built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff’s goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

## **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14216.pdf>

## **Communications**

(July 7, 2008) e-mail from Michael Emory, Chair, Master Plan Advisory Committee, Toronto Entertainment District BIA (TE.Supp.TE17.30.1)

TE17.31	ACTION	Adopted		Ward: 20
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### **Preliminary Report - Rezoning Application - 181, 199 and 203 Richmond Street West; 10 Nelson Street and a Portion of an Abutting Public Lane**

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

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

The Toronto and East York Community Council directed staff:

1. to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, in light of the City's and BIA's built form and MasterPlan reviews for the area.
2. not to submit Final Reports on development applications in the King-Spadina East Precinct until such a time as the built form review has been considered by Council.

#### **Summary**

This application proposes two residential towers having heights of 39 storeys and 18 storeys, connected by a two storey podium, at 181, 199, 203 Richmond Street West, and 10 Nelson Street. A public lane, that is oriented in an east-west direction, connects Duncan Street to Simcoe Street, and forms part of the lands to be developed. The proposed development, as submitted, would accommodate 58,754 square metres (632,443 square feet) of residential floor area (628 dwelling units) and 3,164 square metres (34,058 square feet) of non-residential floor area, resulting in a density of 11.5 times the area of the lot.

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

The subject properties are located within the King-Spadina Secondary Plan, East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. In April 2008 Toronto and East York Community Council, directed planning staff to review the existing built form policies in the East Precinct, as noted in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging "Living Downtown Study" principles;
4. The heritage character of the area including enhancements to the area's heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and,

6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association (“BIA”) has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council’s direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered in parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City’s built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff’s goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14215.pdf>

### Communications

(July 7, 2008) e-mail from Michael Emory, Chair, Master Plan Advisory Committee, Toronto Entertainment District BIA (TE.Supp.TE17.31.1)

TE17.32	ACTION	Adopted		Ward: 20
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### Preliminary Report - Official Plan Amendment and Rezoning Applications - 355 King Street West and 119 Blue Jays Way

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

### Decision Advice and Other Information

The Toronto and East York Community Council directed staff:

1. to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, in light of the City’s and BIA’s built form and MasterPlan reviews



for the area.

2. not to submit Final Reports on development applications in the King-Spadina East Precinct until such a time as the built form review has been considered by Council.

### **Summary**

This application proposes the construction of a 48-storey (149.8m) mixed-use building with a 6 storey podium, accommodating a hotel, art gallery and retail uses at 355 King Street West. The total building height is 177m to the building's decorative peak. The property is currently developed with the "Canadian Westinghouse Building", which is designated under Part IV of the Ontario Heritage Act. The north and west exterior walls of the building are proposed to be incorporated into the new development, with the balance to be demolished.

The southern portion of the lands, municipally known as 119 Blue Jays Way, is proposed to be developed with an 18 storey residential building with retail and restaurant uses at grade and a building height of 62.85m.

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

The subject properties are located within the King-Spadina Secondary Plan, East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. On April 2008 Toronto and East York Community Council, directed planning staff to review the existing built form policies in the East Precinct, as noted in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging "Living Downtown Study" principles;
4. The heritage character of the area including enhancements to the area's heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and
6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association ("BIA") has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council's direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered in parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City's built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff's goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14213.pdf>

### Communications

(July 7, 2008) e-mail from Michael Emory, Chair, Master Plan Advisory Committee, Toronto Entertainment District BIA (TE.Supp.TE17.32.1)

TE17.33	ACTION	Adopted		Ward: 20
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### Preliminary Report - Rezoning Application - 295 Adelaide Street West; 100 and 104 John Street

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

### Decision Advice and Other Information

The Toronto and East York Community Council directed staff:

1. to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, in light of the City's and BIA's built form and MasterPlan reviews for the area.
2. not to submit Final Reports on development applications in the King-Spadina East Precinct until such a time as the built form review has been considered by Council.

### 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 42-storey mixed use building at 295 Adelaide Street West, 100 and

104 John Street with 388 below grade parking spaces. Proposed uses include a hotel, retail, restaurant and residential condominium. The site includes a heritage building located at the north end of the site which is proposed to be moved to the south end of the site adjacent to another heritage building.

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

The subject properties are located within the King-Spadina Secondary Plan East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. In April 2008 Toronto and East York Community Council, directed Planning Staff to review the existing built form policies in the East Precinct, as noted in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging "Living Downtown Study" principles;
4. The heritage character of the area including enhancements to the area's heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and
6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association ("BIA"), has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council's direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City's built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff's goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be

submitted in the first to second quarter of 2009.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14219.pdf>)

## Communications

(July 7, 2008) e-mail from Michael Emory, Chair, Master Plan Advisory Committee, Toronto Entertainment District BIA (TE.Supp.TE17.33.1)

TE17.34	ACTION	Amended		Ward: 20
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## Preliminary Report - Rezoning Application - 306-322 Richmond Street West

(June 3, 2008) Report from Acting Director, Community Planning, Toronto and East York District

## Decision Advice and Other Information

*The Toronto and East York Community Council directed staff to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, as informed by the on-going City and BIA's built form and MasterPlan reviews for the area.*

## Summary

This application was submitted on July 3, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application originally proposed to redevelop the lands at 306-322 Richmond Street West, with a 19-storey (64 metre) mixed-use building. A Preliminary Report regarding this proposal was considered by Community Council in August 2007, and a Community Consultation meeting was held on June 19, 2007.

On April 1, 2008, a revised development was submitted, which proposes a 35 storey (121.7m) mixed-use building.

This report provides preliminary information on the revised application and seeks Community Council's direction on further processing of the application.

The subject properties are located within the King-Spadina Secondary Plan East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. In April 2008 Toronto and East York Community Council, directed Planning Staff to review the existing built form policies in the East Precinct, as noted in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging “Living Downtown Study” principles;
4. The heritage character of the area including enhancements to the area’s heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and
6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association (“BIA”), has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council’s direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City’s built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff’s goal to have all the studies finalized and assessed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

## **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14221.pdf>

## **Communications**

(July 7, 2008) e-mail from Michael Emory, Chair, Master Plan Advisory Committee, Toronto Entertainment District BIA (TE.Supp.TE17.34.1)

TE17.35	ACTION	Adopted		Ward: 20
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## **Preliminary Report - Rezoning Application - 21-23 Widmer Street and 299 Adelaide Street West**

(June 6, 2008) Report from Acting Director, Community Planning, Toronto and East York District

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

The Toronto and East York Community Council directed staff:

1. to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, in light of the City's and BIA's built form and MasterPlan reviews for the area.
2. not to submit Final Reports on development applications in the King-Spadina East Precinct until such a time as the built form review has been considered by Council.

### **Summary**

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

This application proposes a 44-storey mixed use building at 21 -23 Widmer Street with approximately 452 residential units and 885 square metres of commercial space. Four above grade parking levels and four below grade parking levels are proposed. Previous Council permission (By-law 95-2006) permitted a 25 storey mixed use building on the site.

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

The subject properties are located within the King-Spadina Secondary Plan East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. In April 2008 Toronto and East York Community Council, directed Planning Staff to review the existing built form policies in the East Precinct, as noted in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging "Living Downtown Study" principles;
4. The heritage character of the area including enhancements to the area's heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and

6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association (“BIA”), has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council’s direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City’s built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff’s goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14209.pdf>

### Communications

(July 7, 2008) e-mail from Michael Emory, Chair, Master Plan Advisory Committee, Toronto Entertainment District BIA (TE.Supp.TE17.35.1)

TE17.36	ACTION	Adopted		Ward: 20
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### Preliminary Report - Rezoning Application - 277 Davenport Road

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

### Decision Advice and Other Information

The Toronto and East York Community Council directed that:

1. Staff 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 to amend Zoning By-law (By-law 438-86) to permit the construction of a 6-storey mixed-use building, one property east of the south-east corner of Davenport Road and Bedford Road at 277 Davenport Road.

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

A statutory public meeting is targeted for the fourth quarter of 2008. This target date assumes that applicant will provide all required information in a timely manner.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14220.pdf>

TE17.37	ACTION	Adopted		Ward: 27
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### Preliminary Report - Rezoning Application - 32 Davenport Road and 12, 18, 18A, 20 and 22 McMurrich Street

(June 12, 2008) Report from Director, Community Planning, Toronto and East York District

### Decision Advice and Other Information

The Toronto and East York Community Council directed that:

1. Staff 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 to demolish a two-storey office building, a vacant two-storey building, and a pair of two-and-a-half-storey semi-detached dwellings, and to construct a 25-storey mixed-use residential building with commercial space on the ground floor.

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

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

The next step is to hold a community consultation meeting where the community can review the application, provide comments, and ask questions of City staff and the applicants.

### Background Information

Revised Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14226.pdf>

TE17.38	ACTION	Adopted		Ward: 31
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### Preliminary Report - Rezoning Application - 2 Secord Avenue and 90 Eastdale Avenue

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

### Decision Advice and Other Information

The Toronto and East York Community Council:

1. requested the applicant to revise their application to address the comments contained in the report (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District, and further work with City staff to determine if an appropriate level of new development on this site can be considered within the policy framework of the Official Plan.
2. requested the applicant to submit any outstanding applications, studies and reports, as identified in the report (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District.
3. directed the Acting Director, Community Planning – Toronto and East York District, upon receipt of a revised application in accordance with the recommendations 1 and 2, to bring forward subsequent Preliminary Report which will outline the recommended community consultation and scheduling of a Public Meeting 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 demolish nine townhouse blocks, containing a total of fifty-two, 3-bedroom rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue, in order to permit the construction of a 30-storey residential tower, a 5- and 8-storey residential building, and sixty, 3-bedroom rental townhouse dwelling units. The applicant proposes to retain the existing 22 and 24-storey apartment buildings at 2 Secord Avenue and 90 Eastdale Avenue. The existing and proposed buildings would be connected below grade by two levels of parking.

A Rental Housing Demolition and Conversion application under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) must be submitted before the demolition and replacement of the nine townhouse blocks can be considered. The townhouse blocks contain a total of 52, 3-bedroom affordable rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue. To date, an application for Rental Housing Demolition and Conversion has not been submitted to the City. The units may not be demolished unless the City approves the application.

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

### Background Information

Revised Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14232.pdf>

Letter from Councillor Davis

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14604.pdf>

### Communications

(July 3, 2008) e-mail from Jeffrey L. Davies, Davies Howe Partners (TE.Supp.TE17.38.1)

(July 6, 2008) e-mail from Mary Lainey (TE.New.TE17.38.2)

(July 7, 2008) letter from Councillor Davis forwarding a list of concerns compiled and submitted by tenants in the existing buildings at 2 Secord Avenue and 90 Eastdale Avenue (TE.New.TE17.38.3)

(July 4, 2008) letter from Jeffrey Davies, Davies Howe Partners, LLP (TE.New.TE17.38.4)

TE17.39	ACTION	Adopted		Ward: 18
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### Preliminary Report - Rezoning Application - 40-44 Dovercourt Road

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

### Decision Advice and Other Information

The Toronto and East York Community Council directed staff to continue to work with the applicant, in consultation with the community, to address the issues addressed in the report (June 4, 2008) from the Acting Director, Community Planning, Toronto and East York District.

## 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 an 11 storey mixed-use building at 40 Dovercourt Rd. with 140 residential units, and non-residential space on the ground floor. Access for 91 parking spaces, and loading, is proposed from the public lane on the west side of the subject property.

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

A Community Consultation meeting is scheduled for June 26th, and the Final Report is targeted for early 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-14207.pdf>)

TE17.40	ACTION	Adopted	Delegated	Ward: 20
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## Sign Variance - 255 Bremner Boulevard

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

## Committee Decision

The Toronto and East York Community Council:

1. approved the requested variances for one double-sided illuminated ground sign identifying the tenants in the Roundhouse building in the form of a corporate name and a logo to represent “Steam Whistle Brewing Co.” and “Leon’s”, and including an electronic display sign for the Toronto Railway Heritage Centre (TRHC) on condition that:
  - i. final plans and drawings be submitted to the satisfaction of the Manager, Heritage Preservation Services;
  - ii. the electronic display sign not be used for third party advertising;
  - iii. the electronic display sign be limited to a surface area of 2 square metres per side;
  - iv. that the final location of the ground sign be to the satisfaction of the Manager, Parks Forestry and Recreation, Parks Development and Infrastructure Management Section.

2. approved the requested variances for one non-illuminated identification sign in the form of a logo to represent the “Toronto Railway Heritage Centre (TRHC)”, which would be painted directly onto the northeast face of the Coal and Sanding Tower on condition that:
  - i. final plans and drawings be submitted to the satisfaction of the Manager, Heritage Preservation Services.
3. directed 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 Bill Dalton with IBI Group on behalf of John Street Roundhouse Development Corporation, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit one double-sided illuminated ground sign identifying the tenants in the Roundhouse building in the form of a corporate name and a logo to represent “Steam Whistle Brewing Co.” and “Leon’s”. The tenant identification sign includes an electronic display sign which will be used by the future Toronto Railway Heritage Centre (TRHC). Also for identification purposes is proposed one non-illuminated sign in the form of a logo to represent the “Toronto Railway Heritage Centre (TRHC)”, which would be painted directly onto the northeast face of the Coal and Sanding Tower.

Staff are recommending approval of the requested signs, subject to conditions. The conditions are based on the contextual location of the Roundhouse, which is a National Historic Site located in a City park.

### Background Information

Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14206.pdf>

TE17.41	ACTION	Adopted	Delegated	Ward: 20
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### Sign Variance - 255 Bremner Boulevard

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

### Committee Decision

The Toronto and East York Community Council:

1. approved the requested variance to permit, for identification purposes, a non-

illuminated sign in the form of a corporate name and a logo to represent “Steam Whistle Brewing” painted directly onto the water tower structure located to the east of the roundhouse building, in roundhouse park at 255 Bremner Boulevard, on condition that:

- i. final plans and drawings be submitted to the satisfaction of the Manager, Heritage Preservation Services.
2. directed 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 Greg Taylor with Steam Whistle Brewing on behalf of John Street Roundhouse Development Corporation, 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 sign in the form of a corporate name and a logo to represent “Steam Whistle Brewing” painted directly onto the water tower structure located to the east of roundhouse building, in the roundhouse park at 255 Bremner Boulevard.

Staff recommends approval of the application conditional upon submission of final plans and drawings to the satisfaction of the Manager, Heritage Preservation Services. 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-14019.pdf>

TE17.42	ACTION	Adopted	Delegated	Ward: 19
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### Sign Variance - 109 Atlantic Avenue

(July 3, 2008) Report from Acting Director, Community Planning, Toronto and East York District

### Committee Decision

The Toronto and East York Community Council:

1. approved the requested variances to permit, for identification purposes, three fascia signs and one projecting sign on the north elevation, two fascia signs and one projecting sign on the south elevation, one fascia sign on the east elevation and two fascia signs on the west elevation of the building at 109 Atlantic Avenue, notwithstanding the reference to illumination on the applicant’s plans, this approval is subject to the following conditions:

- a. neon signs; and visible wiring, conduit or other electrical components will not be permitted;
  - b. signs attached to the heritage buildings, including projecting signs, will not be internally illuminated;
  - c. energy efficient fixtures are to be used on all signs should external illumination be proposed;
2. directed that, 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 of tenant signs and method of attachment including any plans for external illumination of the signs in the future; and
  3. directed 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 Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Bill Dalton of IBI Group, on behalf of First Capital (King Liberty-Barrymore) Corporation, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, three illuminated fascia signs and one illuminated projecting sign on the north elevation, two illuminated fascia signs and one illuminated projecting sign on the south elevation, one illuminated fascia sign on the east elevation and two illuminated fascia signs on the west elevation of the building at 109 Atlantic Avenue.

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

Revised Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14033.pdf>

TE17.43	ACTION	Adopted	Delegated	Ward: 22
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### Sign Variance - 2 St. Clair Avenue West

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

### Committee Decision

The Toronto and East York Community Council:

1. approved the requested variances to permit for identification purposes, an illuminated awning sign on the Yonge Street elevation of the building at 2 St. Clair Avenue West on condition that energy efficient lights be used; and
2. directed the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Financial Impact

The property is located at the northwest corner of Yonge and St. Clair Avenue in a CR zone. The property contains a 21-storey office building with retail uses at the grade level. The "Fiorio" Salon & Spa occupies the northeast retail unit at the grade level of the building. The applicant has requested permission for variances that will allow an illuminated awning sign on the east elevation of the building. The sign is 11.58m wide and 0.61m high with an area of 7.06m<sup>2</sup>.

The sign does not comply with Chapter 297, Signs, of the former City of Toronto Municipal Code in the following ways:

Sign By-law Section and Requirements	Applicant's Proposal	Required Variance
1. Chapter 297-10E(5)	The vertical clearance from grade to the bottom of the awning sign is 2.36m.	The 2.36m vertical clearance from grade to the bottom of the awning sign would be 0.14m less than the required 2.50m.
2.. Chapter 297-10E(6)	The awning sign would obstruct or interfere with the window of the building.	An awning sign obstructing or interfering with a window or door of a building is not permitted.
3. Chapter 297-11 AA	The illuminated awning sign for identification purposes would be located at the ground floor commercial unit.	A first party illuminated ground sign located at the ground floor commercial unit is not permitted.

### 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 Curtis Lanfrey of Geometric Design Woodworking, on behalf of Gian-Frank Stavo, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated awning sign on the Yonge Street frontage of the building at 2 St. Clair Avenue West.

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

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14008.pdf>)

TE17.44	ACTION	Adopted	Delegated	Ward: 28
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## Sign Variance - 45 Eastern Avenue

(June 2, 2008) Report from Acting Director, Community Planning, Toronto and East York District

### Committee Decision

The Toronto and East York Community Council:

1. approved the requested variances to permit, for identification purposes, two illuminated pedestal signs for directional purposes, along Eastern Avenue and Front Street East frontages of the property at 45 Eastern Avenue on condition that energy efficient lights be used; and
2. directed 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 John David Adam of Zip Signs Ltd., on behalf of 1654199 Ontario Limited and 1385144 Ontario Limited for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated pedestal signs for directional purposes, along Eastern Avenue and Front Street East frontages of the property at 45 Eastern Avenue.

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

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14063.pdf>)



TE17.45	ACTION	Adopted	Delegated	Ward: 28
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### Sign Variance - 18 Lower Jarvis Street

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

#### Committee Decision

The Toronto and East York Community Council:

1. approved the requested variance to maintain, for identification purposes, four non-illuminated ground signs along Lower Jarvis Street frontage of the property at 18 Lower Jarvis Street, on condition that signs are permitted for a period of only one year from the date of approval by the Toronto and East York Community Council; and
2. directed 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 Peter Venetas of Context (Real Estate) Inc. on behalf of Gross Realty Corporation for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for identification purposes, four non-illuminated ground signs, along Lower Jarvis Street frontage of the property at 18 Lower Jarvis Street.

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

#### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14228.pdf>

TE17.46	ACTION	Adopted	Delegated	Ward: 32
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### Sign Variance - 293 Coxwell Avenue

(June 2, 2008) Report from Acting Director, Community Planning, Toronto and East York District

#### Committee Decision

The Toronto and East York Community Council:

1. approved the request for a variance to permit, for identification purposes, replacement of an existing fascia sign “Goodwill” with an illuminated fascia sign “Dollarama” on the front elevation of the building to represent the new occupant of the building at 293 Coxwell Avenue on a condition that the sign be turned off from 11:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights be used; and
2. directed 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 Just Cole of World Impact Inc., on behalf of Value Centres Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, replacement of an existing “Goodwill” store’s fascia sign with an illuminated fascia sign “Dollarama” on the front elevation of the building to represent the new occupant of the building at 293 Coxwell Avenue.

Staff recommends approval of this 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-14076.pdf>

TE17.47	ACTION	Adopted		Ward: 14
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### Bloor Street West Visioning Initiative - Bloor Street West between Keele Street and Dundas Street West

(June 17, 2008) Report from Acting Director, Community Planning, Toronto and East York Council

### Committee Recommendations

The Toronto and East York Community Council recommends that Council direct staff to forward the report (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District to the retained consultant to inform the *Avenue* Study for the Bloor Street West and Dundas Street West area.

### Summary

This report describes a community engagement process and seven guiding principles emerging from the community through the Bloor Street West Visioning initiative. These principles would foster and support a compact community along Bloor Street West between Keele Street

and Dundas Street West that is well-designed and offers sustainable transportation choices. The principles are consistent with the City's objective to focus contextually appropriate urban growth along major corridors; support the City's focus on investment in quality of life; promote transit use; and preserve and enhance the stability of neighbourhoods. The principles have been established through significant community input including the review of the policy framework and context of the area. They work to build upon the policy directions in the Official Plan.

This report recommends that the information in this report be forwarded to the consultant undertaking the approved *Avenue* Study to inform their work for the Bloor Street West and Dundas Street West area.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14044.pdf>)

TE17.48	ACTION	Adopted		Ward: 28
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### Public Art Plan - TEDCO/Corus Entertainment - 125 Queens Quay East

(June 11, 2008) Report from Director, Urban Design, City Planning Division

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the attached TEDCO/Corus Entertainment Public Art Plan (125 Queens Quay East).

### Summary

The purpose of this staff report is to seek City Council approval of the TEDCO/Corus Entertainment Public Art Plan. The plan has been prepared by the Public Art Consultant and Developer for this project in compliance with the development approval provisions. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art in the privately-owned, publicly accessible areas of the development. The owner will commence the art program once the plan is approved. The resulting art installation will be owned and maintained by the owners of 125 Queens Quay East.

The full plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14229.pdf>)

TE17.49	ACTION	Without Recs		Ward: 20
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### **Further Report - Request to Waive Encroachment Fee – 100 Queen’s Park Crescent, Royal Ontario Museum**

(May 21, 2008) Report from Transportation Services

#### **Committee Recommendations**

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

#### **Financial Impact**

Should City Council approve waiving the annual permit renewal for the encroachment of the Michael Lee-Shin Crystal that extends over the public right-of-way of the Bloor Street flank of 100 Queen’s Park Crescent, a reduction of \$2,400 in total annual revenue will result.

#### **Summary**

City Council, in considering a request from the Royal Ontario Museum to waive the annual permit renewal fee for the encroachment of a portion of the Michael Lee-Chin “Crystal” structure over the City’s street allowance, requested that this matter be reviewed in the context of Council’s policies of community benefits relating to development approvals.

Staff have submitted a report to the Public Works and Infrastructure Committee on the policy question, however, the actual application by the Royal Ontario Museum remains unresolved. This aspect is within the purview of Community Council. Accordingly, Transportation Services is recommending that Toronto and East York Community Council again submit its recommendation to City Council in order that the application can be dealt with in the context of whatever policy direction the Committee and City Council may pursue.

#### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14047.pdf>

TE17.50	ACTION	Adopted	Delegated	Ward: 19
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### **Road Alteration – Manning Avenue, South of Dundas Street**

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

#### **Committee Decision**

The Toronto and East York Community Council approved narrowing the west side of Manning Avenue, south of Dundas Street West, generally as shown on the print of Drawing No. 421F-9313, dated June 2008, attached to the report (June 16, 2008) from the Director, Transportation Services, Toronto and East York District.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	2007 Capital Budget, Dundas Street West Track Replacement Contract No. 07TE-03RD	Minimal incremental cost

### 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 requesting approval from Toronto and East York Community Council to narrow a section of Manning Avenue, south of Dundas Street West, to be undertaken with on-going capital work associated with the Dundas streetcar track reconstruction, to enable development of the “Dundas & Manning Community Garden”. This narrowing will also provide a shorter distance for pedestrians to cross Manning Avenue, providing a safer crossing environment.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14169.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14170.pdf>

### Declared Interests

The following member(s) declared an interest:

Councillor Adam Vaughan - Owns property within the area.

TE17.51	ACTION	Adopted		Ward: 28
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### Road Alterations - Bay Street and Harbour Street

(June 18, 2008) Report from Director, Transportation Services Toronto and East York District

### Committee Recommendations

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

1. approve narrowing Bay Street, east side, from Harbour Street to the F.G. Gardiner Expressway on-ramp, generally as shown on the attached print of Drawing No. 421F-9324, dated June 2008.
2. approve narrowing Harbour Street, north side, easterly from Bay Street, generally as shown on the attached print of Drawing No. 421F-9323 dated June 2008.
3. approve modifying the existing median on Harbour Street, west of Bay Street, generally

as shown on the attached print of Drawing No. 421F-9323 dated June 2008.

4. *request the General Manager, Transportation Services to paint zebra striped crosswalks with a minimum width of 4 metres on the east, west and south legs of the Harbour Street and Bay Street intersection and across the Bay Street ramp in conjunction with the recommended sidewalk and crosswalk widenings prior to the end of 2008.*

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

*The Toronto and East York Community Council requested the General Manager, Transportation Services to report:*

1. *in September, 2008, on the reduction of the double left hand turning lanes on eastbound Harbour Street at Bay Street and Yonge Streets;*
2. *by the end of 2008 on the implementation of bicycle lanes on Bay Street between Front Street East and Queen's Quay.*

### **Financial Impact**

The curb realignments on Bay Street and Harbour Street will be undertaken by Pinnacle International (Bay Street) Ltd., the developer of No. 33 Bay Street, in conjunction with the sidewalk/boulevard work required as part of the project. The modification to the median island in the estimated amount of \$15,000.00 will be carried out with funds previously secured through development agreements.

### **Summary**

Transportation Services is seeking authority from City Council to realign the curbs and slightly narrow the roadways on both the Bay Street and Harbour Street frontages of No. 33 Bay Street, located at the northeast corner of this intersection. This will enable streetscape improvements to be incorporated in conjunction with adjoining sidewalk/boulevard work to enhance the pedestrian environment. A reduction of the length of the median island on Harbour Street, west side, at Bay Street is also requested to provide a wider pedestrian crosswalk on the west side of this intersection.

### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14222.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14223.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14224.pdf>

### **Communications**

(July 7, 2008) letter from James M. Russell, York Quay Neighbourhood Association (TE.New.TE17.51.1)

TE17.52	ACTION	Amended	Delegated	Ward: 19
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## Traffic Control Signals and Road Alteration - Lake Shore Boulevard West at Ontario Place

(June 18, 2008) Report from Director, Transportation Services Toronto and East York District

### Committee Decision

The Toronto and East York Community Council, subject to the receipt of funds from the Toronto Waterfront Revitalization Corporation:

1. authorized the installation of traffic control signals at a new intersection formed by a driveway to/from Ontario Place and Lake Shore Boulevard West, approximately 350 metres east of Ontario Drive.
2. approved alterations of Lake Shore Boulevard West, in the vicinity of Ontario Place, namely, installing centre median islands and associated minor widening on the south side to accommodate the islands and new left turn lane on Lake Shore Boulevard West, at a point about 350 metres east of Ontario Drive (the new driveway), generally as shown on the attached Drawing No. 421F-9315, dated June 2008.
3. rescinded the “No Left Turn Anytime” regulation for eastbound traffic from Remembrance Drive onto Lake Shore Boulevard West, approximately 270 metres west of Newfoundland Drive.
4. rescinded the “No Left Turn Anytime” regulation for westbound traffic on Lake Shore Boulevard West at Ontario Drive.
5. rescinded the “No Left Turn Anytime” regulation for eastbound traffic at the Remembrance Drive eastbound exit from Lake Shore Boulevard West to Ontario Place Parking at the Ontario Place Extension of Ontario Drive.
6. *requested that Waterfront Toronto ensure, satisfactory to the City of Toronto, north-south pedestrian/bicycle connections on this stretch of Lake Shore Boulevard West at all the signalized intersections.*

### Financial Impact

The adoption of the above-noted Recommendations will not result in any financial impact to Transportation Services. All costs associated with the proposed installation of new traffic control signals, and road/curb alterations on Lake Shore Boulevard West, in front of Ontario Place are the responsibility of the Toronto Waterfront Revitalization Corporation. This includes:

- Signalization and reconstruction of the new driveway approximately 350 metres east of Ontario Drive, in the estimated amount of \$605,000.00; and
- Reconstruction and modifications to the signal plant, hardware and related signage at Lake Shore Boulevard West and Ontario Drive, in the estimated amount of \$160,000.00.

## 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.

Transportation Services is requesting Toronto and East York Community Council's approval to install traffic signals on Lake Shore Boulevard West, at a new entrance to Ontario Place, and undertake associated roadway alterations. Changes to a number of turn regulations are also required to implement the plan.

These amendments are being made in conjunction with the re-alignment and improvement of the Martin Goodman Trail, and will improve access for motorists to/from Ontario Place, and enhance safety along the section of the Martin Goodman Trail fronting Ontario Place for pedestrians and cyclists. All costs will be borne by the Toronto Waterfront Revitalization Corporation (Waterfront Toronto).

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14107.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14108.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14109.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14110.pdf>

TE17.53	ACTION	Amended		Ward: 18
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## Extended no stopping and left turn prohibitions – College Street and Queen Street West (Sustainable Transportation Initiative)

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

## Committee Recommendations

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

1. Adopt the recommendations listed in Appendix “A” of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District, regarding regulatory changes along College Street, between Lansdowne Avenue and Dovercourt Road in order to:
  - a. extend peak period, peak direction stopping prohibitions, from 7:00 a.m. to 10:00 a.m., Monday to Friday (currently 7:00 a.m. to 9:00 a.m., Monday to Friday) and from 3:30 p.m. to 6:30 p.m., Monday to Friday (currently 4:00 p.m. to 6:00 p.m., Monday to Friday); and
  - b. prohibit peak direction left-turns, from 7:00 a.m. to 10:00 a.m., Monday to



Friday at St. Clarens Avenue, Sheridan Avenue, Dufferin Street, Gladstone Avenue, and Bill Cameron Lane, and, from 3:30 p.m. to 6:30 p.m. Monday to Friday at Rusholme Road, Rusholme Park Crescent, Gladstone Avenue, Dufferin Street, Sheridan Avenue, Orpen Lane and Marguretta Street.

2. Adopt the recommendations listed in Appendix “B” of the report, regarding regulatory changes along Queen Street West, between Gladstone Avenue and Dovercourt Road in order to:
  - a. extend peak period, peak direction stopping prohibitions, from 7:00 a.m. to 10:00 a.m., Monday to Friday (currently 7:00 a.m. to 9:00 a.m., Monday to Friday) and from 3:30 p.m. to 6:30 p.m., Monday to Friday (currently 4:00 p.m. to 6:00 p.m., Monday to Friday); and
  - b. prohibit peak direction left-turns, from 7:00 a.m. to 10:00 a.m., Monday to Friday at Beaconsfield Avenue, and, from 3:30 p.m. to 6:30 p.m. Monday to Friday at Lisgar Street and Abell Street.
3. Direct Transportation Services’ staff to implement timing features as feasible in the peak period, peak direction to minimize left-turn queuing at the traffic control signals on College Street at Lansdowne Avenue, Brock Avenue and Dovercourt Road, and on Queen Street West at Dovercourt Road.

### Decision Advice and Other Information

*The Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District, to report back in six months on the impact of the turn restrictions.*

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget	\$6,000.00

### Summary

Transportation Services is requesting City Council’s approval to extend the rush hour stopping prohibitions and prohibit left-turns during rush hour periods at various intersections on College Street, from Dundas Street West to Dovercourt Road and on Queen Street West, from Gladstone Avenue to Dovercourt Road.

These regulatory changes are part of the transportation related recommendations contained within the “Climate Change Plan” to improve street car operations, enhance cycling and maintain efficient traffic flow during the morning and afternoon rush hour periods on transit routes. These sections of College Street and Queen Street West are within Ward 18. Implementation of these restrictions will serve as a pilot project for evaluating this initiative prior to further expansion to other streets and Wards in the Toronto and East York District.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14094.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14095.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14096.pdf>)

Map 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14097.pdf>)

Map 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14098.pdf>)

TE17.54	ACTION	Adopted	Delegated	Ward: 22
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## Prohibition of U-turns – Merton Street

(June 13, 2008) Report from Director, Transportation Services Toronto and East York District

### Committee Decision

The Toronto and East York Community Council prohibited U-turns by eastbound and westbound traffic at all times on Merton Street, from Mount Pleasant Road to Cleveland Street.

### Financial Impact

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

### Summary

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

Residents of Merton Street, from Mount Pleasant Road to Cleveland Street, are concerned about the number of vehicles picking up or dropping off children at Sunnybrook School, 469 Merton Street, then making U-turns by way of private driveways in the area.

This activity presents a potential hazard for pedestrians and moving traffic on Merton Street. Implementation of a “No- U-turns” regulation is advisable to deter this practice.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14197.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14198.pdf>)

<b>TE17.55</b>	<b>ACTION</b>	Adopted	Delegated	Ward: 20
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### **Student Pick-up/Drop-off Area – Kensington Community School**

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

#### **Committee Decision**

The Toronto and East York Community Council:

1. Rescinded the “No Parking, 8:00 a.m. to 6:00 a.m., Monday to Friday” regulation on the east side of Lippincott Street, between College Street and a point 88.4 metres further south.
2. Implemented a “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” regulation on the east side of Lippincott Street, between a point 31.5 metres south of College Street and a point 89.5 metres further south.
3. Implemented a “No Parking, 9:00 a.m. to 3:30 p.m., Monday to Friday” regulation on the east side of Lippincott Street, between a point 9.0 metres south of College Street and a point 22.5 metres further south.
4. Implemented a “10-minute maximum parking, from 7:00 a.m. to 9:00 a.m. and from 3:30 p.m. to 6:00 p.m., Monday to Friday” regulation on the east side of Lippincott Street, between a point 9.0 metres south of College Street and a point 22.5 metres further south.
5. Rescinded the “No Parking, 8:00 a.m. to 6:00 a.m., Monday to Friday” regulation on both sides of Lippincott Street, that operates between College Street and a point 88.4 metres further south.
6. Rescinded the “No Parking Anytime, from December 1 of one year to March 31 of the following year, inclusive” regulation on the west side of Lippincott Street, between College Street and Nassau Street.

#### **Financial Impact**

<b>Type of funding</b>	<b>Source of funds</b>	<b>Amount</b>
Available within current budget	Transportation Services 2008 Operating Budget	\$500.00

#### **Summary**

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

Transportation Services is requesting approval to designate a student pick-up/drop-off area on the east side of Lippincott Street, adjacent to Kensington Community School (401 College

Street).

The student pick-up/drop-off area will provide short-term parking opportunities for parents/guardians to accompany students to/from Kensington Community School.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14173.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14174.pdf>)

TE17.56	ACTION	Adopted		Ward: 20
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### School Bus Loading Zone – Kensington Community School

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

### Committee Recommendations

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

1. Approve installation of a “School Bus Loading Zone”, on the south side of College Street, between a point 59.8 metres east of Lippincott Street and a point 18.4 metres further east; and
2. Introduce a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of College Street, between a point 59.8 metres east of Lippincott Street and a point 18.4 metres further east, in conjunction with installation of the School Bus Loading Zone.

### Financial Impact

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

### Summary

Transportation Services is requesting City Council’s approval to designate a School Bus Loading Zone on the south side of College Street, adjacent to Kensington Community School (401 College Street).

The School Bus Loading Zone will improve access to the school for special needs students that are bussed to/from Kensington Community School. This will result in the loss of 3 parking spaces on College Street during the operational hours of the loading zone.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14074.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14075.pdf>)

TE17.57	ACTION	Amended	Delegated	Ward: 30
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## All-way stop control – Hogarth Avenue at Ingham Avenue

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

### Committee Decision

The Toronto and East York Community Council directed that *Stop signs be installed for eastbound and westbound traffic on Hogarth Avenue at Ingham Avenue.*

### Financial Impact

There are no funding implications as a result of the receipt of this report. Should Toronto and East York Community Council decide to proceed with the installation of all-way stop control, the estimated cost of \$500.00 would be accommodated in the Transportation Services 2008 Operational Budget.

### Summary

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

Transportation Services has been requested by Councillor Paula Fletcher to report to Toronto and East York Community Council on implementing all-way stop control at the intersection of Hogarth Avenue and Ingham Avenue.

The results of a traffic study undertaken at the intersection of Hogarth Avenue and Ingham Avenue indicate that the intersection does not satisfy the installation criteria for all-way stop control approved by Toronto City Council.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14130.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14131.pdf>)

TE17.58	ACTION	Adopted		Ward: 31
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### **Installation of a Sidewalk - Crescent Town Road**

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

#### **Committee Recommendations**

The Toronto and East York Community Council recommends that City Council approve altering Crescent Town Road by narrowing the roadway on the south side between a point 100 metres west of Victoria Park Avenue and Victoria Park Avenue from a width of 16.4 metres to a width of 14.4 metres and installing a sidewalk, generally as shown on the attached print of Drawing No. 421P-0083, dated June, 2008.

#### **Financial Impact**

Funds associated with the installation of a sidewalk on the south side of Crescent Town Road, between a point 100 metres west of Victoria Park Avenue and Victoria Park Avenue will be allocated from the 2008 Transportation Services Capital Works Program (New Sidewalk Installation Program). The estimated cost for this work is \$25,000.00.

#### **Summary**

Transportation Services is requesting approval to narrow Crescent Town Road, between a point 100 metres west of Victoria Park Avenue and Victoria Park Avenue, to provide a sidewalk on the south side and thereby enhance safety for pedestrians.

#### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14104.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14105.pdf>

TE17.59	ACTION	Adopted	Delegated	Ward: 30
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### **Lane and Sidewalk Closure for Construction – Eastern Avenue**

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

#### **Committee Decision**

The Toronto and East York Community Council approved the following actions:

1. Close the sidewalk and curb lane on the north side of Eastern Avenue, between a point 25 metres east of Lewis Street and a point 82.8 metres east of Lewis Street, for two months, from September 15, 2008 to November 15, 2008.
2. During this period, implement “No Stopping Anytime” on the north side of Eastern

Avenue, between a point 25 metres east of Lewis Street and a point 82.8 metres east of Lewis Street.

3. During this period, remove the existing “No Parking Anytime” regulation on the north side of Eastern Avenue, between a point 25 metres east of Lewis Street and a point 82.8 metres east of Lewis Street.
4. During this period, remove the existing “No Stopping, 7:00 a.m. to 9:00 a.m., except Sat., Sun. and public holidays” regulation on the north side of Eastern Avenue, between a point 25 metres east of Lewis Street and a point 82.8 metres east of Lewis Street.
5. Return Eastern Avenue to its pre-construction traffic and parking regulations when the project is completed.

### Summary

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

Cooper Construction is building a five-storey commercial development at 356 Eastern Avenue. For this reason, Transportation Services must close the north sidewalk and westbound curb lane on Eastern Avenue for two months.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14181.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14182.pdf>)

TE17.60	ACTION	Adopted	Delegated	Ward: 20
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### Closure for Construction – Nelson Street

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

### Committee Decision

The Toronto and East York Community Council approved the following actions:

1. Close the curb lane and sidewalk on the south side of Nelson Street, from Simcoe Street to a point 41 metres west , from June 2008 to January 2011.
2. Adjust the “No Stopping Anytime” regulation on the south side of Nelson Street, between a point 17 metres east of John Street and a point 36.6 metres west of Simcoe Street to indicate: “from a point 17 metres east of John Street to Simcoe Street”.
3. Return Nelson Street to its pre-construction traffic and parking regulations when the project is completed.

## Summary

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

Tucker HiRise Construction Inc. are building a 35-storey condominium at 126 Simcoe Street, on the south-west corner of Simcoe Street and Nelson Street. Transportation Services is requesting authority to close the sidewalk and curb lane on the south side of Nelson Street for 32 months to enable construction of this project.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14179.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14180.pdf>)

TE17.61	ACTION	Adopted	Delegated	Ward: 20
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## Temporary Road Closure – Simcoe Street

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

## Committee Decision

The Toronto and East York Community Council approved the following actions:

1. Close the westerly curb lane and centre lane of Simcoe Street, to vehicular traffic, from King Street West to Wellington Street West for the period from September 3 to September 13, 2008, inclusive.

## Financial Impact

Approval of this closure has no financial impact on the City. The Toronto Film Festival organizers are responsible for the costs of barricading the street, erection of signs and off-duty police officers to control traffic access to the enclosed area.

## 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 accommodate special “red-carpet” events at Roy Thomson Hall during the Toronto International Film Festival (TIFF), organizers are requesting the closure of the two most westerly lanes of Simcoe Street, between King Street West and Wellington Street West during the period from September 3 to 13, 2008.



## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14201.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14202.pdf>)

TE17.62	ACTION	Adopted		Ward: 20
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## Proposed Permanent Closure of the Public Lane at the rear of 585 Queen Street West

(June 13, 2008) Report from Director, Transportation Services, Toronto and East York District

### Committee Recommendations

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

1. Permanently close the public lane shown as Part 1 on the attached Sketch No. PS-2006-056 (the “Lane”), subject to compliance with the requirements of City of Toronto Municipal Code, Chapter 162, and subject to City Council authorizing a sale of the Lane to the abutting owner, RioCan PS Inc. (“RioCan”);
2. Authorize 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; and
3. Authorize 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 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

The subject closing will not result in any costs to the City as RioCan will be required to pay all costs associated with the closing of the Lane as part of the sale transaction. Financial compensation will be realized from the sale of the Lane.

### Summary

Transportation Services recommends that the public lane at the rear of 585 Queen Street West be permanently closed.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14158.pdf>)

TE17.63	ACTION	Adopted		Ward: 32
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### **Proposed Permanent Closure and Sale of an Untravelled Portion of Musgrave Street Road Allowance at Dengate Road**

(June 18, 2008) Report from General Manager, Transportation Services and Chief Corporate Officer

#### **Committee Recommendations**

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

1. Permanently close an untravelled portion of the Musgrave Street road allowance, shown as Parts 2 and Part 3 on the attached Sketch No. PS-2008-075 (the “Highway”), subject to compliance with the requirement of the City of Toronto Municipal Code, Chapter 162;
2. Direct Transportation Services Division to give notice to the public of a proposed by-law to close the Highway 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 Highway 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 website 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 Highway will be considered;
4. Accept the Offer to Purchase from the adjoining owner, Ambercroft Construction Ltd. (the “Purchaser”), for the sale of the Highway, substantially on the terms and conditions outlined in Appendix “A” to the report (June 18, 2008) from the General Manager, Transportation Services and Chief Corporate Officer and authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City;
5. 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; and
6. Authorize and direct the appropriate City officials to take the necessary action to give effect to the above recommendations, including the introduction in City Council of any necessary bills.

## Financial Impact

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

The City and the Purchaser have agreed that the value of the Highway is \$34,000.00. The City has received certain public benefits, being lands to be dedicated for Park purposes, forming part of Blocks 52 and 53, conveyed to the City by Instrument Number AT678571 on December 7, 2004, such benefits being valued at \$34,000.00.

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

## Summary

The General Manager, Transportation Services and the Chief Corporate Officer request that an untravelled portion of the Musgrave Street road allowance at Dengate Road be permanently closed and that the public highway be sold to the adjoining land owner, Ambercroft Construction Ltd., substantially on the terms and conditions outlined in Appendix “A” to this report.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14059.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14060.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14061.pdf>)

TE17.64	ACTION	Adopted		Ward: 19
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## Temporary Adjustments to Parking Regulations for 2008 Scotiabank Caribana Parade

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

## Committee Recommendations

The Toronto and East York Community Council recommends that City Council prohibit standing on both sides of Fleet Street, between a point 104 metres east of Strachan Avenue and Bathurst Street, from 7:00 a.m. to 9:00 p.m. on Saturday, August 2, 2008.

## Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2008 Operating Budget	\$1,000.00

## Summary

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

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14111.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14112.pdf>

TE17.65	ACTION	Adopted	Delegated	Ward: 30, 32
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## “Stop” sign installation and parking regulation changes – Leslie Street at Unwin Avenue

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

## Committee Decision

The Toronto and East York Community Council:

1. Authorized the introduction of a stop sign for southbound traffic on Leslie Street at Unwin Avenue.
2. Rescinded the 7:00 a.m. to 6:00 p.m., Monday to Friday, parking prohibition on both sides of Leslie Street between Commissioners Street and the south end.
3. Prohibited parking from 7:00 a.m. to 6:00 p.m., Monday to Friday on the west side of Leslie Street between Commissioners Street and a point 316 metres south.
4. Prohibited parking from 7:00 a.m. to 6:00 p.m., Monday to Friday on the east side of Leslie Street between Commissioners Street and a point 350 metres south.
5. Prohibited parking at all times on the west side of Leslie Street between a point 316 metres south of Commissioners Street and Unwin Avenue.

## Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2008 operating budget	\$2,000.00

## Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to install a southbound “Stop” sign on Leslie Street at Unwin Avenue and to amend the parking regulations on the east side of Leslie Street, north of Unwin Avenue, fronting the Leslie Street Allotment Gardens.

The Leslie Street Greening project, along with the future development of the Portlands and Lake Ontario Park, is expected to intensify pedestrian and cyclist activity in this area. The introduction of a southbound stop sign on Leslie Street at Unwin Avenue will clarify right-of-way and enhance safety at the intersection. The proposed changes to the parking regulations will provide approximately 28 parking spaces during the day, Monday to Friday. Work is scheduled to begin summer, 2008.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14204.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14205.pdf>)

TE17.66	ACTION	Adopted		Ward: 29, 31
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### Parking Amendments - Sammon Avenue, Coxwell Avenue and Mortimer Avenue

(June 18, 2008) Report from Director, Transportation Services Toronto and East York District

#### Committee Recommendations

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

1. Prohibit stopping at all times, on the north side of Sammon Avenue, from Coxwell Avenue to a point 30.5 metres east.
2. Prohibit stopping at all times, on the east side of Coxwell Avenue, from Sammon Avenue to a point 22 metres north.
3. Rescind the existing taxicab stand on the east side of Coxwell Avenue between a point 99.5 metres south of Mortimer Avenue and a point 21.5 metres further south.
4. Introduce a taxicab stand on the east side of Coxwell Avenue between a point 22 metres north of Sammon Avenue and a point 36 metres further north.
5. Prohibit stopping at all times, on the south side of Mortimer Avenue, from Coxwell Avenue to a point 66 metres east.
6. Prohibit stopping from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of

Sammon Avenue, from a point 30.5 metres east of Coxwell Avenue to a point 26 metres further east.

7. Prohibit stopping at all times, on the north side of Sammon Avenue, from a point 56.5 metres east of Coxwell Avenue to a point 74.5 metres further east.
8. Adjust the Pay-and-Display parking times on the north side of Sammon Avenue from a point 30.5 metres east of Coxwell Avenue to a point 26 metres further east to operate from 6:00 p.m. to 9:00 p.m., Monday to Friday, and from 9:00 a.m. to 9:00 p.m., Saturday and Sunday.

### Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget.	\$1400.00
	Toronto Parking Authority	\$500.00

### Summary

Transportation Services is seeking approval from City Council to amend the existing parking regulations in the vicinity of the Toronto East General Hospital.

The proposed changes to the existing parking controls will reduce illegal parking and congestion, and improve the overall traffic operations in the vicinity of Toronto East General Hospital.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14217.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14218.pdf>

TE17.67	ACTION	Adopted	Delegated	Ward: 31
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### Parking Amendments - Binswood Avenue

(June 9, 2008) Report from Director, Transportation Services Toronto and East York District

### Committee Decision

The Toronto and East York Community Council prohibited parking from 8:00 a.m. to 10:00 a.m. and from 3:00 p.m. to 5:00 p.m., from Monday to Friday, on both sides of Binswood Avenue, between Barker Avenue and Holborne Avenue.

### Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget.	\$600.00

### 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 requesting approval to prohibit parking on both sides of Binswood Avenue, between Barker Avenue and Holborne Avenue, from 8:00 a.m. to 10:00 a.m. and from 3:00 p.m. to 5:00 p.m., from Monday to Friday.

The proposed changes to parking regulations contained in this report would deter long term parking on Binswood Avenue, between Barker Avenue and Holborne Avenue.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14151.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14152.pdf>

TE17.68	ACTION	Adopted		Ward: 14, 19
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### Temporary Adjustments to Traffic/Parking Regulations for 2008 Canadian National Exhibition – City Council

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

### Committee Recommendations

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

1. Approve the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix “A” of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District.

### Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2008 Operating Budget	\$4,000.00

### Summary

The purpose of this report is to obtain approval for the temporary traffic and parking amendments required to enhance traffic operations and pedestrian safety during this year's Canadian National Exhibition (C.N.E.), which takes place from August 15 to September 1, inclusive.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14183.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14184.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14185.pdf>)

TE17.69	ACTION	Amended	Delegated	Ward: 14, 18, 19
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## Temporary Adjustments to Traffic/Parking Regulations for 2008 Canadian National Exhibition – Community Council

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

### Committee Decision

The Toronto and East York Community Council:

1. *amended Appendix "A" of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District by inserting the following under the table 24 Hour permit parking:*
  - *Peel Avenue, odd side, between Dufferin Street and Gladstone Avenue, from Friday Aug. 15, 2008 to and including Mon. Sept. 1, 2008, 12:01 a.m. to 12:00 midnight; and*
  - *Peel Avenue, even side, between Dufferin Street and a point 30 metres west of Gladstone Avenue, from Friday Aug. 15, 2008 to and including Mon. Sept. 1, 2008, 12:01 a.m. to 12:00 midnight.*
2. approved the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix "A", as amended, of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District.

### Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2008 Operating Budget	\$6,000.00



## Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The traffic and parking amendments recommended are required to enhance traffic operations and pedestrian safety during this year's Canadian National Exhibition (C.N.E.), which takes place from August 15 to September 1, inclusive.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14210.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14211.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14212.pdf>)

TE17.70	ACTION	Adopted	Delegated	Ward: 14, 29, 30
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## Installation of On-Street Parking Spaces for Persons With Disabilities – July 2008

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

## Committee Decision

The Toronto and East York Community Council approved the installation of on-street parking spaces for persons with disabilities at the locations identified in Appendix A attached to the report (June 17, 2008) from the Director, Transportation Service, Toronto and East York District.

## Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget.	\$1,500.00

## 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-14188.pdf>)

TE17.71	ACTION	Amended	Delegated	Ward: 19
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## Speed Hump Poll Results - Shaw Street, between Bloor Street West and Dupont Street

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

### Committee Decision

*The Toronto and East York Community Council directed:*

1. *the City Solicitor to prepare a draft by-law for installing nine speed humps on Shaw Street, between Bloor Street West and Dupont Street, generally as shown on Drawing No. 421F-9160, dated January 2008.*
2. *that the speed limit be reduced on Shaw Street, between Bloor Street West and Dupont Street from 40 km/h to 30 km/h, upon installation of the speed humps.*

### Financial Impact

Adoption of the above-noted recommendation has no financial impact. If Toronto and East York Community Council decides to approve installation of speed humps on Shaw Street, between Bloor Street West and Dupont Street, the following financial impact will result:

1. the estimated cost of installing nine speed humps on Shaw Street is \$27,000.00. Funds in the amount of \$265,000.00 have been allocated in the Transportation Services 2008 Capital Budget for traffic calming initiatives. The installation of speed humps on Shaw Street would be subject to competing priorities and funding availability.

### Summary

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

This report summarizes the results of the traffic calming poll undertaken on Shaw Street, between Bloor Street West and Dupont Street. The poll results indicated a response rate of less than 50 percent plus one and a support rate of less than 60 percent, accordingly, installation of speed humps is not recommended.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14259.pdf>

Attachment 1 - Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14278.pdf>

Appendix A - Letter dated January 9, 2008 from Toronto Police Service

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14279.pdf>

Appendix B - Letter dated January 25, 2008 from Toronto Emergency Medical Services

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14280.pdf>

TE17.72	ACTION	Amended	Delegated	Ward: 30
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## Speed Hump Poll Results - Wolfrey Avenue, between Broadview Avenue and Bowden Avenue

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

### Committee Decision

*The Toronto and East York Community Council directed:*

1. *The City Solicitor to prepare a bylaw to alter the roadway to install speed humps on Wolfrey Avenue, between Broadview Avenue and Bowden Avenue, generally as shown on Drawing No. 421F-9117 (Attachment 1 of the report (June 12, 2008) from the Director, Transportation Services, Toronto and East York District).*
2. *that the City reduce the speed limit on Wolfrey Avenue, between Broadview Avenue and Bowden Avenue from 40 km/h to 30 km/h, as soon as the speed humps are installed.*

### Financial Impact

Adopting the above-noted recommendation carries no financial impact. If, however, Toronto and East York Community Council decides to approve installing speed humps on Wolfrey Avenue, the following financial impact will result:

1. the estimated cost for installing five speed humps on Wolfrey Avenue is \$15,000.00. Funds in the amount of \$295,000.00 have been allocated in the Transportation Services 2008 Capital Budget for traffic calming initiatives. Installing speed humps on Wolfrey Avenue would be subject to competing priorities and funding availability.

### Summary

This staff report deals with matters for which the Community Council has delegated authority from City Council to make a final decision.

This report summarizes the results of the traffic-calming poll undertaken to determine support for installing speed humps on Wolfrey Avenue, between Broadview Avenue and Bowden Avenue. The poll results showed a less than 50 percent plus one ballot return rate.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14141.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14142.pdf>

TE17.73	ACTION	Amended	Delegated	Ward: 32
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## Traffic Calming - Kimberley Avenue, between Gerrard Street East and Swanwick Avenue

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

### Committee Decision

*The Toronto and East York Community Council directed:*

1. *Transportation Services to consult with Councillor Bussin to develop a speed hump plan.*
2. *Transportation Services to poll eligible householders on Kimberley Avenue, between Gerrard Street East and Swanwick Avenue to determine whether residents support the installation, in accordance with the City of Toronto Traffic Calming Policy.*
3. *Subject to favourable results of the poll:*
  - a. *The City Solicitor to prepare a by-law to alter sections of the roadway on Kimberley Avenue, between Gerrard Street East and Swanwick Avenue, for traffic calming purposes, generally as the speed hump plan that Transportation Services circulated to residents during the polling process shows; and*
  - b. *Transportation Services to take the necessary actions to reduce the speed limit from forty kilometres per hour to thirty kilometres per hour on Kimberley Avenue, between Gerrard Street East and Swanwick Avenue when the speed humps are installed.*

### Financial Impact

The adoption of the above-noted recommendation will not result in any financial impact.

If, however, Toronto and East York Community Council decides speed humps on Kimberley Avenue would be beneficial, the following financial impact will result:

1. The estimated cost for installing 2 speed humps would be \$6,000.00. Funds in the amount of \$295,000.00 have been allocated in the Transportation Services 2008 Capital Budget for traffic calming initiatives. Installing speed humps on Kimberley Avenue would be subject to competing priorities and funding availability.

### 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 staff have investigated installing traffic calming on Kimberley Avenue, between Gerrard Street East and Swanwick Avenue, to address residents' concerns with the

speed of traffic.

Staff's assessment indicates the criteria as set out in the Traffic Calming Policy has not been met. Therefore, the installation of speed humps on this section of Kimberley Avenue is not recommended at this time.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14133.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14134.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14135.pdf>)

TE17.74	ACTION	Adopted	Delegated	Ward: 32
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### Naming of Proposed Private Lane at 2234 and 2260 Gerrard Street East

(June 16, 2008) Report from City Surveyor

#### Committee Decision

The Toronto and East York Community Council directed that:

1. the proposed private lane at 2234 and 2260 Gerrard Street East be named "Sargent Lane";
2. Plazacorp Developments Limited pay the costs, estimated to be in the amount of \$300.00, for the fabrication and installation of a street name sign;
3. the owners of the proposed private lane or their successors shall maintain, at their own risk, the signage installed under Recommendation (2) of the report (June 16, 2008) from the City Surveyor; and
4. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

#### Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$300.00 for the street name sign are to be paid by the applicant.

#### 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 recommends that the proposed private lane at the residential development at

2234 and 2260 Gerrard Street East be named “Sargent Lane”. Naming the lane will facilitate the identification of the proposed units fronting thereon.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14055.pdf>)

TE17.75	ACTION	Adopted	Delegated	Ward: 20
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### Naming of Proposed Private Street, North of Fort York Boulevard, Between Dan Leckie Way and Capreol Court

(June 16, 2008) Report from City Surveyor

### Committee Decision

The Toronto and East York Community Council directed that:

1. the proposed private street located between Dan Leckie Way and Capreol Court be named “Iceboat Terrace”;
2. Concord Adex Developments Corporation, pay the cost, estimated to be in the amount of \$600.00, for the fabrication and installation of street name signs;
3. the owners of the proposed private street or their sucesors shall maintain, at their own risk, the signage installed under Recommendation (2) of the report (June 16, 2008) from the City Surveyor; and
4. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of a naming by-law.

### Financial Impact

There are no financial implications resulting from the adoption of this report. The estimated costs of \$600.00 for the street name signs are to be paid by the applicant.

### 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 recommends that the proposed private street north of Fort York Boulevard, between Dan Leckie Way and Capreol Court, be named “Iceboat Terrace”. Naming the street will facilitate the identification of the proposed buildings and units fronting thereon.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14058.pdf>)

TE17.76	ACTION	Amended		Ward: 20
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### **Authorization for Execution of s45(9) Agreement – 450 Lake Shore Boulevard West**

(June 18, 2008) Report from City Solicitor

#### **Committee Recommendations**

The Toronto and East York Community Council recommends that City Council authorize the Chief Planner, or a designate, to execute an agreement prepared by the City Solicitor in consultation with City staff pursuant to section 45(9) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to implement a condition of approval by the Committee of Adjustment (A0270/08TEY ) and secure payment of a \$750,000.00 financial contribution by the owner of 450 Lake Shore Boulevard West to be used for affordable housing *in the ward* and community parks purposes in the Railway Lands area, at the discretion of the Chief Planner.

#### **Summary**

The Committee of Adjustment granted minor variances related to proposed mixed use development at 450 Lake Shore Boulevard West (A0270/08TEY). A condition was imposed requiring the owner to make a financial contribution to the community that was to be paid in instalments and utilized in a manner determined by the City. Payment will be secured in an agreement pursuant to Section 45(9) of the *Planning Act*, R.S.O. 1990, C. P.13, as amended. This report recommends authorization for the Chief Planner, or a designate, to execute the agreement prepared by the City Solicitor with City Staff.

#### **Background Information**

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14214.pdf>

TE17.77	ACTION	Amended		Ward: 18
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### **Ontario Municipal Board Hearing - Request for Directions - 730 Dovercourt Road and 323 and 357 Rusholme Road**

**Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and the receiving of advice that is subject to solicitor-client privilege**

(June 13, 2008) Report from City Solicitor

#### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. *City Council adopt the recommendations set out in the confidential letter dated July 8, 2008 from the Toronto and East York Community Council; and*
2. City Council authorize the public release, at the end of the Council meeting, of the confidential instructions adopted by Council, together with the appendices to the report (June 13, 2008) from the City Solicitor.

### Summary

The Ontario Municipal Board (the “OMB”) will hear a Motion to consider a request by the owner (the “Owner”) of 730 Dovercourt Road and 323 & 357 Rusholme Road (the “Site”) to modify the decision of the OMB issued on November 17, 2005 (the “Board Decision”). This report seeks direction regarding the position to be taken by the City Solicitor at that Motion.

### Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13835.pdf>

### Declared Interests

The following member(s) declared an interest:

Councillor Adam Giambrone - parents own property within the area of the subject site.

TE17.78	ACTION	Adopted	Delegated	Ward: 14, 19, 21, 22, 27, 29, 30, 31, 32
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### Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

(June 12, 2008) Report from Director, Small Business & Local Partnerships

### Committee Decision

The Toronto and East York Community Council:

1. approved the additions and deletions to the Beach, Church-Wellesley Village, Dundas-Bathurst, Forest Hill Village, Midtown Danforth and Parkdale Village Boards of Management as set out in Attachment No. 1 of the report (June 12, 2008) from the Director, Small Business and Local Partnerships.
2. directed that 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 Beach, Church-Wellesley Village, Dundas-Bathurst, Forest Hill Village, Midtown Danforth and Parkdale Village BIA Boards of Management. The Toronto and East York Community Council has delegated authority to make final decisions regarding BIA appointments.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14227.pdf>)

TE17.79	ACTION	Adopted	Delegated	Ward: 27
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### Appointment to the Board of Management of The 519 Church Street Community Centre

(June 11, 2008) Letter from Board of Management, The 519 Church Street Community Centre

### Committee Decision

The Toronto and East York Community Council appointed Kabir Ravindra to the 519 Church Street Community Centre Board of Management for a term of office ending September 30, 2009, at the pleasure of Community Council, and until a successor is appointed, to replace LaVerne Monette who resigned.

### Summary

Communication (June 11, 2008) from the Board of Management, The 519 Church Street Community Centre submitting name of Appointee.

### Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14225.pdf>)

TE17.80	ACTION	Adopted		Ward: All
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### Endorsement of Events for Liquor Licensing Purposes

### Committee Recommendations

The Toronto and East York Community Council recommends that City Council, for liquor licensing purposes, advise the Alcohol and Gaming Commission of Ontario that it has no objection to the following requests for:

1. permission to serve alcohol from 11:00 a.m. until 4:00 a.m. from September 4 - 13 for

Satori Restaurant, 735 Queen Street West, in conjunction with Toronto International Film Festival;

2. permission for the operation of a beer garden on Nathan Phillips Square from Friday, August 1, 2008 to Sunday, August 3, 2008, in conjunction with the IRIE Music Festival;
3. liquor licence extensions for the following establishments in order to sell and serve alcohol until 4:00 a.m., for the duration of the Toronto International Film Festival:
  - The Rosewater Supper Club, 19 Toronto Street;
  - The Courthouse, 57 Adelaide Street East;
  - The Drake Hotel, 1150 Queen Street West;
4. permission for the licensing and consumption of alcohol within the premises of 1139 College Street on Friday, August 8, 2008 from 8:00 p.m. to 12:00 a.m.; Saturday, August 9, 2008 from 8:00 p.m. to 12:00 a.m. and on Sunday, August 10, 2008 from 6:00 p.m. to 10:00 p.m. in conjunction with the Water to Wine Festival;
5. interior and outdoor patio (where applicable) liquor licence extensions of hours for the following establishments to permit the sale and service of alcohol until 4:00 am, in conjunction Scotiabank Nuit Blanche event:

Academy of Spherical Arts, 1 Snooker Street  
 Atelier Thuet, 171 East Liberty Street, Unit 153  
 Brazen Head Irish Pub, 165 East Liberty Street  
 Caffino Ristorante, 1185 King Street West  
 Druxy's Famous Deli Sandwich, 39 Mowat Avenue  
 It's A Wrap, 129 Jefferson Avenue  
 Jolly Café, 165 Dufferin Street  
 Liberty Street Café Bistro, 25 Liberty Street  
 Liberty Village Market, 65 Jefferson Avenue, Unit 101  
 Magic Oven Pizza, 127 Jefferson Avenue  
 maro, 135 East Liberty Street  
 Merci Mon Ami, 171 East Liberty Street, Unit 107  
 Mildred's Temple Kitchen, 85 Hanna Avenue  
 No Regrets Restaurant & Lounge, 42 Mowat Avenue  
 Oro Café, 171 East Liberty Street, Unit 165  
 Rotisserie House, 141 Jefferson Avenue  
 Select Sandwich, 75 Hanna Avenue, Unit 3  
 Shoeless Joe's, 1189 King Street West  
 Warehouse Grill, 70 Fraser Avenue

6. permission for the Hungarian Canadian Cultural Centre to extend its licence to serve alcohol from 2:00 p.m. to 10:00 p.m. on August 22, 2008 and from 11:00 a.m. to 11:00 p.m. on August 23 and 24, 2008, and in order to serve alcohol on a temporary patio on the front of the building at 840 St. Clair Avenue West, in conjunction with the Hungarian Food Fair.

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

The Toronto and East York Community Council, for liquor licensing purposes, declared the following to be events of Municipal Significance:

1. The IRIE Music Festival taking place August 1 – 3, 2008 at Nathan Phillips Square and Queens Park
2. The Festival of our Lady of the Angels taking place on August 16 and 17, 2008, at Santa Cruz Church, 142 Argyle Street;
3. Toronto Argonauts Football Club Events taking place on:
  - Sunday, July 20, 2008, from 1:00 p.m. to 5:00 p.m.
  - Friday, August 1, 2008, from 4:00 p.m. to 8:00 p.m.
  - Friday, August 15, 2008, from 4:00 p.m. to 8:00 p.m.
  - Friday, September 12, 2008, from 4:00 p.m. to 8:00 p.m.
  - Saturday, September 27, 2008, from 4:00 p.m. to 8:00 p.m.
  - Friday, October 3, 2008, from 4:00 p.m. to 8:00 p.m.
  - Friday, October 18, 2008, from 4:00 p.m. to 8:00 p.m.
  - Friday, October 30, 2008, from 4:00 p.m. to 8:00 p.m.
4. Ward's Island Recreation Association Gala Day Festival, taking place on August 2, 3 and 4, 2008 at the Ward's Island Recreation Association, 20 Withrow Street, Ward's Island;
5. Toronto International Film Festival taking place at various locations from September 4 - 13, 2008;
6. Water to Wine Festival taking place at the DeLeon-White Gallery at 1139 College Street on from August 8 – August 10, 2008;

### **Summary**

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

### **Background Information**

Liberty Village BIA / Scotiabank Nuit Blanche 2008 - List of Establishments  
<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14600.pdf>

### **Communications**

(May 15, 2008) letter from Richard Bailey, Satori, respecting the Toronto International Film Festival to be held on September 4 - 13, 2008, from 11:00 a.m. until 4:00 a.m., at 735 Queen Street West (TE.Main.TE17.80.1)

(June 27, 2008) e-mail from Donna McCurvin, Toronto Urban Music Festival Incorporated, respecting the IRIE Music Festival to be held at Nathan Phillips Square and Queen's Park on August 1-4, 2008 (TE.Supp.TE17.80.2)

(June 24, 2008) e-mail from Louis Silva, Santa Cruz Church, respecting the Our Lady of the Angels Festival to be held at Santa Cruz Church (142 Argyle Street) on August 16-17,

2008 (TE.Supp.TE17.80.3)

(June 27, 2008) fax from Jeremy Kahnert, Toronto Argonauts Football Club, respecting the Municipally Significant Events being held at the Bremner Street Boulevard Parking lot outside the Rogers Centre (Gate 9 entrance) on multiple dates (TE.Supp.TE17.80.4)

(June 30, 2008) e-mail from Matthew Ferguson, Ward's Island Recreation Association, respecting Ward's Island Gala Day Festival, 20 Withrow Street, Ward's Island on August 2-4, 2008 (TE.Supp.TE17.80.5)

(July 4, 2008) Member Motion from Councillor Giambrone, respecting the Water to Wine Festival taking place on August 8, 9 and 10, 2008. (TE.Supp.TE17.80.6)

(July 3, 2008) letter from Barbara Hershenhorn, Toronto International Film Festival Group, respecting the Toronto International Film Festival taking place from September 4 to September 13, 2008. (TE.Supp.TE17.80.7)

(July 3, 2008) letter from Lynn Clay, Liberty Village BIA, respecting the Liberty Village BIA/Scotiabank Nuit Blanche 2008 to be held on October 4 and 5, 2008 at various locations (TE.New.TE17.80.8)

(July 2, 2008) fax from Gabor Vaski, Hungarian Canadian Cultural Centre, respecting the Hungarian Food Fair to be held on August 22, 2008 from 2:00 p.m. - 10:00 p.m. and on August 23 and 24, 2008 from 11:00 a.m. - 10:00 p.m. at 840 St. Clair Avenue West (TE.New.TE17.80.9)

TE17.81	ACTION	Adopted		Ward: 20
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### **Installation and Maintenance of Geothermal Heating/Cooling System Within the City Laneway – 357 College Street - “Planet Traveller”**

(June 24, 2008) Report from Director, Transportation Services Toronto and East York District

#### **Committee Recommendations**

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

1. approve the installation of the Geothermal heating/cooling system within portions of the public laneway abutting 357 College Street, subject to the owners entering into a encroachment 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 of 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 the 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 Geothermal heating/cooling 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 system beyond

- what is allowed under the terms of the Agreement;
- c. obtain approval for associated work on private property from Toronto Building;
  - d. obtain clearances and/or signoffs from all affected utilities and satisfy all conditions imposed by any utilities that may be affected by the installation and maintenance of the Geothermal heating/cooling system;
  - e. provide “as-built” drawings within 60 days upon completion of all installations;
  - f. provide a Letter of Credit in the amount of \$20,000 as a municipal road damage guarantee to cover the cost for permanent repairs associated with the restoration of the curb and pavement of the public laneway and agree to pay all associated costs that may exceed this amount;
  - g. pay an annual fee for the encroaching Geothermal heating/cooling system within the public right of way as determined by the Director, Real Estate Services, Facilities & Real Estate, to be adjusted annually by the Consumer Price Index (CPI);
  - h. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 357 College Street, whichever is the less; and
  - i. 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 approval of the General Manager of Transportation Services;
  3. request Legal Services to prepare and execute the Encroachment Agreement; and
  4. request the Deputy City Manager of Cluster B and the Deputy City Manager and Chief Financial Officer, in consultation with a stakeholder group from the development and design community, to develop guidelines for the use of public right of way for geo energy projects.

### **Summary**

Transportation Services is in receipt of a request from the owners of 357 College Street, Planet Traveller to install a Geothermal heating/cooling system within portions of the public laneway abutting their building. The heating/cooling system will encroach into the laneway approximately 1.07 m. The pipes together with the main header will commence a minimum of 1.83 m below grade of the laneway to a further depth of approximately 128 m. Transportation Services has reviewed the request and determined that the Geothermal heating/cooling system will not impact negatively on the public right of way and permission should be granted to the owners for its installation and ongoing maintenance should City Council approve the Geothermal heating/cooling system.

In addition, the owners will be required to enter into an encroachment agreement for the on-going maintenance of the system and satisfy any requirements that the utility companies may impose.

### Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14511.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14512.pdf>)

TE17.82	ACTION	Adopted	Delegated	Ward: 22
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### Appointment to the Board of Management of Central Eglinton Community Centre

(June 25, 2008) Letter from Executive Director, Central Eglinton Community Centre

### Committee Decision

The Toronto and East York Community Council appointed the following individuals to the Central Eglinton Community Centre Board of Management for a term of office ending June 30, 2010, at the pleasure of Community Council, and until successors are appointed:

Kelly Beale  
 Susan Innes  
 Wilmar Kortleever  
 Joanne Rice  
 David Shtern

### Summary

Communication (June 25, 2008) from the Executive Director of Central Eglinton Community Centre submitting name of Appointees.

### Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14516.pdf>)

TE17.83	ACTION	Adopted	Delegated	Ward: 21
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### Various Encroachments - 308 Rushton Road

(July 3, 2008) Report from Director, Transportation Services, Toronto and East York District

## **Committee Decision**

The Toronto and East York Community Council:

1. approved the maintenance of the paved outdoor activity area, stone planter, 1.65 m high wrought iron fence with gates, two metal lamp posts, concrete step, address post, and stone retaining walls within portions of the public right of way fronting 308 Rushton Road and on the Humewood Gardens flank, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. 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 encroachment beyond what is allowed under the terms of the Agreement;
  - b. 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;
  - c. remove the encroachments upon receiving 90 days written notice to do so;
  - d. arrange for an inspection by the Electrical Safety Authority for the maintenance of the lamp posts and provide a copy of their approval to the General Manager of Transportation Services;
  - e. provide “as constructed” drawings within receiving 60 days of written notice to do so;
  - f. pay an administrative fee in the amount of \$463.31 to cover the cost for the preparation of the agreement for the various encroachments; and
  - g. 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. directed 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 on behalf of the owners to allow the ongoing

maintenance of various encroachments within the public right of way including a paved outdoor activity area, a stone planter, a concrete step, two metal decorative lamp posts, a stone retaining wall, and an address post fronting 308 Rushton Road and on the Humewood Gardens flank.

There are no provisions within the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks, to allow for the outdoor activity area, lamp posts and an address post; therefore we are required to report on the matter.

In addition, a 1.65 m high wrought iron fence together with gates and a concrete step exist on the Humewood Gardens flank which are set back 1.36 m and 1.9 m respectively from the curb, rather than the required 2.1 m setback. Similarly, the stone planter and stone retaining wall do not meet the setback requirements as they are set back 1.9 m and 1.6 m from the curb of Humewood Gardens. As these encroachments do not meet the requirements of the Municipal Code, they must be considered as a deputation item.

The applicant is also applying to maintain a sprinkler system and a stone retaining wall that have been installed within portions of the public right of way which can be dealt with administratively.

Although the wrought iron fence with gates, concrete step, stone retaining wall and stone planter do not provide the required setback from the curb in keeping with the Municipal Code requirements, these encroachments do not impact negatively on the public right of way in this instance; Transportation Services recommends approval of their ongoing maintenance.

## Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14560.pdf>

TE17.84	ACTION	Adopted	Transactional	Ward: 20
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## Ontario Municipal Board Hearing - Potential Settlement - 407 Brunswick Avenue

(July 7, 2008) Letter from Councillor Vaughan

### Committee Recommendations

The Toronto and East York Community Council recommends that City Council direct the City Solicitor and necessary staff to attend the August 12, 2008 Ontario Municipal Board hearing in support of the revised proposal for 407 Brunswick Avenue, in accordance with the May 21, 2008 plans, revised to June 13, 2008.

### Summary

Requesting that City Council direct the City Solicitor and necessary staff to attend the August 12, 2008 Ontario Municipal Board hearing in support of the revised proposal, in accordance



with the May 21, 2008 plans, revised to June 13, 2008.

## Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14563.pdf>)

TE17.85	ACTION	Adopted		Ward: 30
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## Appointments to the Board of Management of Eastview Neighbourhood Community Centre

(June 28, 2008) Letter from Executive Director, Eastview Neighbourhood Community Centre

### Committee Recommendations

*The Toronto and East York Community Council:*

1. *appointed Mr. Hilowle Mohamed to the Eastview Neighbourhood Community Centre Board of Management for a term of office ending on June 30, 2010, at the pleasure of Community Council, and until a successor is appointed, to replace Ms. Firdosh Patel who is unable to complete her term.*
2. *re-appointed the following individuals to the Eastview Neighbourhood Community Centre Board of Management for a term of office ending June 30, 2010, at the pleasure of Community Council, and until successors are appointed:*

*Catherine Currie  
Shirley Leigh  
Alice Mann  
Maureen Kenny  
Carol Niu*

### Summary

Communication (July 3, 2008) from the Executive Director of Eastview Neighbourhood Community Centre submitting names of Appointees.

## Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14565.pdf>)

TE17.86	ACTION	Adopted		Ward: 20
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## Amendment to Section 37 Agreement - 430 King Street West

(July 7, 2008) Letter from Councillor Vaughan

### Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the City Solicitor to amend the section 37 agreement dated June 25, 2007, between Great Gulf (King Street) Ltd and the City of Toronto, by deleting the requirement in section 3 of the agreement for the Public Realm Contribution and providing for the refund of all contributions made to date, and to secure, pursuant to an amendment to the section 37 agreement and/or a section 45 agreement, the affordable housing contribution as required by the conditions imposed by the Committee of Adjustment on June 25, 2008 (File No. A0564/08EY), , including requiring that:

- a. prior to registration of the plan of condominium, the owner shall have entered into an agreement of purchase and sale to convey four condominium units to a non-profit housing provider acceptable to the City for nominal consideration ; and
- b. the units shall be used as affordable housing and rented to tenants at affordable rents, as defined in the City of Toronto Official Plan, with all condominium common expenses to be paid by the housing provider.

### Summary

Requesting that City Council authorize the City Solicitor to amend the section 37 agreement dated June 25, 2007, between Great Gulf (King Street) Ltd and the City of Toronto, by deleting the requirement in section 3 of the agreement for the Public Realm Contribution and providing for the refund of all contributions made to date, and to secure , pursuant to an amendment to the section 37 agreement and/or a section 45 agreement, the affordable housing contribution as required by the conditions imposed by the Committee of Adjustment on June 25, 2008 (File No. A0564/08EY).

### Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14594.pdf>

Attachment 1 - Notice of Decision A0640

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14595.pdf>

Attachment 2 - Notice of Decision A0564

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14596.pdf>

TE17.87	ACTION	Adopted		Ward: 22
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## **Servicing Agreement – 2 Kilbarry Place**

(June 25, 2008) Report from Director of Water Infrastructure Management, Toronto Water

### **Committee Recommendations**

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

1. authorize the General Manager, Toronto Water (the “General Manager”) to negotiate, enter into and execute on behalf of the City a Servicing Agreement with the owner of 2 Kilbarry Place (the “Owner”) for the relocation and lowering of the City’s sanitary and storm sewer (the “Servicing Agreement”), subject to the following conditions:
  - a. All costs and expenses associated with the design, installation and construction of the work, which work shall be defined in the Servicing Agreement, be paid by the Owner;
  - b. The Owner shall provide or cause the approved contractor to provide to the City a two year maintenance guarantee of the work;
  - c. The Owner shall deliver to the City, in a form acceptable to City Treasurer, a Letter of Credit in an amount equal to the greater of either (a) 110% of the estimated cost of the Work, as determined by the General Manager, Toronto Water or (b) \$200,000.00 (two hundred thousand dollars) to secure the Owner’s obligations under the Servicing Agreement;
  - d. The Owner shall, at the Owner’s expense, obtain or cause the approved contractor to obtain, maintain and keep in full force and effect at all times any necessary insurance coverage as may be required by the City;
  - e. The Owner shall indemnify the City for all claims related to or arising from the Services Agreement and the work; and
  - f. Such Servicing Agreement to otherwise be on terms and conditions as may be required by the General Manager and in a form satisfactory to the City Solicitor.
2. authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

### **Financial Impact**

There is no financial impact to the City from the adoption of this report. The Owner is agreeable to paying all costs associated with the relocating and lowering of the sewers, new service connections and restoration of the street.

### **Summary**

The purpose of this report is to obtain Community Council's authority to negotiate and enter

into a Servicing Agreement with the owner of 2 Kilbarry Place to permit the owner to carry out the necessary works on City property to the satisfaction of the General Manager, Toronto Water.

The owner of 2 Kilbarry Place has requested permission to relocate and lower the City's sanitary sewer, storm sewer and service connections on Kilbarry Place in order to accommodate a sub-basement extension to the Owner's existing house on that property.

## Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14599.pdf>)

TE17.88	ACTION	Adopted	Delegated	Ward: 30
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## Prohibition of Left Turns - West Side of Carlaw Avenue, South of Lake Shore Boulevard East and Streetscape Improvements on Carlaw Avenue, between Commissioners Street and Eastern Avenue

(July 7, 2008) Letter from Councillor Fletcher

### Committee Decision

The Toronto and East York Community Council requested Transportation Services staff to:

1. report to Toronto and East York Community Council, in the Fall of 2008, on the feasibility of prohibiting left turns from the Esso Gas Station driveway, located on the west side of Carlaw Avenue, south of Lake Shore Boulevard East, to Carlaw Avenue; and
2. review traffic operations at the intersection of Carlaw Avenue and Lake Shore Boulevard East with a view to enhancing pedestrian and cyclist safety, and, in consultation with the Ward Councillor, Waterfront Secretariat and Urban Design, to develop options for streetscape improvements on Carlaw Avenue between Commissioners Street and Eastern Avenue.

### Summary

Requesting Transportation Services staff report back to Toronto and East York Community Council in Fall 2008 on the feasibility of prohibiting left turns from the Esso Gas Station driveway, located on the west side of Carlaw Avenue, south of Lake Shore Boulevard East, to Carlaw Avenue; and requesting Transportation Services staff to review traffic operations at the intersection of Carlaw Avenue and Lake Shore Boulevard East with a view to enhance pedestrian and cyclist safety, and in consultation with the Ward Councillor, Waterfront Secretariat and Urban Design, develop options for streetscape improvements on Carlaw Avenue, between Commissioners Street and Eastern Avenue.

## Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14602.pdf>)

TE17.Bills	ACTION		Delegated	
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## General Bills

The Toronto and East York Community Council passed [By-laws 702-2008 to 715-2008](#).

## Confirmatory Bills

The Toronto and East York Community Council passed a Confirmatory Bill as By-law 716-2008.

## Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-07-07	Morning	9:30 AM	12:30 PM	Public
2008-07-07	Afternoon	1:30 PM	4:45 PM	Public