

Toronto and East York Community Council

Meeting No.	19	Contact	Frances Pritchard Acting Administrator
Meeting Date	Tuesday, October 7, 2008	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall		

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.*

TE19.1	ACTION	Adopted		Ward: 20
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Permanent Closure of Public Lane at the Rear of 585 Queen Street West

Statutory - City of Toronto Act, 2006

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

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 public lane at rear of 585 Queen Street West.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on October 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 the draft by-law from the City Solicitor to permanently close the public lane at rear of 585 Queen Street West.

Background Information

Draft By-law

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

TE19.2	ACTION	Adopted	Delegated	Ward: 14
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Sign Variance - 1540 Bloor Street West

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

Committee Decision

The Toronto and East York Community Council:

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

Summary

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

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

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

Background Information

Staff Report

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

Communications

(October 3, 2008) letter from West Bend Community Association (TE.Main.TE19.2.1)

TE19.3	ACTION	Adopted		Ward: 32
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Inclusion on Heritage Inventory - 1091 Eastern Avenue

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

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

Summary

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

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

Attachment 3

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

3a Inclusion on Heritage Inventory - 1091 Eastern Avenue

(September 19, 2008) Letter from Toronto Preservation Board

Summary

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

Background Information

Letter

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

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

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

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

Summary

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

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

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

Attachment 3

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

Attachment 4

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

Attachment 5

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

Attachment 6

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

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

(September 19, 2008) Letter from Toronto Preservation Board

Summary

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

Background Information

Letter

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

TE19.5	ACTION	Amended		Ward: 27
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Alterations to a Designated Heritage Property - 3 Old George Place

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

Committee Recommendations

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

1. *approve the alteration of 3 Old George Place as shown in the plans submitted by the applicant on June 19, 2008 and prepared by Moriyama and Teshima Architects, including drawings A-002a, A-002b, A-103 and A-104, dated March 26, 2008, and attached to the communication (October 2, 2008) from Jason Phillippe, Moriyama and*

Teshima Architects; and

2. *direct that, prior to the issuance of a building permit for the alteration, the applicant provide building permit drawings to the Manager, Heritage Preservation Services that are substantially in accordance with the approved plans.*

Summary

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

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

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

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

Attachment 3

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

Attachment 4

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

Attachment 5

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

Attachment 6

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

Attachment 7

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

Attachment 8

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

Attachment 9

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

Attachment 10

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

Attachment 11

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

Communications

(October 2, 2008) e-mail from Jason Philippe, Architect OAA, Moriyama & Teshima Architects (TE.Supp.TE19.5.1)

(October 7, 2008) e-mail from Amber Stewart, Davies Howe Partners (TE.New.TE19.5.2)

(October 7, 2008) e-mail from Maria Smith (TE.New.TE19.5.3)

(October 7, 2008) e-mail from Eberhard H. Zeidler, Zeidler Partnership Architects (TE.New.TE19.5.4)

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

(September 19, 2008) Report from Toronto Preservation Board

Summary

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

Background Information

Letter

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

Attachments-Option 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16012.pdf>

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

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

Committee Recommendations

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

1. State its intention to designate the property at 129 St. Clair Avenue West (Deer Park United Church) under Part IV, Section 29 of the *Ontario Heritage Act*;
2. If there are no objections to the proposed designation in accordance with Section 29(6) of the *Ontario Heritage Act*, authorize the Solicitor to introduce the Bills in Council designating the property under Part IV, Section 29 of the *Ontario Heritage Act*; and
3. If there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, direct the City Clerk to refer the proposed designation to the Conservation Review

Board.

Financial Impact

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

Summary

This report recommends that City Council state its intention to designate the property at 129 St. Clair Avenue West under Part IV, Section 29 of the *Ontario Heritage Act*. The property, which contains Deer Park United Church, was listed on the City of Toronto Inventory of Heritage Properties on January 29 and 30, 2008.

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

Attachment 3

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

6a Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 129 St. Clair Avenue West

(September 19, 2008) Letter from Toronto Preservation Board

Summary

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

Background Information

Letter

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

TE19.7	ACTION	Amended		Ward: 27
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Final Report - Rezoning Application - 45 Charles Street East

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. *The draft by-law attached as Attachment No. 6 of the report (September 16, 2008) from the Acting Director, Community Planning, Toronto and East York District be amended by deleting Section 3b and replacing it as follows:*
 - “(b) *no portion of any building or structure erected and used above grade is located otherwise than wholly within the heavy lines on Map 2 attached hereto, with the exception of the following:*
 - i. *cornices, sills, pilasters, parapets, light fixtures, ornamental elements, eaves, guardrails, downspouts, and balustrades, which may project 0.4 metres beyond the heavy lines on Map 2.*
 - ii. *bollards, underground garage ramps, retaining walls, fencing, decks, railings, planters, decorative screens, freestanding architectural elements, landscape and public art features, subject to the height restrictions in Section 3(c).*
 - iii. *a canopy provided for the purposes of wind protection.”*
2. *The draft by-law attached as Attachment No. 6 of the report (September 16, 2008) from the Acting Director, Community Planning, Toronto and East York District be amended by deleting Section 3c and replacing it as follows:*
 - “(c) *the height of any building or structure or portion thereof, including those elements referred to in Section 4(2)(a)(i) and (ii) of Zoning By-law No 438-86, as amended, does not exceed the heights in metres shown on Map 2 attached to and forming part of this by-law, with the exception of the following:*
 - i. *the maximum height for parapets, terrace and balcony guards and dividers, planters, railings, decorative screens, window washing equipment, and ornamental architectural features shall be the sum of 1.5 metres and the applicable height limit shown on Map 2.*

- ii. *the maximum height for chimney stacks shall be the sum of 3.0 metres and the applicable height limit shown on Map 2.*
 - iii. *the maximum height for elevator machinery shall be the sum of 2.0 metres and the applicable height limit shown on Map 2.*
 - iv. *the maximum height for accessory uses and structures located outside of the areas delineated by heavy lines on Map 2 shall be as follows:*
 - a. *1.4 metres for bollards, planters, retaining walls, and underground garage ramps.*
 - b. *2.1 metres for fencing, decks, railings, decorative screens, and free-standing architectural elements.*
 - c. *1.8 metres above established grade for ground floor fences, walls and planters.”*
- 3. City Council amend Zoning By-law 438-86, as amended for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 of the report (September 16, 2008) from the Acting Director, Community Planning, Toronto and East York District, as amended by Recommendations 1 and 2 above.
- 4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- 5. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure the following public benefits:
 - i. prior to the issuance of the first above grade permit, pay to the City the sum of \$1,500,000 towards the construction of an indoor swimming pool at the Wellesley Community Centre, located at 495 Sherbourne Street, or construction of other community recreation facilities in the vicinity of the lot;
 - ii. require that the cash amounts identified in 5.i. shall be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;
 - iii. provide and maintain an irrigation system at the owner’s expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor

(CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services;

- iv. provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services;
 - v. convey a 0.95 metre wide strip of land abutting the east limit of the substandard public lane abutting the site on the west;
 - vi. convey a triangular corner splay at the northeast corner of the intersection of the east-west and north-south public lanes;
 - vii. incorporate in the construction of the building, and maintain, design and exterior materials satisfactory to the Chief Planner and Executive Director; and
 - viii. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on July 25, 2008 (originally submitted June 2007), to the satisfaction of the Chief Planner and Executive Director.
6. City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on October 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*.

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

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

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15731.pdf>)

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 of the report (September 18, 2008) from the Acting Director, Community Planning, Toronto and East York District;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into an Amending Section 37 Agreement satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement(s) to be registered against the title of the lands for the development to secure the following facilities, services, and matters:
 - a. the owner will pay to the City, prior to the issuance of the first above grade building permit for the lot, the sum of \$800,000 (in addition to the \$2,000,000 secured through the existing Section 37 Agreement) for the purpose of local streetscape improvements in the vicinity of the lot to the satisfaction of the City;
 - b. provide not less than 40 square metres of publicly accessible open space for pedestrian movement in addition to the public sidewalk at the ground level to be located at the intersection of Yonge Street and Bloor Street, the location and design to be to the City's satisfaction;
 - c. provide an easement, if so requested by the General Manager of Transportation Services at the time of site plan approval of this development, that would provide for pedestrian access to the property at the southeast corner of Yonge Street and Bloor Street East;
 - d. the owner will design, construct and convey to the City, to the satisfaction of the Director of Technical Services, a 1.5 metre widening on the north side of Hayden Street as detailed on the site plan drawings submitted with this application. The estimated value of the widening (to be verified by Development Engineering) is \$80,000 to \$100,000. A letter of credit will be

required for that amount;

- e. the Hayden Street widening is to be completed within 6 months (allowing for poor winter weather) of the completion of the building on site;
- f. the owner has agreed to pay Toronto Transit Commission the minimum sum of \$178,000 to an upset of \$300,000 in lieu of constructing a below grade TTC / PATH from Yonge Street to Hayden Street via 33 Bloor Street East if the below-grade connection from Yonge Street to 33 Bloor Street East lower concourse is not constructed;
- g. the cash amount identified in the above shall be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Amended Section 37 Agreement to the date of submission of the funds by the owner to the City;
- h. provide a public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost, of all buildings and structures on the lands to be paid at time of first building permit;
- i. the following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development:
 - 1. provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer irrigation system for all new trees in the public rights-of-ways, satisfactory to the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation;
 - 2. the owner be required to provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services;
 - 3. incorporate in the construction of the building, and maintain, design and exterior materials satisfactory to the Chief Planner and Executive Director;
 - 4. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on September 17, 2008, to the satisfaction of the Chief Planner and Executive Director;

5. provide the incorporation in the construction of the site, landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
 6. provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwells and associated enclosure satisfactory to the Chief Planner and Executive Director, City Planning Division;
 7. comply with any other condition to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director, City Planning, acting reasonably;
 8. provide continuous weather protection with a minimum clear depth of three metres and maximum height of five metres on Yonge Street;
4. City Council repeal Zoning By-law 762-2003 after the enactment of the site specific zoning by-law;
 5. City Council authorize the City Solicitor Require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of the first above grade building permit;
 6. City Council require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of a foundation permit, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
 7. *City Council require the owner, before introducing the necessary Bills to City Council for enactment, submit a revised Municipal Servicing and Stormwater Management Report to demonstrate how this site can be serviced with municipal infrastructure; and to confirm whether the existing municipal infrastructure is adequate to service the proposed development.*
 8. City Council require the owner to contact the Traffic Operations section a minimum of six months prior to construction of the project in order to allow for the necessary reports and by-laws to be enacted in conjunction with the proposed road improvements identified in Recommendation 6 above;
 9. City Council require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of a foundation permit, fire hydrant flow test results, including information pertaining to when and the specific hydrant locations where the fire hydrant flow tests were conducted; and
 10. *City Council request the Bloor-Yorkville BIA and Toronto Hydro to complete a streetlighting audit for Yonge Street between Davenport Road/Church Street and*

Grosvenor Street and report the results to the Toronto and East York Community Council by the end of 2008.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on October 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*.

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

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

Background Information

Staff Report

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

Communications

(September 30, 2008) fax from Alan Baker (TE.Supp.TE19.8.1)

(October 2, 2008) e-mail from Art McIlwain, President, Gleneden Property Service Corporation (TE.Supp.TE19.8.2)

(October 5, 2008) e-mail from Shirley Morriss (TE.New.TE19.8.3)

(October 2, 2008) e-mail from Max and Nitza Perlman (TE.New.TE19.8.4)

(October 7, 2008) e-mail from Robert B. Statton (TE.New.TE19.8.5)

(October 7, 2008) letter from Signe Leisk, Cassels Brock & Blackwell LLP (TE.New.TE19.8.6)

TE19.9	ACTION	Adopted		Ward: 28
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Final Report - 181-225 Mill Street Rezoning Application

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law 438-86, as amended, to permit the use of a district energy heating and cooling plant prior to lifting the (h) holding symbol substantially in accordance with the draft Zoning By-law Amendment, Attachment 5 of the report (September 16, 2008) from the Acting Director, Community Planning, Toronto and East York District; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on October 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 amend Zoning By-law 438-86, as amended, to add a use prior to lifting the (h) in order to permit a district energy heating and cooling plant in the RA zoning category to a portion of the lands known as 181-225 Mill Street, also known as 'Block 8' in the West Don Lands Precinct Plan.

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

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

Background Information

Staff Report

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

Communications

(October 6, 2008) e-mail from Cynthia Wilkey, West Don Lands Committee (TE.New.TE19.9.1)

(October 7, 2008) letter from Melanie Hare, Urban Strategies Inc. (TE.New.TE19.9.2)

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

Statutory - Planning Act, RSO 1990

(September 22, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. *The draft Zoning by-law amendment specify:*
 - a. *that no single unit can exceed 500 square metres with the exception of four single units within the building being permitted to have a total floor area of up to 750 square metres per unit;*
 - b. *uses such as, dry cleaners, dry-cleaners distribution station, auctioneer's premises, laundry shop, pet grooming, day care and pawn brokers are not permitted uses;*
 - c. *retail stores and home furniture stores are included in the list of permitted uses*
2. *City Council amend Zoning By-law 438-86 of the former City of Toronto to permit certain retail and service uses as described in the report (September 22, 2008) from the Director, Community Planning, Toronto and East York District and as set out in Recommendation 1 above;*
3. *City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required and to submit the draft Zoning By-law Amendment to the Council meeting on October 29, 2008;*
4. *Before introducing the necessary Bill to City Council for enactment, the applicant shall provide a letter of credit to the City in the amount \$50,000.00 for on site landscaping on the applicant's lands.*

Decision Advice and Other Information

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

Summary

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

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

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

Background Information

Staff Report

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

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (September 15, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic, technical or other changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in the report (September 15, 2008) from the Acting Director, Community Planning, Toronto and East York District.
3. City Council authorize the Chief Planner and Executive Director to issue approval to the application to demolish the rental housing units located at 42, 44, 46, 48, 50 Rawlinson Avenue and 325 and 327 Roehampton Avenue under Municipal Code Chapter 667.
4. Before introducing the necessary Bill(s) to City Council authorize the appropriate City officials and require the owner to execute an Agreement pursuant to Section 37 of the *Planning Act* satisfactory to the Chief Planner and Executive Director, City Planning Division and the City Solicitor. The agreement to be registered on title to the lands in a

manner satisfactory to the City Solicitor, will secure the following facilities, services and matters:

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

62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.

5. The owner will enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of the first above grade building permit.
6. Before the introduction of the necessary Bills to City Council, the applicant shall have received permission for the protection, removal and replacement of trees on site pursuant to an application under Toronto Municipal Code Chapter 813, Article III, “Tree Protection” for the private trees that qualify for protection and are proposed to be removed as part of the proposal.
7. The owner will submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of any permit including excavation and shoring, a site servicing review to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate.
8. The owner will provide for any improvements to the municipal infrastructure in connection with the functional servicing report, as accepted by the Executive Director of Technical Services, should it be determined that upgrades to such infrastructure are required to support this development.
9. City Council authorizes City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on October 7, 2008 and notice was given in accordance with 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 is an application to amend Zoning By-law 438-86 to permit the construction of a 14-storey residential building on the southwest corner of Roehampton and Rawlinson Avenues. A Rental Housing Demolition Permit Application has also been submitted under Section 111 of the *City of Toronto Act*.

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

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

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

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

Background Information

Staff Report

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

Communications

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

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

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

(October 2, 2008) fax from J. MacKay (TE.New.TE19.11.4)

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

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

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

1. amend the authority granted by City Council on September 26 and 27, 2007 (Item TE8.2) as follows:
 - a. by deleting Recommendation 4(ii) and replacing it as follows:
 - “4(ii) Provide written confirmation from the owner to the Chief Planner and Executive Director, City Planning Division that 59 Elm Grove Avenue, containing a pair of semi-detached dwellings fronting on Elm Grove with a total of 2 dwelling units and 4 row houses to the rear, will be registered as one standard condominium corporation.”

- b. by replacing the Official Plan Amendment with Attachment 1 to the report (September 11, 2008) from the Acting Director, Community Planning, Toronto and East York District;
 - c. *by replacing the Zoning By-law Amendment with Attachment A of the Motion by Councillor Perks, and amending Attachment A of the Motion by Councillor Perks to indicate that openings are not prohibited on the south wall of the semi-detached houses and that the semi-detached houses are not permitted to be duplexes;*
2. *make the determination that no further notice is to be given in respect of the proposed Zoning By-law for 57 and 59 Elm Grove Avenue.*

Decision Advice and Other Information

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

Summary

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

Background Information

Staff Report

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

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

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

Communications

(October 7, 2008) Member Motion from Councillor Perks (TE.New.TE19.12.1)

(<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-8790.pdf>)

(October 7, 2008) Member Motion from Member Motion (TE.New.TE19.12.1.attach a)

(<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-8828.pdf>)

TE19.13	ACTION	Amended		Ward: 22
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Final Report - Rezoning Application - 200 Madison Avenue

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law for the property at 200 Madison Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.9 of the report (September 18, 2008) from the Acting Director, Community Planning, Toronto and East York District;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required, to give effect to the intent of the recommendations contained in this report;
3. City Council require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act* prior to the issuance of the first above-grade building permit;
4. City Council require the owner to develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, a Construction Mitigation Plan prior the issuance of the demolition permit;
5. *City Council direct the Director, Community Planning, Toronto and East York District, in consultation with the Councillor for Ward 22 and appropriate City staff, to conduct a public process (including a public meeting in the neighbourhood) to determine appropriate use of the lands on the south side of MacPherson Avenue between Davenport Road and Spadina Road, such as parkland containing a dog off-leash area and/or parking purposes. The process is to include the new residents of the newly constructed condominium at 700 Huron Street, and the results of this process are to be reported to Toronto and East York Community Council; and*
6. *City Council direct that a liaison committee be established with community representatives, as a condition of site plan approval, with the terms of reference to be established by the applicant, in consultation with the Chief Planner and Executive Director, City Planning.*

Decision Advice and Other Information

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

Summary

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

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

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

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15692.pdf>

Communications

(September 29, 2008) e-mail from Tom Tritschler (TE.Supp.TE19.13.1)

(October 6, 2008) e-mail from Bernard Feinstein (TE.New.TE19.13.2)

(October 7, 2008) fax from Patrick J. Devine, Fraser Milner Casgrain LLP (TE.New.TE19.13.3)

(October 7, 2008) e-mail from Bernard Feinstein (TE.New.TE19.13.4)

TE19.14	ACTION	Amended		Ward: 22
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Final Report - Rezoning Application - 1815 Yonge Street and 25 Merton Street

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (September 18, 2008) from the Acting Director, Community Planning, Toronto and East York District.

2. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic, technical or other changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in the report (September 18, 2008) from the Acting Director, Community Planning, Toronto and East York District.
3. City Council require the owner to provide Section 37 cash contributions toward community benefits as follows:
 - i. *\$200,000.00 for the redesign and reconstruction of the existing street parking on the north side of Frobisher Avenue between Oriole Parkway and Lascelles Boulevard. Redesign and reconstruction will allow for the construction of new handicapped accessible spaces for use by all special needs visitors to Oriole Park, including visitors to the new Neshama (accessible) playground, provided that none of these funds will be spent for parking purposes, if such an expenditure would result in the loss of green space, regardless of whether it is designated parkland or not;*
 - ii. \$150,000.00 for the reconstruction of the two existing tennis courts in Oriole Park;
 - iii. \$420,000.00 for deposit to the parkland acquisition and development fund that will be established to purchase, design and construct a new park in Yonge-Eglinton Centre; and
 - iv. \$130,000.00 for Beltline Park (south of Oriole Park) improvements which will include, pathway surface upgrade and drainage ditch construction.
4. City Council require that the community benefits (*detailed in recommendation 3 above*) shall be secured in a Section 37 Agreement, to the satisfaction of the City Solicitor, between the owner and the City of Toronto before introducing the necessary Bill(s) to City Council for enactment.
5. City Council require that all Section 37 contributions identified in recommendation 3 (*i*), (*ii*), (*iii*) and (*iv*) above shall be submitted by the owner to the City at such time as the site specific zoning by-law comes into force.
6. in addition to the additional 5% Parks Levy devoted to improvement in the vicinity of the development being spent on the Neshama Playground for disabled children pilot project, City Council direct the 1.25% of the base Parks Levy devoted to local Parks improvements to the Parks pilot project, Neshama Playground.
7. City Council require the owner to develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, an appropriate Construction Mitigation Plan and Resident Communication Strategy prior to the issuance of the first building permit (including excavation permit). Such plan and strategy shall be secured in the Section 37 Agreement as a legal convenience.

8. City Council require the owner to incorporate, in the construction of the building, exterior materials generally as shown on 1:50 scale drawings of the Yonge Street and Merton Street frontages with building materials labelled to the approval of the Chief Planner and Executive Director. Such exterior materials and drawings shall be secured in the Section 37 Agreement as a legal convenience, recognizing that the drawings may be subject to change but only if so determined through the site plan process.
9. City Council require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of the first above-grade building permit.
10. City Council require the owner to provide and maintain an irrigation system for the proposed trees within the public road allowances, including an automatic timer designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with backflow preventer to the satisfaction of the General Manager of Parks and Recreation.
11. City Council require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the issuance of any permit (including excavation permit), a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate.
12. City Council require the owner to provide for any improvements to the municipal infrastructure in connection with the Site Servicing Assessment and Traffic Impact Study should it be determined that upgrades are required to the infrastructure to support this development according to the Site Servicing Assessment and Traffic Impact Study as accepted by the Executive Director, Technical Services.

Decision Advice and Other Information

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

The Toronto and East York Community Council requested the General Manager, Parks, Forestry and Recreation to report directly to Council on the feasibility of the 1.25% devoted to City-wide Parks Improvement be directed to the Parks pilot project, Neshama Playground.

Summary

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

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

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

- the proposed redevelopment and residential intensification is of an underutilized

commercial site on the Yonge Street arterial that has contained two 2-storey buildings that have been vacant for many years;

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

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15705.pdf>)

Communications

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

(October 6, 2008) e-mail from Alexandra Boikovitis (TE.New.TE19.14.2)

(October 7, 2008) e-mail from Ryan DeGama (TE.New.TE19.14.3)

(October 7, 2008) letter from Ann Rexe, Friends of Oriole Park (TE.New.TE19.14.4)

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

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

Committee Recommendations

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

1. direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board (OMB) hearing to oppose the applications as currently proposed.
2. direct staff to continue to negotiate with the applicant in an attempt to resolve outstanding matters as outlined in the report (September 18, 2008) from the Acting Director, Community Planning, Toronto and East York District, including, but not limited to, issues related to Height and Massing, Urban Design and Streetscaping.
3. subject to the applicant addressing the issues raised in the report (September 18, 2008) from the Acting Director, Community Planning, Toronto and East York District, to the satisfaction of the Director of Community Planning, Toronto and East York District, City Council direct the City Solicitor to report back to City Council on any proposed settlement.
4. authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

Summary

The application for zoning by-law amendment was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*. The applicant appealed the zoning by-law application and site plan application to the Ontario Municipal Board due to City Council's failure to make a decision within the time allotted by the *Planning Act*. The purpose of this report is to seek City Council's direction for the hearing of the appeal which is expected to be scheduled for mid-fall, 2008.

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

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

Background Information

Staff Report

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

TE19.16	ACTION	Adopted		Ward: 14
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Request for Direction Report - Rezoning and Site Plan Applications - 1638-1644 Bloor Street West

(October 2, 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 direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board (OMB) hearing to oppose the proposal in its current form.
2. City Council authorize the City Solicitor and appropriate staff to continue discussions with the applicant in an attempt to resolve the issues, as outlined in the report (October 2, 2008) from the Acting Director, Community Planning, Toronto and East York District, and to report directly to Council on a potential settlement.
3. City Council authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order(s) approving the zoning by-law and providing site plan approval until such time as:
 - a. An appropriate zoning by-law amendment is prepared to the satisfaction of the Chief Planner in consultation with the City Solicitor or her designate;
 - b. The owner has entered into an agreement with the City to secure the contributions to be provided pursuant to Section 37 of the Planning Act, as outlined in the report (October 2, 2008) from the Acting Director, Community Planning, Toronto and East York District, to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate, and such agreement has been registered on title;
 - c. The owner enter a Site Plan Agreement with the City to secure the conditions of site plan approval, to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate, and such agreement has been registered on title; and
 - d. Traffic impact and servicing issues have been resolved by the owner, to the satisfaction of the Executive Director, Technical Services.
4. City Council authorize the City Solicitor and necessary City staff to take such necessary steps to implement the foregoing.

Summary

The applicant has appealed the Zoning By-law amendment and Site Plan Control applications to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the applications within the time allotted by the *Planning Act*. The applications before the OMB are to permit a 12-storey, 108 unit building at 1638-1644 Bloor Street West. The purpose of this report is to seek Council's direction on the appeal. The OMB has set a hearing date of November 12, 2008. This Report, therefore, must be considered by Council at its meeting of October 29 and 30, 2008 in order to determine the City's position sufficiently in advance of the hearing.

This report seeks Council's direction to attend the upcoming hearing to oppose the proposal in its current form and to continue discussions with the applicant to achieve a revised proposal that addresses the outstanding issues, as outlined herein. This report also seeks Council's direction to report directly to Council, if appropriate as a result of these discussions

Both applications are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16054.pdf>

Communications

(October 7, 2008) letter from The West Bend Community Association (TE.New.TE19.16.1)

16a Rezoning and Site Plan Applications Request for Direction Report - 1638 - 1644 Bloor Street West

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

Summary

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

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

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

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

Report which will be before Community Council on October 7, 2008.

Background Information

Staff Report

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

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

(September 18, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

Decision Advice and Other Information

The Toronto and East York Community Council consented to the withdrawal of the item from the Agenda.

Summary

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

Transportation Services has assessed a request from the developer/owner of 311 Adelaide Street East for the maintenance of a gas meter/regulator and three steel bollards that encroach approximately 0.66 m onto the City sidewalk on the Frederick Street flank of 311 Adelaide Street East.

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

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

Background Information

Staff Report

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

Appendix A

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

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

(September 16, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

Committee Decision

The Toronto and East York Community Council:

1. approved the maintenance of planters on both sides of Danforth Avenue, from Westlake Avenue to Victoria Park Avenue, subject to the Danforth Village Business Improvement Area entering into an agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - b. maintain the encroachments at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachments beyond what is allowed under the terms of the Agreement;
 - c. pay for the costs of preparing the Agreement;
 - d. remove the encroachments upon receiving 60 days written notice to do so; and
 - e. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
2. 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 the Danforth Village Business Improvement Area for the maintenance of 40 above-grade concrete planters on both sides of Danforth Avenue from Westlake Avenue to Victoria Park Avenue.

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

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

Background Information

Staff Report

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

Appendix A

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

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

(September 16, 2008) Report from Municipal Licensing and Standards Division, Toronto East York District

Committee Decision

The Toronto and East York Community Council *granted the proposed fence exemption for 118 Forest Hill Road.*

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the Architect for the owners of 118 Forest Hill Road, is seeking approval for a fence exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit a proposed retaining wall constructed of solid materials (masonry and stucco). The proposed construction of the front yard retaining wall consists of five, (5) continuous portions. Section 1 begins at approximately 10.6 metres (35 feet) in from the front lot line and .35 metres (14 inches) from the south side lot line on private property measuring approximately 3.9 metres (12 feet 11 inches) in length, running east along the south property line; Section 2 measuring 2.0 metres (6 feet 7 inches) in length runs north on private property and approximately 6.4 metres (21 feet 1 inch) from the front lot line; Section 3 measures 2.4 metres (7 feet 9 inches) from the south property line and runs east on private property 3.6 metres (11 feet 9 inches); Section 4 measures 3.2 metres (10 feet 4 inches) from the front lot line and runs north on private property 14.8 metres (48 feet 8 inches); Section 5 measures 3.7 metres (12 feet 2 inches) running west on private property to it's end at approximately 6.9 metres (22 feet 6 inches) from the front property line. All sections measure in height at the lower garden grade at 2.5 metres (8 feet, 5 inches) whereas the by-law restricts the maximum height of a front yard fence not within 2.4 metres (7 feet 9 inches) of the front lot line to 1.2 metres (4 feet).

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

Attachment 3

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

Attachment 4

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

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

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

Committee Decision

The Toronto and East York Community Council deferred this item until its meeting on November 18, 2008.

Summary

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

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

Background Information

Staff Report

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

Appendix 1

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

Appendix 2

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

Appendix 3 and 4

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

Communications

(September 29, 2008) e-mail from Rainer Wolf (TE.Supp.TE19.20.1)

(October 5, 2008) e-mail from Lynne Provencher and Steve Castellano (TE.New.TE19.20.2)

(October 4, 2008) e-mail from Rainer Wolf (TE.New.TE19.20.3)

(October 7, 2008) e-mail from Adin L. Wener (TE.New.TE19.20.4)

(October 7, 2008) e-mail from Kelly Ryan (TE.New.TE19.20.5)

(October 7, 2008) petition from Lee Polydor and Michael Homewood (TE.New.TE19.20.6)

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

TE19.21	ACTION	Withdrawn	Delegated	Ward: 14
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Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 93 Dunn Avenue

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

Decision Advice and Other Information

The Toronto and East Community Council was advised that the applicant had withdrawn the application.

Summary

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

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

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

TE19.22	ACTION	Amended	Delegated	Ward: 31
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Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 488 Main Street

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

Committee Decision

The Toronto and East York Community Council confirmed the notice and directed that a second notice be given under Chapter 489 - Grass and Weeds, of the City of Toronto Municipal Code for 488 Main Street.

Summary

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

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

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

Communications

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

(October 6, 2008) e-mail from Craig Cowan (TE.New.TE19.22.2)

22a Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 488 Main Street

(September 29, 2008) Report from Municipal Licensing and Standards Division, Toronto and East York District

Summary

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

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

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

Background Information

Further Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16017.pdf>)

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

TE19.23	ACTION	Withdrawn	Delegated	Ward: 14
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Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 7 Indian Grove

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

Decision Advice and Other Information

The Toronto and East Community Council was advised that the applicant had withdrawn the application.

Summary

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

property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 489 Grass and Weeds, Section 489-3E on the basis that the growth is exempt as a natural garden.

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

Communications

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

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

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

TE19.24	ACTION	Amended	Delegated	Ward: 22
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Driveway Widening Appeal – 27 Thurston Road

(September 16, 2008) Report from Manager, 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 27 Thurston Road, on condition that:*

1. *the parking area not exceed 2.6 m by 5.9 m in dimension;*
2. *the owner enter into a written agreement with the next door neighbour of 29 Thurston Road that they both agree that the mutual drive will be used for the purpose of the driveway widening parking. A condition of the licensing agreement with the City of Toronto, upon the sale of either property, is that the license for the spot on the mutual driveway shall become null and void unless both property owners produce a new written agreement, a copy of which is to be provided to Transportation Services;*
3. *the applicant remove the excess paving and restore the area to soft landscaping;*

4. *the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' of the report (September 16, 2008) from the Manager, 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 former City of Toronto Municipal Code Chapter 248, Parking Licences.*

Summary

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

Transportation Services has assessed an appeal from the owner of 27 Thurston Road for driveway widening. We do not recommend approval for driveway widening at this location because it does not meet the requirements of the former City of Toronto Municipal Code. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

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

Appendix A

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

Appendix B

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

Appendix C

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

Appendix D

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

Communications

(October 2, 2008) e-mail from Gord Reynolds and Julie Cowan (TE.New.TE19.24.1)

(October 7, 2008) e-mail from Gord Reynolds and Julie Cowan (TE.New.TE19.24.2)

TE19.25	ACTION	Adopted	Delegated	Ward: 29
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Front Yard Parking Appeal – 48 Glebeholme Boulevard

(September 16, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

Committee Decision

The Toronto and East York Community Council denied the request for front yard parking at 48 Glebeholme Boulevard.

Summary

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

Transportation Services has assessed an appeal from the owner of 48 Glebeholme Boulevard for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15753.pdf>)

Appendix A

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

Appendix B

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

Appendix C

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

Appendix D

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

Communications

(October 5, 2008) e-mail from Daphne McCormack (TE.New.TE19.25.1)

(October 6, 2008) e-mail from Maria Hart (TE.New.TE19.25.2)

(October 6, 2008) e-mail from Stephanie Fell (TE.New.TE19.25.3)

TE19.26	ACTION	Amended	Delegated	Ward: 29
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Front Yard Parking Appeal – 11 Gertrude Place

(September 16, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

Committee Decision

The Toronto and East York Community Council Community Council *granted the appeal for front yard parking at 11 Gertrude Place, on condition that:*

1. *the parking area not exceed 2.6 m by 5.6 m in dimension;*
2. *the applicant pay for the installation of the ramp to service the parking space;*
3. *the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' of the report (September 16, 2008) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, to the satisfaction of the General Manager of Transportation Services;*

4. *the applicant plant, and ensure the survival of, at the applicant's expense, a full shade canopy tree to the satisfaction of the Director, Urban Forestry and City Forester; 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 11 Gertrude Place for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15743.pdf>

Appendix A

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

Appendix B

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

Appendix C

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

Appendix D

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

TE19.27	ACTION	Amended	Delegated	Ward: 32
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Front Yard Parking Appeal – 126 Balsam Avenue

(September 16, 2008) Report from Manager, 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 126 Balsam Avenue, on condition that:*

1. *the parking area not exceed 2.6 m by 5.9 m in dimension;*
2. *the applicant provide for the downspout disconnection, if applicable, in accordance with the requirements of Toronto Water;*

3. *the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' of the report (September 16, 2008) from the Manager, Right of Way Management, Transportation Services, Toronto and East York District, ensuring that one of the proposed trees is a full shade canopy tree, to the satisfaction of the General Manager of Transportation Services; and*
4. *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 126 Balsam Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15748.pdf>

Appendix A

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

Appendix B

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

Appendix C

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

Appendix D

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

Communications

(October 6, 2008) e-mail from William McLean (TE.New.TE19.27.1)

TE19.28	ACTION	Amended	Delegated	Ward: 32
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Front Yard Parking Appeal - 99 Waverley Road

(September 16, 2008) Report from Manager, 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 99 Waverley Road, on condition that:*

1. *the parking area not exceed 2.2 m by 5.3 m in dimension;*
2. *the applicant relocate the front steps to accommodate the parking space;*
3. *the applicant submit a tree security deposit to Urban Forestry in the amount of \$1,346.00 for the protection of the City owned Crab Apple tree;*
4. *the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' of the report (September 16, 2008) from the Manager, 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 99 Waverley Road for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15758.pdf>

Appendix A

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

Appendix B

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

Appendix C

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

Appendix D

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

Communications

(September 29, 2008) e-mail from William Cheng (TE.Supp.TE19.28.1)

(October 7, 2008) letter from Mike London (TE.New.TE19.28.2)

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

TE19.29	ACTION	Deferred	Delegated	Ward: 22
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Rescind Alternate Side Parking – Hillsdale Avenue East

(July 31, 2008) Report from Director, Transportation Services, Toronto and East York District

Committee Decision

The Toronto and East York Community Council deferred this item until its meeting on November 18, 2008.

Financial Impact

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

Summary

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

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

Background Information

Staff Report

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

Appendix A

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

Drawing 1

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

Drawing 2

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

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

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

Communications

(September 29, 2008) e-mail from Louise Smith (TE.Supp.TE19.29.1)

(October 2, 2008) e-mail from Angela Sakellariou (TE.Supp.TE19.29.2)

(October 5, 2008) e-mail from Mila and Momir Bozic (TE.New.TE19.29.3)

(October 6, 2008) e-mail from Patty Tse (TE.New.TE19.29.4)

(October 6, 2008) e-mail from Andrew Cribb (TE.New.TE19.29.5)

(October 6, 2008) e-mail from James J Shanks, Blake Cassels & Graydon LLP
(TE.New.TE19.29.6)

(October 7, 2008) e-mail from April Kawaguchi (TE.New.TE19.29.7)

(October 7, 2008) e-mail from Alex Brown (TE.New.TE19.29.8)

TE19.30	ACTION	Adopted		Ward: 22
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Preliminary Report - Official Plan and Rezoning Application - 54-74 Berwick Avenue and 191-211 Duplex Avenue

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

Committee Recommendations

The Toronto and East York Community Council directed:

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

Summary

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

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

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

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

Background Information

Staff Report

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

TE19.31	ACTION	Adopted		Ward: 27
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Preliminary Report - Rezoning Application - 2 Bloor Street West

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

Committee Recommendations

The Toronto and East York Community Council directed:

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

Summary

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

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

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

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

Background Information

Staff Report

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

TE19.32	ACTION	Adopted		Ward: 21
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Preliminary Report - Rezoning Application - 524, 528, 530, 532 and 534 St. Clair Avenue West

(September 8, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council directed:

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

Summary

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

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

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

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

Background Information

Staff Report

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

TE19.33	ACTION	Adopted	Delegated	Ward: 19
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Sign Variance - 600 Fleet Street

(September 15, 2008) Report from Acting Director, Toronto Building, 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, four illuminated fascia signs on the south elevation of the building at 600 Fleet Street, on a condition that energy efficient lights be used; and
2. 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 Dominic Rotundo on behalf of Scotia Bank for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal code to permit, for identification purposes, four illuminated fascia signs on the south elevation of the building at 600 Fleet Street.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15772.pdf>

TE19.34	ACTION	Adopted	Delegated	Ward: 20
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Sign Variance - 358 Adelaide Street West

(September 19, 2008) Report from Acting Director, Toronto Building, 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 non-illuminated projecting sign on the south elevation of the building, conditional upon removing the two existing projecting banner signs located on the south elevation of the building at 358 Adelaide Street West, prior to issuance of sign permits;
2. 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 design and method of attachment; 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 the Community Council has delegated authority from City Council to make a final decision.

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

Staff recommends approval of the application subject to the conditions described in this report and contained in the recommendations. The variances are minor and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15802.pdf>)

TE19.35	ACTION	Adopted	Delegated	Ward: 22
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Sign Variance - 381 Eglinton Avenue West

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

Committee Decision

The Toronto and East York Community Council:

1. approved the request for variances to permit, for identification purposes, two illuminated fascia signs at the first and second floor levels on the west elevation of the building at 381 Eglinton Avenue West on condition that the illuminated fascia signs located on the west elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and the energy efficient lights are used; and

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 Mathew Laing with Sherman Brown Dryer Karol, on behalf of Fineway Properties Ltd. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs at the first and second floor levels on the west elevation of the building at 381 Eglinton Avenue West.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15781.pdf>

TE19.36	ACTION	Adopted	Delegated	Ward: 22
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Sign Variance - 1580 Yonge Street

(September 12, 2008) Report from Acting Director, Toronto Building, 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, a non-illuminated fascia sign on the wall of a planter box located along the Yonge Street frontage of the property at 1580 Yonge Street.
2. 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 Javeid Akhtar on behalf of Centennial Infant & Child Care, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated fascia sign on the wall of a planter box located along the Yonge Street frontage of

the property at 1580 Yonge Street.

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15738.pdf>)

TE19.37	ACTION	Adopted	Delegated	Ward: 27
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Sign Variance - 1 Mount Pleasant Road

(September 15, 2008) Report from Director, Toronto Building, 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 pedestal sign along the Jarvis Street frontage of the property at 1 Mount Pleasant Road on condition that the energy efficient lights be used; and
2. 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 Stephen Ledrew on behalf of Rogers Wireless, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated pedestal sign along the Jarvis Street frontage of the property at 1 Mount Pleasant Road.

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15741.pdf>)

TE19.38	ACTION	Adopted	Delegated	Ward: 27
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Sign Variance - 1 Mount Pleasant Road (LED Signs)

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

Committee Decision

The Toronto and East York Community Council:

1. approved the requested variance to permit, identification purposes, two illuminated LED fascia signs with changeable copy at the first floor level on the south elevation and three illuminated LED fascia signs with changeable copy, at the first floor level on the west elevation of the building at 1 Mount Pleasant Road, on a condition that the signs be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights are used; and
2. 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 Stephen Ledrew on behalf of Rogers Wireless, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated LED fascia signs with changeable copy, at the first floor level on the south elevation and three illuminated LED fascia signs with changeable copy at the first floor level on the west elevation of the building at 1 Mount Pleasant Road.

Staff recommends approval of the application on a condition that the signs be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. The variance is minor and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15742.pdf>

TE19.39	ACTION	Amended	Delegated	Ward: 27
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Sign Variance - 350 Bloor Street East

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

Committee Decision

The Toronto and East York Community Council:

1. approved the requested variances to permit, for identification purposes, replacement of two existing illuminated fascia signs with two proposed illuminated fascia signs in the form of corporate name and logo to represent “Rogers” at the top floor level, on the north and west elevations of the building at 350 Bloor Street East;
2. *directed that, if there are complaints concerning light infiltration, investigated and confirmed by the Executive Director, Municipal Licensing and Standards, the sign on the north elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by an automated timing device and energy efficient lights be used;*
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 the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Stephen Ledrew on behalf of Rogers Wireless, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, replacement of two existing illuminated fascia signs with two proposed illuminated fascia signs in the form of corporate name and logo to represent “Rogers” at the top floor level, on the north and west elevations of the building at 350 Bloor Street East.

Staff recommends approval of the application on condition that the sign on the north elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by an automated timing device. The variances are minor and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15800.pdf>

TE19.40	ACTION	Amended	Delegated	Ward: 28
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Sign Variance - 25 York Street

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

Committee Decision

The Toronto and East York Community Council:

1. approved the requested variances as modified by staff to permit, for identification purposes, two illuminated fascia signs in the form of a corporate name and logo, to represent “Telus” at the top floor level, on the north and south elevations of the building at 25 York Street, each having an area not to exceed 100.0m² and a height of not more than 6.7m on condition that the fascia sign on the south elevation is turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights be used. Also, to approve one illuminated canopy sign at the first floor level on the south elevation of the building; and
2. 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.

To review and make recommendations on a request by Stephanie South with A-Tec Signs on behalf of Telus Corporation for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs, in the form of a corporate name and logo to identify “Telus” at the top floor level, on the north and south elevations of the building and one illuminated canopy sign at the first floor level on the south elevation of the building.

Staff recommends approval of the application on a condition that the overall area of each of the fascia signs on the north and south elevations located at the top floor level of the building does not exceed 100.0m² and the height of the corporate logo and name does not exceed 5.0m; and the sign on the south elevation is turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. The variances as modified by staff are acceptable and within the general intent and purpose of the Municipal Code.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15830.pdf>

Communications

(October 7, 2008) e-mail from Zoning Examiner, Toronto Buildings (South District)
(TE.New.TE19.40.1)

TE19.41	ACTION	Adopted		Ward: 28
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Sign Variance - 40 Bay Street

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the requested variance to permit two illuminated fascia signs on the west elevation of the building and one illuminated pedestal sign containing an LED video board at the northeast corner, along the Bay Street frontage of the property, as part of the proposed comprehensive signage program for the property at 40 Bay Street;
2. The sign permits be subject to approval by the Manager of Heritage Preservation Services for the final design and location of the proposed pedestal sign along the Bay Street frontage of the property; and
3. City Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

This report reviews and makes recommendations on a request by Adam Kelly of Kramer Design Associates, on behalf of Maple Leaf Sports and Entertainments for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, the proposed comprehensive signage program for the Air Canada Centre. The proposal is to install four illuminated pedestal signs for way-finding and direction purposes along the east, west and south frontage of the property, six illuminated ground signs consisting of video panels along the west frontage of the property, two illuminated canopy signs and two illuminated fascia signs consisting of LED video panels on the west elevation of the building at 40 Bay Street.

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

Background Information

Revised - Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15831.pdf>)

TE19.42	ACTION	Adopted		Ward: 21
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Final Report - Part Lot Control Application - 1400 Eglinton Avenue West

(August 21, 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 enact a Part Lot Control Exemption By-law, with respect to the subject lands, at 1400 Eglinton Avenue West, to be prepared to the satisfaction of the City Solicitor;
2. City Council authorize the City Solicitor to introduce the necessary Bill in Council for a Part Lot Control Exemption By-law to expire 2 more years from the date of enactment;
3. City Council require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior to registration of the Part Lot Control Exemption By-law;
4. City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the *Land Titles Act* agreeing not to convey or mortgage any part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council;
5. City Council authorize and direct the appropriate City officials to register the by-law on title; and
6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title upon receipt of confirmation that the Common Elements Condominium Plan has been registered.

Summary

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

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

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

Background Information

Staff Report

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

TE19.43	ACTION	Adopted	Delegated	Ward: 21
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Disabled persons' loading zone - No. 50 Carus Avenue

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

Financial Impact

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

Summary

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

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

Background Information

Staff Report

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

Attachment 1

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

TE19.44	ACTION	Adopted	Delegated	Ward: 19, 20, 30, 32
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Installation/Removal of On-Street Parking Spaces for Persons With Disabilities – October 2008

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

Committee Decision

The Toronto and East York Community Council approve the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in the revised Appendix A attached to the report (September 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.	\$1,800.00

Summary

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

Background Information

Staff Report - Revised Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15806.pdf>)

TE19.45	ACTION	Adopted		Ward: 32
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Removal of On-Street Parking Space for Persons With Disabilities – Gerrard Street East

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

Committee Recommendations

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

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

Financial Impact

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

Summary

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

Background Information

Staff Report

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

TE19.46	ACTION	Adopted	Delegated	Ward: 14
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Various Parking Amendments - Triller Avenue

(September 4, 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 Anytime” regulation on the west side of Triller Avenue, from King Street West to a point 48.8 metres further north.

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

Financial Impact

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

Summary

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

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

Background Information

Staff Report

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

Attachment 1

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

TE19.47	ACTION	Adopted		Ward: 21
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Parking for Buses - Davenport Road, west of Bathurst Street

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

Financial Impact

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

Summary

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

Background Information

Staff Report

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

Attachment 1

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

TE19.48	ACTION	Adopted	Delegated	Ward: 27
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Extension of Closure Duration - Mutual Street

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

Financial Impact

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

Summary

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

The Toronto Community Housing Corporation is building an 11-storey apartment building at 88-90 Carlton Street, on the north-west corner of Carlton Street and Mutual Street. They need to continue to keep the sidewalk and curb lane closed on the west side of Mutual Street in order to complete construction.

Background Information

Staff Report

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

Attachment 1

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

TE19.49	ACTION	Adopted	Delegated	Ward: 27
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Extension of Closure Duration – Grenville Street and Grosvenor Street

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

Financial Impact

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

Summary

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

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

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

Background Information

Staff Report

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

Attachment 1

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

TE19.50	ACTION	Adopted	Delegated	Ward: 28
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Extension of Closure Duration – Bremner Boulevard

(September 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. Continue to close the sidewalk and curb lane on the north side of Bremner Boulevard, between York Street and a point 103.4 metres east of York Street, until August 31, 2009.
2. Return Bremner Boulevard to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

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

Summary

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

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

Background Information

Staff Report

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

Attachment 1

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

TE19.51	ACTION	Adopted	Delegated	Ward: 29
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Extension of Overnight On-Street Permit Parking Hours - Browning Avenue

(September 16, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

Committee Decision

The Toronto and East York Community Council:

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

Financial Impact

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

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to extend overnight on-street permit parking hours on Browning Avenue, between Jackman Avenue and Carlaw Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 p.m., 7 days a week.

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

Background Information

Staff Report - Revised

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

Appendix A

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

TE19.52	ACTION	Adopted	Delegated	Ward: 29
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Extension of Overnight On-Street Permit Parking Hours - Queensdale Avenue

(September 16, 2008) Report from Manager, Right of Way Management, Transportation Services, Toronto and East York District

Committee Decision

The Toronto and East York Community Council:

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

Financial Impact

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

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to extend overnight on-street permit parking hours on Queensdale Avenue, between Coxwell Avenue to Monarch Park Avenue, from 11:00 p.m. to 5:00 a.m., 7 days a week, to 11:00 p.m. to 10:00 a.m., 7 days a week.

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

Background Information

Staff Report

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

Appendix A

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

TE19.53	ACTION	Adopted	Delegated	Ward: 30
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Extension of Overnight On-Street Permit Parking Hours - Carlaw Avenue

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

Committee Decision

The Toronto and East York Community Council:

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

Financial Impact

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

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to extend overnight on-street permit parking hours on Carlaw Avenue, between Danforth Avenue and Harcourt Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 10:00 p.m. to 10:00 a.m., 7 days a week. In addition, we have received a request to alter the current three hour temporal parking duration to one hour, between the hours of 10:00 a.m. to 10:00 p.m., 7 days a week.

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

Background Information

Staff Report

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

Appendix A

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

TE19.54	ACTION	Adopted	Delegated	Ward: 30
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Parking Amendment – Mountjoy Avenue

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

Committee Decision

The Toronto and East York Community Council:

1. allowed Parking for a maximum period of one hour from 10:00 a.m. to 6:00 p.m., daily, on both sides of Mountjoy Avenue, between Gillard Avenue and Monarch Park Avenue.

Financial Impact

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

Summary

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

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

Background Information

Staff Report

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

Attachment 1

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

TE19.55	ACTION	Adopted		Ward: 19
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Proposed Permanent Closure and Sale of a Portion of the Public Lane at the Rear of 427 Shaw Street

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

Committee Recommendations

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

1. Permanently close a portion of the public lane at the rear of 427 Shaw Street, shown as Part 1 on Sketch No. PS-2007-298 (the “Lane”), subject to compliance with the requirements of the City of Toronto Municipal Code Chapter 162;
2. Direct Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law;
3. Direct Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City’s Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered;
4. Accept the Offer to Purchase from Laurie Uytterlinde-Flood and Donald James Currie (the “Purchaser”) to purchase the Lane in the amount of \$1,650.00 substantially on the terms and conditions outlined in Appendix “A” to this report;
5. Authorize each of the Chief Corporate Officer and the Director of Real Estate severally to accept the Offer to Purchase on behalf of the City;
6. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction; and
7. Authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

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

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

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

Summary

The General Manager, Transportation Services and the Chief Corporate Officer request that a portion of the public lane at the rear of 427 Shaw Street be permanently closed and that the portion of the public lane be sold to the adjoining land owners, Laurie Uytterlinde-Flood and Donald James Currie, substantially on the terms and conditions outlined in the attached Appendix “A”.

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15991.pdf>

Attachment 1

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

Attachment 2

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

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

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

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-2008-085 (the “Lane”), and that jurisdiction of the Lane be transferred to Children’s Services, subject to compliance with the requirement of the City of Toronto Municipal Code, Chapter 162.
2. Direct Transportation Services to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the draft by-law.

3. Direct Transportation Services to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+” activities, by posting notice of the proposed closure on the notice page of the City’s Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

Financial Impact

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

Summary

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

Background Information

Staff Report

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

Attachment 1

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

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

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

Committee Recommendations

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

1. Permanently close a portion of the public lane at the rear of 3 Kimberley Avenue, shown as Part 1 on Sketch No. PS-2007-218 (the “Lane”), subject to compliance with the requirements of the City of Toronto Municipal Code Chapter 162.
2. Direct Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.

3. Direct Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.
4. Accept the Offer to Purchase from Robert Frank Mayer and Teresa Marie Funnell (the "Purchaser") to purchase the Lane in the amount of \$25,000.00 substantially on the terms and conditions outlined in Appendix "A" to this report, and each of the Chief Corporate Officer and the Director of Real Estate be authorized severally to accept the Offer to Purchase on behalf of the City.
5. Grant authority to direct a portion of the proceeds of closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction.
6. Authorize the City Solicitor to complete the transaction(s) on behalf of the City, including making payment of any necessary expenses and amending and/or waiving the closing and other dates to such earlier or later date(s) and amending and waiving terms and conditions, on such terms as she considers reasonable.

Financial Impact

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

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

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

Summary

The General Manager, Transportation Services and the Chief Corporate Officer request that a portion of the public lane at the rear of 3 Kimberley Avenue be permanently closed, and that the portion of the public lane be sold to the adjoining land owners, Robert Frank Mayer and Teresa Marie Funnell, substantially on the terms and conditions outlined in the attached Appendix "A".

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

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15844.pdf>

Attachment 1

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

Attachment 2

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

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

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

Committee Decision

The Toronto and East York Community Council approved:

1. That the road be widened from a width of 7.3 metres to a width of 9.3 metres by the construction of a lay-by on the west side of Madison Avenue, from a point 35 metres south of Davenport Road to a point 24 metres further south, generally as shown on Drawing No. 421F-9434, dated September 2008, subject to the conditions outlined in this report, and in conjunction with the construction of the lay-by the following parking regulations be adopted.
2. That the existing “No Parking Anytime” prohibition on the west side of Madison Avenue, from Davenport Road to Macpherson Avenue, be rescinded.
3. That parking be prohibited at anytime on the west side of Madison Avenue, from Davenport Road to a point 35 metres further south and from a point 59 metres south of Davenport Road to Macpherson Avenue.
4. That parking be allowed for a maximum period of 10 minutes from 7:30 a.m. to 6:00 p.m., Monday to Friday, on the west side of Madison Avenue, from a point 35 metres south of Davenport Road to a point 24 metres further south.
5. That parking be prohibited from 6:00 p.m. to 7:30 a.m., Monday to Friday, and at all times on Saturday and Sunday on the west side of Madison Avenue, from a point 35 metres south of Davenport Road to a point 24 metres further south.
6. That the two-hour maximum parking regulation from 9:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Madison Avenue, from a point 45 metres south of Davenport Road to Macpherson Avenue, be rescinded.
7. That the speed limit on Madison Avenue, from Davenport Road to Macpherson Avenue, be reduced from 50 km/h to 40 km/h.

Financial Impact

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

Summary

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

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

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

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

Background Information

Staff Report

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

Attachment 1

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

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

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

Committee Decision

The Toronto and East York Community Council:

1. *directed the City Solicitor to prepare a draft by-law for installing three speed humps on Russell Hill Road, between Heath Street West and St. Clair Avenue West, generally as shown on the Drawing No. 421F-9415, dated August 2008 attached to the report (September 4, 2008) from the Director, Transportation Services, Toronto and East York District; and*
2. *Reduced the speed limit on Russell Hill Road, between Heath Street West and St. Clair Avenue West from 40 to 30 km/h, upon installation of the speed humps.*

Summary

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

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

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

Background Information

Staff Report

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

Attachment 1

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

Attachment 2

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

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

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

Committee Decision

The Toronto and East York Community Council:

1. approved the installation and maintenance of a glycol heating system that will encroach within the public right of way fronting 57 Old Forest Hill Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - b. obtain approval for associated work on private property from Toronto Building;

- c. remove the glycol heating system upon receiving 90 days written notice to do so; and
 - d. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
2. 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 from the agent of the owners of 57 Old Forest Hill Road to install and maintain a glycol heating system that will encroach within the public right of way fronting 57 Old Forest Hill Road.

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

Background Information

Staff Report

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

Attachment 1

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

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

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

Committee Decision

The Toronto and East York Community Council:

1. approved the installation and maintenance of a glycol heating system that will encroach within the public right of way fronting 190 Forest Hill Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- a. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - b. obtain approval for associated work on private property from Toronto Building;
 - c. remove the glycol heating system upon receiving 90 days written notice to do so; and
 - d. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
2. 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 from the agent of the owners of 190 Forest Hill Road to install and maintain a glycol heating system that will encroach within the public right of way fronting 190 Forest Hill Road.

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

Background Information

Staff Report

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

Appendix A

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

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

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

Committee Decision

The Toronto and East York Community Council:

1. approved the renaming of the Transition Sports Fields to Cherry Beach Sports Fields and directed that each field be individually named, with one field to be named after Jamieson Kuhlmann; and
2. directed the General Manager of Parks, Forestry and Recreation to work with the family of Jamieson Kuhlmann on appropriate recognition, including signage and siting

Summary

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

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

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

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

Background Information

Staff Report

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

Communications

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

Kuhlmann (TE.Main.TE19.62.1)

(October 3, 2008) e-mail from Mike Carnegie (TE.New.TE19.62.2)

(October 3, 2008) e-mail from Michelle Weber (TE.New.TE19.62.3)

(October 7, 2008) e-mail from Dan Maranger (TE.New.TE19.62.4)

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

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

Committee Decision

The Toronto and East York Community Council:

1. approved the additions and deletions to the Bloor-Yorkville, Danforth Mosaic, Korea Town, Little Portugal, Pape Village, Parkdale Village, Rosedale Main Street, St. Lawrence Market Neighbourhood, and Toronto Entertainment District Boards of Management as set out in Attachment No. 1;
2. *deleted Ms. Paulo DiSanto, Mr. Paul Smith and Mr. Johnathan Tran from the Dundas-Bathurst Business Improvement Area Board of Management;*
3. *added Mr. Mike Craig, Mr. Andrew Hickey, Mr. Dominic Rizzo and Ms. Beth Gondek to the Dundas-Bathurst Business Improvement Area Board of Management; and*
4. 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 Bloor-Yorkville, Danforth Mosaic, Korea Town, Little Portugal, Pape Village, Parkdale Village, Rosedale Main Street, St. Lawrence Market Neighbourhood, and Toronto Entertainment District BIA Boards of Management. The Toronto and East York Community Council has delegated authority to make final decisions regarding BIA appointments.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15861.pdf>

TE19.64	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:

1. advise the Alcohol and Gaming Commission of Ontario that it has no objection to the following requests for:
 - a. liquor licence extension of hours for CiRCA (126 John Street), to permit the sale and service of alcohol until 4:00 am, on November 1, 2008 for the Official Fashion Cares Event After Party;

- b. liquor licence extension of hours for the Metro Toronto Convention Centre, to permit the sale and service of alcohol until 4:00 am, on November 1, 2008 for the Fashion Cares Fundraising Gala.

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:

- a. Fashion Cares 2008 taking place on November 1, 2008 at the Metro Toronto Convention Centre;
- b. Budweiser Tailgate Party, taking place on December 6 and 7 at 20 Blue Jays Way;
- c. Royal Agricultural Winter Fair, taking place from November 3, 2008 to November 17, 2008 at Exhibition Place.

Summary

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

Communications

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

(September 30, 2008) letter from Adrienne Giroux, AIDS Committee of Toronto, respecting the Fashion Cares After Party to be held at CIRCA, 126 John Street on Saturday, November 1, 2008 until 4:00 a.m. on Sunday, November 2, 2008 (TE.Supp.TE19.64.2)

(September 30, 2008) letter from Adrienne Giroux, AIDS Committee of Toronto, respecting the Fashion Cares Event to be held at the Metro Convention Centre on Saturday, November 1, 2008 until 4:00 a.m. on Sunday, November 2, 2008 (TE.Supp.TE19.64.3)

(October 3, 2008) e-mail from Jordan Bitove, Vision Companies, respecting the Budweiser Tailgate Party to be held at 20 Blue Jays Way on December 6, 2008 from 7:00 p.m. to 11:00 p.m. and on December 7, 2008 from 11:00 a.m. to 9:00 p.m. (TE.New.TE19.64.4)

TE19.65	ACTION	Adopted	Delegated	Ward: 28
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Sign Variance - 40 Bay Street

(September 30, 2008) Report from Director, Toronto Building, Toronto and East York District

Committee Decision

The Toronto and East York Community Council:

- 1. approved the requested variances to permit three illuminated pedestal signs for way-finding and direction purposes along the east, west and south frontage of the property, six illuminated ground signs consisting of LED display panels along the west frontage

of the property and two illuminated canopy signs on the west elevation of the building at 40 Bay Street;

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 and location of proposed pedestal signs along the Bay Street frontage of the property; 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 the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Adam Kelly of Kramer Design Associates, on behalf of Maple Leaf Sports and Entertainments for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, the proposed comprehensive signage program for the Air Canada Centre. The proposal is to install three illuminated pedestal signs for way-finding and direction purposes along the east, west and south frontage of the property, six illuminated ground signs consisting of LED display panels along the west frontage of the property, two illuminated canopy signs on the west elevation of the building at 40 Bay Street.

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

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16036.pdf>)

TE19.66	ACTION	Adopted	Delegated	Ward: 32
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Committee of Adjustment Appeal - 1917 Queen Street East

(October 2, 2008) Member Motion from Council Speaker Bussin

Committee Decision

The Toronto and East York Community Council recommends that City Council authorize the City Solicitor, the City Planning Division and appropriate staff to appear at the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the requested minor variances application for 1917 Queen Street East.

Summary

Requesting that City Council authorize the City Solicitor, the City Planning Division and

appropriate staff to appear at the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the requested minor variances application.

Background Information

Motion

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16037.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16047.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16048.pdf>)

TE19.67	ACTION	Adopted	Delegated	Ward: 14
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Proposed Naming of Rita Cox Park

(October 1, 2008) Report from General Manager, Parks, Forestry and Recreation

Committee Decision

The Toronto and East York Community Council approved the naming of the parkland located at 14 Machells Avenue to "Rita Cox Park".

Summary

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

The purpose of the report is to respond to the request made by community members on naming of a park after Dr. Rita Cox a community activist, librarian and renowned storyteller.

The Parks, Forestry, and Recreation staff is recommending that the parkland located on 14 Machells Avenue be officially renamed "Rita Cox Park" in honour of her significant contributions to the community and the City of Toronto.

Parks, Forestry and Recreation staff have exercised due diligence in ensuring that all criteria in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy have been met.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16050.pdf>)

TE19.68	ACTION	Adopted	Delegated	Ward: 19
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Committee of Adjustment Appeal - 12 Sully Crescent

(October 6, 2008) Letter from Deputy Mayor Pantalone

Committee Decision

The Toronto and East York Community Council recommends that City Council direct the City Solicitor to attend any future Ontario Municipal Board hearings for 12 Sully Crescent (File A0622/08TEY) to uphold the decision of the Committee of Adjustment.

Summary

Requesting that City Council direct a City Solicitor to attend any future OMB hearings for 12 Sully Crescent to uphold the decision of the Committee of Adjustment.

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16092.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16093.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16094.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16095.pdf>

TE19.69	ACTION	Adopted		Ward: 21
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Committee of Adjustment Appeal - 410 Rosemary Road

(October 6, 2008) Member Motion from Councillor Mihevc

Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the City Solicitor and necessary City staff to attend the Ontario Municipal Board hearing uphold the Committee of Adjustment decision to refuse the application at 410 Rosemary Road.

Summary

At its Public Hearing held on Wednesday, September 17, 2008, as required by the *Planning Act*, the Committee of Adjustment refused the application to demolish the existing dwelling and to construct a three-storey detached dwelling with an integral, two-car garage, below grade at 410 Rosemary Road.

Variances generated from the proposal include: maximum gross floor area, the introduction of

an integral below-grade garage with access in the wall facing the front lot line, maximum permitted above grade height of the proposed front porch, and building depth.

Before the Committee of Adjustment, Community Planning staff along with area residents submitted letters in objection to the file. Neighbouring residents from 408, 412, 413, 414, 415, 416, 418 Rosemary Road and from 411 Richview all registered letters in opposition to the requested variances. Given the community and City staff opposition, I believe it would be prudent to send the City Solicitor and necessary staff to the Ontario Municipal Board to uphold the Committee of Adjustment's decision to refuse the application.

As I stated in my letter to the Committee of Adjustment, Rosemary Road is a stable neighbourhood in my ward and the proposed demolition of the existing house with a larger replacement house does not fit the neighbourhood character.

Background Information

Member Motion

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16130.pdf>)

Attachment A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16131.pdf>)

TE19.70	ACTION	Adopted	Delegated	Ward: 20
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Public Realm Plan Study for a Part of the West Precinct of the King-Spadina Secondary Plan Area

(October 3, 2008) Member Motion from Councillor Vaughan

Committee Decision

The Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, and other necessary City staff, in consultation with area residents, property owners, development industry stakeholders and the Ward Councillor in Ward 20 to prepare a Public Realm Plan for the area bound by the east side of Bathurst Street, the north side of Front Street West, the properties fronting onto the north side of King Street West, and the west side of Spadina Avenue. Also to be included in the study area is the Pedestrian Bridge to be constructed to the Railway Lands and Clarence Square Park with all properties that abut Clarence Square.

Summary

The West Precinct of the King-Spadina, is a vibrant mixed use area that is experiencing significant new development. The Secondary Plan for the area recognizes the existing network of lanes and potential future mid-block walkways and the opportunity to build on this network.

This area has been identified by the City for a significant amount of capital improvements to the two local parks, as well as, Wellington Street West streetscape improvements. Much of this capital funding is being secured through Section 37 and 45 community benefit contribution

agreements.

With the evolution of the area and much infill development, a detailed study is required to ensure that improvements to the public realm, including mid-block connections and laneways are planned as part of any new development, within a broader context. The study will also evaluate heritage; public art; open space; built form; and lighting.

The Public Realm Study will focus on the area bound by the east side of Bathurst Street, the north side of Front Street West, the properties fronting onto the north side of King Street West, and the west side of Spadina Avenue. Also to be included in the study area is the Pedestrian Bridge to be constructed to the Railway Lands and Clarence Square Park with all properties that abut Clarence Square.

Background Information

Member Motion

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16132.pdf>

TE19.71	ACTION	Adopted	Delegated	Ward: 29
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Re-opening of Item TE18.10 - Fence Exemption Request for 68 Springdale Boulevard

(October 7, 2008) Member Motion from Councillor Davis

Committee Decision

The Toronto and East York Community Council:

1. reopened Item TE18.10 - Fence Exemption Request for 68 Springdale Boulevard; and
2. deferred this matter until its meeting on November 18, 2008.

Summary

That Item TE18.10 Fence Exemption Request for 68 Springdale Boulevard be reopened. (requires 2/3 vote).

That the item be deferred until the Toronto and East York Community Council meeting of November 18, 2008.

Background Information

Member Motion

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-16126.pdf>

TE19.Bills	ACTION		Delegated	
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General Bills

The Toronto and East York Community Council passed [By-laws 1073-2008 to 1104-2008](#).

Confirmatory Bills

The Toronto and East York Community Council passed a Confirmatory Bill as By-law 1105-2008.

The following Bills were withdrawn:

Bill No. 1075 To amend the former City of Toronto Municipal Code Ch. 400, Traffic and Parking, respecting Hillsdale Avenue East.

Bill No. 1076 To amend City of Toronto Municipal Code Chapter 925, Permit Parking, regarding Hillsdale Avenue East.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-10-07	Morning	9:30 AM	12:40 PM	Public
2008-10-07	Afternoon	1:45 PM	3:40 PM	Public