
Toronto and East York Community Council

Meeting No.	12	Contact	Frances Pritchard, Acting Administrator
Meeting Date	Tuesday, January 15, 2008	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall		

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Location	Committee Room 1, City Hall		

TE12.3	NO AMENDMENT			Ward: 21
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Final Report - Draft Plan of Condominium Conversion Application – 35 Raglan Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council authorize the City Solicitor to attend at the Ontario Municipal Board (the “OMB”) hearing in this matter together with such other City Staff as may be appropriate, to support the application subject to the imposition of the conditions set out in Attachment 3, of the report (December 14, 2007) from the Director, Community Planning, Toronto and East York.
2. City Council require the owner to fulfill the conditions of Draft Approval of Condominium set out in Attachment No.3, of the report (December 14, 2007) from the Director, Community Planning, Toronto and East York, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor to the satisfaction of the City’s Chief Planner, prior to the City’s consent for final registration and authorize the City Solicitor to prepare any necessary agreements to secure the conditions, as the City Solicitor deems necessary.
3. City Council authorize the City Solicitor to make stylistic and technical changes to the Conditions of Draft Approval of Condominium as may be required.
4. City Council authorize and direct City officials to take necessary actions to give effect thereto.

(December 14, 2007) Report from Director, Community Planning, Toronto and East York

District

Committee Recommendations

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

1. authorize the City Solicitor to attend at the Ontario Municipal Board (the “OMB”) hearing in this matter together with such other City Staff as may be appropriate, to support the application subject to the imposition of the conditions set out in Attachment 3, of the report (December 14, 2007) from the Director, Community Planning, Toronto and East York;
2. require the owner to fulfill the conditions of Draft Approval of Condominium set out in Attachment No.3, of the report (December 14, 2007) from the Director, Community Planning, Toronto and East York, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor to the satisfaction of the City’s Chief Planner, prior to the City’s consent for final registration and authorize the City Solicitor to prepare any necessary agreements to secure the conditions, as the City Solicitor deems necessary;
3. authorize the City Solicitor to make stylistic and technical changes to the Conditions of Draft Approval of Condominium as may be required; and
4. authorize and direct City Officials to take necessary actions to give effect thereto.

Summary

An application has been submitted to permit the conversion of an existing 32-unit residential co-ownership building at 35 Raglan Avenue to condominium.

As this application involves fewer than six rental units, an Official Plan amendment is not required. Also approval under the City’s Rental Housing Demolition and Conversion By-law is not required as the application was made before the new provisions under the City of Toronto Act came into effect. The application, however, needs to be considered under the Condominium Act and Planning Act, and as approval authority for such applications had not been delegated at the time of application, Council’s approval is required. This report reviews and recommends approval of the Draft Plan of Condominium applications subject to certain conditions being met. The application has been appealed to the Ontario Municipal Board. A hearing date has not yet been set.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9514.pdf>

TE12.4	NO AMENDMENT			Ward: 27
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Cash Payment-in-Lieu of Providing Parking - 130 Bloor Street West

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council approve the application by N. Jane Pepino, Aird and Berlis LLP, on behalf of 130 Bloor KS Inc., for a cash payment-in-lieu of providing six parking spaces, in the amount of \$336,000.00.
2. City Council approve the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of six parking spaces, in the amount of \$336,000.00.
3. City Council consider that, should the applicant seek and receive approval to accommodate the parking shortfall in some other acceptable manner (for example, provision of spaces at an off-site location), then the payment-in-lieu provision for the subject application will not be required.

(December 17, 2007) 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 application by N. Jane Pepino, Aird and Berlis LLP, on behalf of 130 Bloor KS Inc., for a cash payment-in-lieu of providing six parking spaces, in the amount of \$336,000;
2. approve the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of six parking spaces, in the amount of \$336,000; and
3. consider that, should the applicant seek and receive approval to accommodate the parking shortfall in some other acceptable manner (for example, provision of spaces at an off-site location), then the payment-in-lieu provision for the subject application will not be required.

Financial Impact

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

Summary

A developer is proposing to add to and alter the existing building at Premises No. 130 Bloor Street West, which will result in a shortfall of six parking spaces. In view of this parking shortfall, the applicant has submitted an application to make a cash payment-in-lieu of providing the required parking spaces. Transportation Services staff support the application for payment-in-lieu of parking.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9596.pdf>)

Attachment - Drawing 421F-9089

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9791.pdf>)

TE12.5	AMENDED			Ward: 29
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Final Report - Rezoning Application – 270 - 272 Donlands Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council amend the former East York Zoning By-law 6752, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5, of the report (December 14, 2007) from the Director, Community Planning, Toronto and East York District, subject to amending the minimum lot area to read 928 metres squared, instead of 930 metres squared, and that no further notice be given with respect to the proposed by-law.
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.

Statutory - Planning Act, RSO 1990

(December 14, 2007) Report from Director, Community Planning, Toronto and East York District.

Committee Recommendations

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

1. amend the former East York Zoning By-law 6752, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5, of the report (December 14, 2007) from the Director, Community Planning, Toronto and East York District; and
2. 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 November 27, 2007 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 applicant has applied for an amendment to the former East York Zoning By-law 6752, as amended, to permit the construction of an 8-storey residential building at 270 Donlands Avenue. The proposed development would contain 44 alternative housing units, a gross floor area of approximately 3,776 square metres, and a proposed density of approximately 4.1 times the lot area. The property at 272 Donlands Avenue will be used to accommodate parking for the development at 270 Donlands Avenue. No development is proposed at 272 Donlands Avenue as part of this application.

The subject site is located on the west side of Donlands Avenue, south of Cosburn Avenue, in close proximity to the local retail and service amenities located on O'Connor Avenue and Danforth Avenue.

Given the subject site's proximity to the Woodgreen facilities at 243 Cosburn Avenue, this proposal serves as an addition to the Cosburn Avenue site, and creates a "campus-like" atmosphere. Upon review of the land use and design considerations noted below, City Planning staff concludes that the applicant's proposal represents an acceptable balance between the introduction of a new use and respect for the local context and is an appropriate location for the proposed development.

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-9556.pdf>)

Additional Communications (City Council)

- (January 22, 2008) from Christine LeBlanc and Michael Bellissimo (TE12.5.1)

Speakers

Cynthia MacDougall, Solicitor, McCarthy Tetrault

Bonnie Creighton

TE12.6	NO AMENDMENT			Ward: 28
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Final Report - St. Lawrence Neighbourhood Community Improvement Plan

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council amend the boundaries of the St. Lawrence Neighbourhood Community Improvement Project Area in accordance with the draft By-law attached to the report (December 12, 2007) from the Director, Community Planning, Toronto and East York District.
2. City Council amend the Community Improvement Plan for the St. Lawrence Neighbourhood Community Improvement Project Area, by adopting the Public Realm Strategy attached to the draft By-law attached as Attachment No. 1 to the report (December 12, 2007) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such technical and stylistic changes to the draft By-law as required.
4. City Council establish a CIP Implementation Team composed of stakeholders and City staff to oversee the achievement of the plan with Community Planning staff as lead and Chair.
5. City Council request the Chair of the CIP Implementation Team to write external and arms length agencies named in the plan, advising them of the recommendations contained therein and requesting them to report to the Chair on implementation steps, including:
 - a. the TTC, with respect to the King subway entrances;
 - b. the TPA, with respect to the Church St. terminus;
 - c. Toronto Hydro, with respect to removing redundant poles;
 - d. GO Transit, with respect to PATH and pedestrian connections; and
 - e. WATERFRONToronto and GO Transit, with respect to cooperating on improvements to the Yonge and Jarvis underpasses.

Statutory - Planning Act, RSO 1990

(December 12, 2007) Report from Director, Community Planning, Toronto and East York District

Committee Recommendations

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

1. amend the boundaries of the St. Lawrence Neighbourhood Community Improvement Project Area in accordance with the draft By-law attached to the report (December 12, 2007) from the Director, Community Planning, Toronto and East York District;
2. amend the Community Improvement Plan for the St. Lawrence Neighbourhood Community Improvement Project Area, by adopting the Public Realm Strategy attached to the draft By-law attached as Attachment No. 1 to the report (December 12, 2007)

from the Director, Community Planning, Toronto and East York District ;

3. authorize the City Solicitor to make such technical and stylistic changes to the draft By-law as required;
4. establish a CIP Implementation Team composed of stakeholders and City staff to oversee the achievement of the plan with Community Planning staff as lead and Chair; and
5. request the Chair of the CIP Implementation Team to write external and arms length agencies named in the plan, advising them of the recommendations contained therein and requesting them to report to the Chair on implementation steps, including:
 - a. The TTC, with respect to the King subway entrances.
 - b. The TPA, with respect to the Church St. terminus.
 - c. Toronto Hydro, with respect to removing redundant poles.
 - d. GO Transit, with respect to PATH and pedestrian connections.
 - e. WATERFRONToronto and GO Transit, with respect to cooperating on improvements to the Yonge and Jarvis underpasses.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on November 27, 2007 and notice was given in accordance with the *Planning Act*.

Summary

This report recommends approval of new Community Improvement Plan policies for the St. Lawrence Neighbourhood Community Improvement Project Area. The policies form a Public Realm Strategy for the southwest quadrant of the St. Lawrence Neighbourhood. Provisions of the Community Improvement Plan adopted by Council in April 2006 respecting the Commercial Façade Improvement Program for the St. Lawrence Neighbourhood Business Improvement Association will remain in force.

This report also recommends a minor expansion to the St. Lawrence Community Improvement Project Area to encompass more of the public realm.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9479.pdf>

Communications

(December 27, 2007) e-mail from David S. Crawford (TE.Supp.TE12.6.1)

(January 15, 2008) letter from Stanley Hutchings (TE.Supp.TE12.6.2)

Speakers

Stan Hutchings

Dennis Glasgow, St. Lawrence Neighbourhood Association

Paul Smith, President, St. Lawrence Neighbourhood Association
 Michael Cruikchank, Treasurer, St. Lawrence Market Neighbourhood BIA

TE12.7	AMENDED			Ward: 30, 32
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Official Plan and Zoning By-law Amendments – South of Eastern Planning Study – bounded by Eastern Avenue, Don Valley, Lake Shore Boulevard East and the east side of Woodfield Road –Supplementary Report

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1 to the supplementary report (January 29, 2008) from the Chief Planner and Executive Director, City Planning (TE12.7b), which includes repealing OPA No. 5, By-law No. 879-2006.
2. City Council amend the former City of Toronto Official Plan substantially in accordance with Official Plan Amendment attached as Attachment No. 2 to the supplementary report (January 29, 2008) from the Chief Planner and Executive Director, City Planning (TE12.7b).
3. 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. 3 to the supplementary report (January 29, 2008) from the Chief Planner and Executive Director, City Planning (TE12.7b).
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required.
5. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board, if required, in support of the Official Plan and Zoning By-law Amendments.
6. Staff be instructed to meet with representatives of Loblaws Properties Limited, Talisker (Sunlight) G.P. Inc., the applicants/appellants in the proceedings before the OMB (SmartCentres Inc., Toronto Film Studios Inc., Eastern Avenue Developments Limited and Rose Eastern Strata Inc.) and Canada Metals (2006199 Ontario Inc.) and 30 Booth Avenue (109744 Ontario Ltd.) regarding their submissions to Toronto East York Community Council.
7. City Council direct staff to bring forward Urban Design Guidelines for the South of Eastern Employment District by the second quarter of 2008.

8. City Council request that:
 - a. the Director of Community Planning, Toronto and East York District report back to Toronto and East York Community Council on the option to rezone the Parks and Open Space Areas on the north side of Lake Shore Boulevard East between the Don Valley and Coxwell Avenue “G”; and
 - b. the Director of Community Planning and the Director Transportation for Toronto and East York, in consultation with Parks, Forestry and Recreation, report back to Toronto and East York Community Council on the options of greening the median on Lake Shore Boulevard East, east of the Don River and creating a “Grand Boulevard” along this corridor.
9. No further notice be given with respect to the proposed Official Plan and Zoning By-law Amendments.
10. City Council direct the Mayor to request the Minister of Municipal Affairs and Housing to declare a Provincial Interest in the appeals of Toronto Film Studio before the Ontario Municipal Board, and take any other action necessary to support the protection and enhancement of the South of Eastern Employment District and any subsequent appeals on these matters.
11. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps to implement the foregoing.

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

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

1. amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1. of the report (January 15, 2008) from the Director, Community Planning, Toronto and East York District;
2. authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
3. direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing, if required, in support of the Official Plan and Zoning By-law Amendments;
4. direct the Acting Chief Planner and Executive Director, City Planning, to bring forward Urban Design Guidelines for the South of Eastern Employment District by the second quarter of 2008;

5. request that:
 - a. the Director of Community Planning, Toronto and East York District, report back to Toronto and East York Community Council on the option to rezone the Parks and Open Space Areas on the north side of Lake Shore Boulevard East between the Don Valley and Coxwell Avenue “G”;
 - b. the Director of Community Planning and the Director of Transportation for Toronto and East York, in consultation with Parks, Forestry and Recreation, report back to Toronto and East York Community Council on the options of greening the median on Lake Shore Boulevard East, east of the Don River and creating a “Grand Boulevard” along this corridor;
6. direct the Mayor to request the Minister of Municipal Affairs and Housing to declare a Provincial Interest in the appeals of Toronto Film Studio before the Ontario Municipal Board, and take any other action necessary to support the protection and enhancement of the South of Eastern Employment District and any subsequent appeals on these matters;
7. authorize the City Solicitor and appropriate City staff to take such necessary steps to implement the foregoing.

Decision Advice and Other Information

The Toronto and East York Community Council:

1. directed the Acting Chief Planner and Executive Director, City Planning, to report to the January 29th, 2008 meeting of City Council with the changes to the draft amendment to the former City of Toronto Official Plan, Attachment No. 2 and the draft Zoning By-law Attachment, No. 3 of report (January 15, 2008) from the Director, Community Planning, Toronto and East York District to incorporate the revisions to reflect the revised Secondary Plan;
2. requested the Economic Development Committee to consider designating the Eastern Avenue Employment District as a priority location for pursuing the City’s Green Economic Development Strategy; and
3. requested the Acting Chief Planner and Executive Director, City Planning, to assist the residents to identify locations in the vicinity of the South of Eastern Employment District where a range of residential and retail uses are permitted.

The Toronto and East York Community Council held a statutory public meeting on November 27, 2007 and notice was given in accordance with the *Planning Act*.

Summary

This report is supplementary to the staff report dated December 18, 2007. The report outlines and responds to the comments received at and preceding the January 10, 2008 Community

Consultation meeting, refines the proposed Official Plan Amendments to clarify that consideration of retail uses will be limited in this Employment District and recommends further revisions to the site specific amendment for 629, 633 and 675 Eastern Avenue and for the implementing zoning by-law. This report also further clarifies how OPA 5 (the ‘power centre’ opa) fits with the proposed Official Plan Amendments.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9949.pdf>)

7a Official Plan and Zoning By-law Amendments - South of Eastern Planning Study - Bounded by Eastern Avenue, Don Valley, Lake Shore Boulevard East and the east side of Woodfield Road – Final Report

(December 18, 2007) Report from Director, Community Planning, Toronto and East York District

Summary

The recommended amendments are City-initiated and subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report makes recommendations for the lands bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and the properties fronting on the east side of Woodfield Road – the South of Eastern Employment District. The recommendation is to amend the new City of Toronto Official Plan and the zoning by-law for these lands. Also recommended is an amendment to the Official Plan for the former City of Toronto for 629, 633 and 675 Eastern Avenue.

A site specific Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to permit a variety of uses including office, retail, hotel and residential uses at 629, 633 and 675 Eastern Avenue is currently before the Ontario Municipal Board (OMB). Further prehearing conferences are scheduled for January 21, 2008 and March 5, 6, 25 and 26, 2008, with the hearing scheduled to start on May 5, 2008 for 12 weeks.

The purpose of this report is to bring forward official plan amendments (a Secondary Plan in the new Official Plan and a site specific policy for lands covered by the Official Plan for the former City of Toronto) and zoning by-law amendment, to seek further directions from Council with respect to this matter and to provide status reports on the continuing Ontario Municipal Board (OMB) hearing for the Toronto Film Studios appeal and on the “power centre” appeal. This will conclude the Part II Planning Study for the South of Eastern District.

This report reviews and recommends approval of the attached draft amendments to the Official Plan and Zoning By-law.

The City Solicitor advises that it is urgent that this report be considered and the by-laws be passed by Council at the January, 2008 meeting in order that the staff have instructions and the appeal period can commence and be complete prior to the OMB ordered prehearing conference

for consideration of the Secondary Plan scheduled for March 25th and 26th, 2008.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9662.pdf>)

Additional Background Information (City Council)

- Report (January 29, 2008) from the Chief Planner and Executive Director, City Planning ([TE12.7b](#))

Communications

- (December 28, 2007) e-mail from Peter Crawford (TE.Supp.TE12.7.1)
- (January 13, 2008) e-mail from Doug Green (TE.Supp.TE12.7.2)
- (January 14, 2008) letter from Dennis Wood, Wood Bull LLP (TE.Supp.TE12.7.3)
- (January 14, 2008) letter from Dalton Shipway (TE.Main.TE12.7.4)
- (January 14, 2008) letter from Mark R. Flowers, Davies Howe Partners (TE.Main.TE12.7.5)
- (January 15, 2008) letter from Mary Flynn-Guglietti (TE.Main.TE12.7.6)
- (January 14, 2008) letter from Alexandra Hooper (TE.Main.TE12.7.7)
- (January 15, 2008) letter from Lori A Kiefer (TE.Main.TE12.7.8)
- (January 15, 2008) letter from Tom Halinski, Aird and Berlis LLP (TE.Main.TE12.7.9)
- (December 6, 2007) letter from Toronto Film Board (TE.Main.TE12.7.10)
- (January 15, 2008) Member Motion from Councillor Fletcher (TE.Main.TE12.7.11)
- (January 15, 2008) letter from Joe Lobko (TE.Main.TE12.7.12)
- (January 15, 2008) letter from Michael Rosenberg (TE.Main.TE12.7.13)
- (January 15, 2008) letter from East Toronto Community Coalition (TE.Main.TE12.7.14)

Additional Communications (City Council)

- (January 17, 2008) from Leesa Butler, Executive Producer, The F-List (TE12.7.15)
- (January 15, 2008) from Lesley Ballantyne-Smith (TE12.7.16)
- (January 21, 2008) from Mary Cranston (TE12.7.17)
- (January 28, 2008) from Dennis H. Wood, Wood Bull LLP, Barristers and Solicitors (TE12.7.18)
- (undated) from Brian Astl (TE12.7.19)

Speakers

Dalton Shipway, Watersheds United
 Nicholas Brooks, Greening of Eastern
 Julius Deutsch, Good Jobs Alliance
 Joe Lobko
 Paul Young, South Riverdale Community Health Centre
 Tammy Hines
 David Gravett
 Peter Crawford
 Joe Fraser, JATSE Local 873
 Nancy Hawley

Michael Rosenberg
 John Kiru, Toronto Association of BIAs
 Pamela Ewen
 Kelly Carmichael, East of Toronto Community Coalition

TE12.8	NO AMENDMENT			Ward: 30
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Refusal Report - Official Plan Amendment and Rezoning Applications - 134-162 Broadview Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council refuse the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications for the reasons outlined in the report (December 17, 2007) from the Director, Community Planning, Toronto and East York District.
2. In the case that the applications are appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal.
3. In the case that the applications are appealed to the Ontario Municipal Board, the Chief Planner and Executive Director be requested to hold an information meeting in the community to discuss the application and to notify owners and tenants within 120 metres of the site and the Ward Councillor.

(December 17, 2007) Report from Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council refuse the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications for the reasons outlined in the report (December 17, 2007) from the Director, Community Planning, Toronto and East York District;
2. In the case that the applications are appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal; and
3. In the case that the applications are appealed to the Ontario Municipal Board, the Chief Planner and Executive Director be requested to hold an information meeting in the

community to discuss the application and to notify owners and tenants within 120 metres of the site and the Ward Councillor.

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 report recommends refusal of the Official Plan and Zoning By-law amendment applications to develop a 9-storey mixed use building at 134-162 Broadview Avenue, and seeks Council's direction for staff to attend the Ontario Municipal Board in opposition to the development should the application be appealed.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9558.pdf>)

Speakers

Neil M. Smiley, Fasken Martineau DuMoulin LLP

TE12.9	NO AMENDMENT			Ward: 27
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Demolition of a Structure Within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 19 Whitehall Road

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council approve the request to demolish 19 Whitehall Road, an “unrated” structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. The plans for the replacement building as shown in the plans submitted by the applicant, Don Mulholland, Bosley Real Estate, prepared by InterArch Incorporated, including, Survey Plan, L-1, A-1, and A-5 to A-10, dated received by Heritage Preservation Services November 13, 2007, on file with the Manager Heritage Preservation Services, be approved, 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 building located at 19 Whitehall 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.

(November 13, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the request to demolish 19 Whitehall Road, an “unrated” structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act; and
2. The plans for the replacement building as shown in the plans submitted by the applicant, Don Mulholland, Bosley Real Estate, prepared by InterArch Incorporated, including; Survey Plan, L-1, A-1, and A-5 to A-10, dated received by Heritage Preservation Services November 13, 2007, on file with the Manager Heritage Preservation Services, be approved, 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 building located at 19 Whitehall 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 Council approve the demolition of an “unrated” structure in the North Rosedale Heritage Conservation District, (NRHCD) and approve the design of the replacement structure, 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 NRHCD and the replacement structure is substantially in accordance with the NRHCD Study Guidelines.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9386.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9387.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9388.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9389.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9390.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9391.pdf>

9a Demolition of a Structure Within the North Rosedale Heritage

Conservation District and Approval of a Replacement Structure, 19 Whitehall Road

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council.

Background Information

Attachment - Letter from Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9354.pdf>)

TE12.10	NO AMENDMENT			Ward: 20
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Request by Facilities and Real Estate to demolish all structures west of the silo units and rehabilitate the silos - Former Canada Malting Complex

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council defer its decision on a partial demolition of the Canada Malting Complex until the Economic Development, Culture and Tourism Division has completed a feasibility study on the Toronto Museum Project currently being considered for this site.
2. Heritage Preservation Services staff respond to Facilities and Real Estate's recommendation to partially demolish the former Canada Malting Complex prior to their 2009 Capital Budget Submission deadline.

(November 14, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council defer its decision on a partial demolition of the Canada Malting Complex until the Economic Development, Culture and Tourism Division has completed a feasibility study on the Toronto Museum Project currently being considered for this site; and
2. Heritage Preservation Services staff respond to Facilities and Real Estate's recommendation to partially demolish the former Canada Malting Complex prior to their 2009 Capital Budget Submission deadline.

Summary

The purpose of this report is to inform the Toronto Preservation Board of a recent structural condition survey and heritage impact assessment prepared by the City's Facilities and Real Estate Division for the former Canada Malting Complex site and to provide recommendations with respect to Asset Preservation's request to demolish all structures west of the silo units.

After consulting with the Economic Development Culture and Tourism (EDCT) Division and Asset Preservation, the Director of Policy and Research is requesting that consideration of a partial demolition on the site be deferred until a report on the feasibility of locating the Toronto Museum Project on this site is presented to City Council next year (tentatively scheduled for April 2008).

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9656.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9657.pdf>

10a Request to Demolish all Structures West of the Silo Units and Rehabilitate the Silos – Former Canada Malting Complex

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council at its January 15, 2008 meeting.

Background Information

Letter from the Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9362.pdf>

TE12.11	NO AMENDMENT			Ward: 28
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Designation, Part IV, Section 29, Ontario Heritage Act - 2 Temperance Street

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council state its intention to designate the property at 2 Temperance Street (Dineen Building) under Part IV, Section 29 of the Ontario Heritage Act.

2. If there are objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the Solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board.

(November 8, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council state its intention to designate the property at 2 Temperance Street (Dineen Building) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act; and
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board.

Summary

This report recommends that City Council state its intention to designate the property at 2 Temperance Street (Dineen Building) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

The property owner has applied to demolish the building at 2 Temperance Street. To control the demolition of the building and the redevelopment of the site, City Council must state its intention to designate the property under Part IV of the Ontario Heritage Act and give notice of its intention to the property owner.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9379.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9380.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9381.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9383.pdf>

11a Designation - 2 Temperance Street, Part IV, Section 29, Ontario Heritage Act

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council.

Background Information

Attachment - Letter from Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9355.pdf>)

TE12.12	NO AMENDMENT			Ward: 14
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Intention to Designate, Part IV, Ontario Heritage Act - 194 Dowling Avenue and 1501 Queen Street West

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council include the property at 194 Dowling Avenue (Parkdale Mansions) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 1501 Queen Street West (Parkdale Mansions) on the City of Toronto Inventory of Heritage Properties.
3. City Council state its intention to designate the property at 194 Dowling Avenue (Parkdale Mansions) under Part IV of the Ontario Heritage Act.
4. City Council state its intention to designate the property at 1501 Queen Street West (Parkdale Mansions) under Part IV of the Ontario Heritage Act.
5. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the Solicitor be authorized to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act.
6. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board.

(October 11, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

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

1. include the property at 194 Dowling Avenue (Parkdale Mansions) on the City of Toronto Inventory of Heritage Properties;
2. include the property at 1501 Queen Street West (Parkdale Mansions) on the City of Toronto Inventory of Heritage Properties;
3. state its intention to designate the property at 194 Dowling Avenue (Parkdale Mansions) under Part IV of the Ontario Heritage Act;
4. state its intention to designate the property at 1501 Queen Street West (Parkdale Mansions) under Part IV of the Ontario Heritage Act; and
5. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act; and
6. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board.

Summary

This report recommends that City Council state its intention to designate the properties at 194 Dowling Avenue and 1501 Queen Street West under Part IV of the Ontario Heritage Act. The apartment building at 194 Dowling Avenue was damaged by fire in 1998 and stands vacant.

There are concerns in the community about the proposed redevelopment of the site. The properties contain a pair of near-identical apartment buildings that merit designation under Part IV of the Ontario Heritage Act.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9398.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9399.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9400.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9401.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9402.pdf>

12a Intention to Designate, Part IV, Ontario Heritage Act – 194 Dowling Avenue and 1501 Queen Street West

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council at its January 15, 2008 meeting.

Background Information

Letter from the Toronto Preservation Board.

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9361.pdf>

TE12.13	NO AMENDMENT			Ward: 30
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Alterations to a Designated Heritage Property -1213 Danforth Avenue (Allenby Theatre)

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council approve the alterations to the heritage building at 1213 Danforth Avenue substantially in accordance with the Heritage Impact Statement for 1213 Danforth Avenue (Roxy Theatre Esso Station), prepared by E.R.A. Architects Ltd., dated August 2007, and received by the City Planning Division September 14, 2007, on file with the Manager Heritage Preservation Services, the alterations as generally illustrated on Attachment 6 of the report (November 19, 2007) from the Director, Policy and Research, City Planning Division, subject to the owner:
 - a. prior to final site plan approval:
 - providing a detailed Conservation Plan, prepared by a qualified heritage consultant, detailing the interventions and conservation work and including as-found photographs of the interior and the exterior of the theatre structure to the satisfaction of the Manager, Heritage Preservation Services or her designate;
 - providing a final site plan and landscape plan satisfactory to the Manager, Heritage Preservation Services or her designate; and
 - providing a graphic design for the signing of the historic theatre marquee, including font, size, colour, and illumination to the satisfaction of the Manager, Heritage Preservation Services or her designate;
 - b. prior to the issuance of any building permit for the heritage building at 1213 Danforth Avenue, including a permit for the demolition, excavation,

and/or shoring of the subject property;

providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing building permit drawings satisfactory to the Manager, Heritage Preservation Services or her designate; and

c. prior to release of the Letter of Credit:

completing the heritage conservation work, satisfactory to the Manager, Preservation Services or her designate; and

submitting final as-built photographs of the heritage building at 1213 Danforth Avenue satisfactory to the Manager, Heritage Preservation Services or her designate.

(November 19, 2007) 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 alterations to the heritage building at 1213 Danforth Avenue substantially in accordance with the Heritage Impact Statement for 1213 Danforth Avenue (Roxy Theatre Esso Station), prepared by E.R.A. Architects Ltd., dated August 2007, and received by the City Planning Division September 14, 2007, on file with the Manager Heritage Preservation Services, the alterations as generally illustrated on Attachment 6 of the report (November 19, 2007) from the Director, Policy and Research, City Planning Division, subject to the owner:

a. Prior to final site plan approval;

providing a detailed Conservation Plan, prepared by a qualified heritage consultant, detailing the interventions and conservation work and including as-found photographs of the interior and the exterior of the theatre structure to the satisfaction of the Manager, Heritage Preservation Services or her designate;

providing a final site plan and landscape plan satisfactory to the Manager, Heritage Preservation Services or her designate;

providing a graphic design for the signing of the historic theatre marquee, including font, size, colour, and illumination to the satisfaction of the Manager, Heritage Preservation Services or her designate;

b. Prior to the issuance of any building permit for the heritage building at 1213 Danforth Avenue, including a permit for the demolition, excavation, and/or

shoring of the subject property;

providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing building permit drawings satisfactory to the Manager, Heritage Preservation Services or her designate; and

c. Prior to release of the Letter of Credit;

completing the heritage conservation work, satisfactory to the Manager, Preservation Services or her designate;

submitting final as-built photographs of the heritage building at 1213 Danforth Avenue satisfactory to the Manager, Heritage Preservation Services or her designate.

Summary

This report recommends that City Council approve alterations to the heritage property at 1213 Danforth Avenue. The property was designated under the Ontario Heritage Act by City Council on September 25, 26, 27, and 28, 2006 (By-law No. 106-2007).

Imperial Oil / Esso proposes to restore the historic façade of the former Allenby Theatre and incorporate it as part of the retail component of a new gasoline station to be developed on the theatre property and on the former gas station site immediately west of the theatre.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9416.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9417.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9418.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9419.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9420.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9421.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9422.pdf>

13a Alterations to a Designated Heritage Property - 1213 Danforth Avenue (Allenby Theatre)

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council.

Background Information

Attachment - Letter from Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9359.pdf>)

TE12.14	NO AMENDMENT			Ward: 21, 22
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Inclusion of Nine Properties on Heritage Inventory – St. Clair Avenue West Church Survey

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

City Council include the following eight properties on the City of Toronto Inventory of Heritage Properties:

- a. 259 Rushton Road (St. Matthew's United Church);
- b. 129 St. Clair Avenue West (Deer Park United Church);
- c. 230 St. Clair Avenue West (Timothy Eaton Memorial Church);
- d. 354 St. Clair Avenue West (Holy Rosary Church);
- e. 540 St. Clair Avenue West (St. Alphonsus Church);
- f. 611 St. Clair Avenue West (St. Michael and All Angels Anglican Church);
- g. 155 Wychwood Avenue (Wychwood-Davenport Presbyterian Church); and
- h. 156 Wychwood Avenue (St. Clair Avenue Baptist Church).

(September 27, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that City Council include the following eight properties on the City of Toronto Inventory of Heritage Properties:

- a. 259 Rushton Road (St. Matthew's United Church);
- b. 129 St. Clair Avenue West (Deer Park United Church);
- c. 230 St. Clair Avenue West (Timothy Eaton Memorial Church);
- d. 354 St. Clair Avenue West (Holy Rosary Church);
- e. 540 St. Clair Avenue West (St. Alphonsus Church);
- f. 611 St. Clair Avenue West (St. Michael and All Angels Anglican Church);
- g. 155 Wychwood Avenue (Wychwood-Davenport Presbyterian Church); and
- h. 156 Wychwood Avenue (St. Clair Avenue Baptist Church)

Decision Advice and Other Information

The Toronto and East York Community Council deleted 175 St. Clair Avenue West (First Unitarian Church) from the proposed list of properties to be included on the City of Toronto Inventory Heritage Properties, as recommended by the Toronto Preservation Board.

Summary

This report recommends that City Council include the nine properties listed in Recommendation No. 1 on the City of Toronto Inventory of Heritage Properties. The properties were identified as part of the St. Clair Avenue West Church Survey. The inclusion of the nine properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage attributes.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9430.pdf>)

Attachment 1A - Location Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9436.pdf>)

Attachment 1B - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9437.pdf>)

Attachment 2A - Location Map and Photographs

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9438.pdf>)

Attachment 2B - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9439.pdf>)

Attachment 3A - Location Map and Photograph

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9448.pdf>)

Attachment 3B - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9449.pdf>)

Attachment 4A - Location Map and Photograph

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9450.pdf>)

Attachment 4B - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9451.pdf>)

Attachment 5A - Location Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9452.pdf>)

Attachment 5B - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9453.pdf>)

Attachment 6A - Location Map and Photograph

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9454.pdf>)

Attachment 6B - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9455.pdf>)

Attachment 7A - Location Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9457.pdf>)

Attachment 7B - Location Map and Photograph

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9458.pdf>)

Attachment 8A - Location Map and Photograph

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9459.pdf>)

Attachment 8B - Reasons for Listing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9460.pdf>)

Attachment 9A - Location Map and Photograph

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9461.pdf>)

Attachment 9B - Reasons for Listing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9462.pdf>

Attachment 3 - Overview map of all properties to be listed.

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9463.pdf>

Communications

(December 24, 2007) letter from Thomas Clarke, Chair, Toronto South Presbytery, United Church of Canada (TE.Supp.TE12.14.1)

<http://www.toronto.ca/legdocs/mmis/2008/te/comm/communicationfile-5199.pdf>

Speakers

Thomas Clarke, Chair, Toronto South Presbytery

Richard Kirsh, on behalf of First Unitarian Congregation of Toronto

14a Inclusion of Eight Properties on Heritage Inventory - St. Clair Avenue West Church Survey

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council.

Background Information

Attachment - Letter from Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9360.pdf>

letter from Thomas Clarke, Chair, Toronto South Presbytery and C. C. Rev. David Allen, Executive Secretary, United Church of Canada

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9794.pdf>

letter from Richard Kirsh, Unitarian Congregation of Toronto

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9795.pdf>

letter from David Finnegan, Catholic Pastoral Centre

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9796.pdf>

TE12.15	NO AMENDMENT			Ward: 28
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Withdrawal of Notice of Intention to Designate, Part IV, Section 29, Ontario Heritage Act – 90 Harbour Street

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council withdraw its notice of intention to designate the property at 90 Harbour Street (Workmen's Compensation Board Building) under Part IV, Section 29 of the Ontario Heritage Act following the receipt of a letter from the Ontario Realty Corporation withdrawing its appeal of the proposed designation to the Conservation

Review Board.

(October 31, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that City Council withdraw its notice of intention to designate the property at 90 Harbour Street (Workmen's Compensation Board Building) under Part IV, Section 29 of the Ontario Heritage Act following the receipt of a letter from the Ontario Realty Corporation withdrawing its appeal of the proposed designation to the Conservation Review Board.

Summary

This report recommends that City Council withdraw its notice of intention to designate the property at 90 Harbour Street (Workmen's Compensation Board Building) under Part IV, Section 29 of the Ontario Heritage Act following the receipt of a letter from the Ontario Realty Corporation (ORC) withdrawing its appeal of the proposed designation to the Conservation Review Board.

City Legal and the ORC, owners of the property at 90 Harbour Street, agree that the City has no jurisdiction to impose municipal designation under Part IV, Section 29 of the Ontario Heritage Act on property owned by the provincial government or its agencies. The parties have reached an agreement that the ORC will withdraw its objection to the proposed designation provided that the City then withdraws its notice of intention to designate the site. The site will remain listed on the City's heritage inventory, enabling staff to monitor any permits affecting its heritage attributes.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9392.pdf>

Attachment 1 - Location Map

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9393.pdf>

Attachment 2 - Photograph

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9394.pdf>

Attachment 3 - Reasons for Listing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9395.pdf>

15a Withdrawal of Notice of Intention to Designate, Part IV, Section 29, Ontario Heritage Act – 90 Harbour Street

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council at its January 15, 2008 meeting.

Background Information

Letter from the Toronto Preservation Board.

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9363.pdf>)

TE12.22	NO AMENDMENT			Ward: 28
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Construction of an Underground Pedestrian Tunnel Linking the Bay Adelaide Centre to 40 King Street West, Scotia Plaza Tower - 40 Adelaide Street West

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council approve the request to construct the underground tunnel connection fronting 40 Adelaide Street West, which will commence approximately 96 m west of the west street line on Yonge Street and extending 6.3 m west thereof, linking 40 Adelaide Street West to 40 King Street West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in the amount not less than \$10,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - b. design, construct and maintain the tunnel as necessary at their own expense in good repair and in a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. design and construct the tunnel connection to comply with the Canadian Highway Bridge Design Code (CAN/CSA) for highway loading purposes, as amended, superseded or replaced from time to time, including allowance for impact factors;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. pay an annual rental fee for the underground tunnel connection as determined by the Director of Real Estate Services, Facilities and Real Estate, to be adjusted annually by the Consumer Price Index (CPI);

- f. allow for future developments to link into the existing PATH system;
 - g. obtain approval for associated work on private property from the Toronto Building Division;
 - h. provide “as-built” drawings within 90 days of completing the construction of the underground tunnel;
 - i. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 40 Adelaide Street West, whichever is the less; and
 - j. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. City Council direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
 3. City Council request Legal Services to prepare, execute and arrange to register the Encroachment Agreement.

(December 13, 2007) Report from Manager, Right of Way Management, Transportation Services Toronto and East York District

Committee Recommendations

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

1. approve the request to construct the underground tunnel connection fronting 40 Adelaide Street West, which will commence approximately 96 m west of the west street line on Yonge Street and extending 6.3 m west thereof, linking 40 Adelaide Street West to 40 King Street West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in the amount not less than \$10,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - b. design, construct and maintain the tunnel as necessary at their own expense in good repair and in a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the

- encroachment beyond what is allowed under the terms of the Agreement;
- c. design and construct the tunnel connection to comply with the Canadian Highway Bridge Design Code (CAN/CSA) for highway loading purposes, as amended, superseded or replaced from time to time, including allowance for impact factors;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. pay an annual rental fee for the underground tunnel connection as determined by the Director of Real Estate Services, Facilities & Real Estate, to be adjusted annually by the Consumer Price Index (CPI);
 - f. allow for future developments to link into the existing PATH system;
 - g. obtain approval for associated work on private property from the Toronto Building Division;
 - h. provide “as-built” drawings within 90 days of completing the construction of the underground tunnel;
 - i. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 40 Adelaide Street West, whichever is the less; and
 - j. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
2. direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services; and
 3. request Legal Services to prepare, execute and arrange to register the Encroachment Agreement.

Summary

Transportation has assessed a request to construct an underground tunnel connection which will encroach within the public right of way fronting 40 Adelaide Street West, linking the Bay-Adelaide site to the existing Scotia Plaza Tower at 40 King Street West.

Given that the proposed tunnel will not impact negatively on the public right of way and clearances from the various utility companies have been received, Transportation Services recommends approval of the tunnel connection.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9602.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9603.pdf>)

TE12.46	NO AMENDMENT			Ward: 28
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Authority to Amend Section 37 Agreement and Heritage Easement Agreement - 106 King Street East

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council authorize the amendment of the Heritage Easement Agreement and the Section 37 Agreement for the subject property, both dated September 22, 2003, to extend the date for commencement of the work on the Parish House and Diocesan Centre from September 13, 2007, to December 30, 2008.

(December 6, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the amendment of the Heritage Easement Agreement and the Section 37 Agreement for the subject property, both dated September 22, 2003, to extend the date for commencement of the work on the Parish House and Diocesan Centre from September 13, 2007 to December 30, 2008.

Summary

This report recommends that City Council authorize the amendment of a Section 37 Agreement and a Heritage Easement Agreement for the commencement of restoration work on the Parish House and Diocesan Centre at 106 King Street East. The agreements required that the owner commence work in 2007. The owners have approached City Planning Staff and have requested a one year extension.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9535.pdf>)

Attachment 1 - Location Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9536.pdf>)

Attachment 2 - Photograph

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9537.pdf>)

TE12.47	NO AMENDMENT			Ward: 20
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Authority to Enter into a Heritage Easement Agreement - 222 Bremner Boulevard

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the tenant of the property at 222 Bremner Boulevard (John Street Roundhouse).
2. City Council authorize the City Solicitor introduce the necessary Bill in Council authorizing the Heritage Easement Agreement.

(November 9, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

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

1. grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the tenant of the property at 222 Bremner Boulevard (John Street Roundhouse); and
2. authorize the City Solicitor introduce the necessary Bill in Council authorizing the Heritage Easement Agreement.

Summary

This report recommends that City Council grant authority to enter into a Heritage Easement Agreement for the property at 222 Bremner Boulevard. The property, containing the John Street Roundhouse, is listed on the City of Toronto Inventory of Heritage Properties and designated under Part IV, Section 29 of the Ontario Heritage Act.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9408.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9409.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9410.pdf>)

47a Authority to Enter into a Heritage Easement Agreement - 222 Bremner Boulevard (Ward 20 Trinity-Spadina)

(December 7, 2007) Letter from Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council.

Background Information

Attachment - Letter from Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9356.pdf>)

TE12.59	NO AMENDMENT			Ward: 31
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Speed Limit and Parking Regulations – Chisholm Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council reduce the maximum speed limit on Chisholm Avenue between 32 metres north of Newmarket Avenue and the north end of Chisholm Avenue from 50 km/h to 40 km/h.
2. City Council prohibit parking at all times on the west side of Chisholm Avenue, from Westbrook Avenue to a point 13 metres south, and from a point 19 metres south of Westbrook Avenue to a point 31 metres south of Westbrook Avenue.

(December 17, 2007) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

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

1. reduce the maximum speed limit on Chisholm Avenue between 32 metres north of Newmarket Avenue and the north end of Chisholm Avenue from 50 km/h to 40 km/h; and
2. prohibit parking at all times on the west side of Chisholm Avenue, from Westbrook Avenue to a point 13 metres south, and from a point 19 metres south of Westbrook Avenue to a point 31 metres south of Westbrook Avenue.

Financial Impact

Type of Funding	Source of Funds	Amount
Available in 2008 budget	Transportation Services 2008 Operating Budget interim appropriations	\$1,000.00

Summary

Transportation staff is requesting approval to reduce the maximum speed limit on Chisholm Avenue from 50 km/h to 40 km/h to address residents concerns with vehicular speeds. This lower speed limit would be consistent with the south end of this street. Also, the nature of this street, with sidewalks right beside the road and long-term parking, makes a 40 km/h speed limit more appropriate.

Transportation staff is also requesting approval to amend the parking regulations reducing the length of the current corner parking on Chisholm Avenue near Westbrook Avenue. These parking changes would benefit the community by providing much needed additional parking spaces.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9608.pdf>)

Attachment 1 - Drawing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9609.pdf>)

TE12.60	NO AMENDMENT			Ward: 29
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Designation of northbound right-turn lane - Donlands Avenue and O'Connor Drive

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council designate the easterly northbound lane on Donlands Avenue, from O'Connor Drive to a point 30.5 metres south, for right turns only, TTC vehicles excepted.

(December 13, 2007) Report from Director, Transportation Services, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council designate the easterly northbound lane on Donlands Avenue, from O'Connor Drive to a point 30.5 metres south, for right turns only, TTC vehicles excepted.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget interim appropriations	\$ 1,000

Summary

Transportation Services is requesting approval from City Council to designate the easterly northbound lane at the intersection of Donlands Avenue and O'Connor Drive for right turns only to reduce delays to this movement. TTC vehicles will not be significantly impacted.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9612.pdf>)

Drawing

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9613.pdf>)

TE12.63	NO AMENDMENT			Ward: 28
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Public Art Plan - Maple Leaf Square – 15 York Street

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council approve the "Maple Leaf Square - 15 York Street Public Art Plan" attached to the report (December 17, 2007) from the Director, Urban Design.

(December 17, 2007) Report from Robert Freedman, Director, Urban Design

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve the "Maple Leaf Square - 15 York Street Public Art Plan" attached to the report (December 17, 2007) from the Director, Urban Design.

Summary

In compliance with the approval provisions, the owners of 15 York Street submitted a public art plan for approval by City Council. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art in the publicly accessible areas of the development. The plan provides an introduction and background that includes program objectives and goals, site opportunities, selection process, a mentorship program, the estimated budget, and a project schedule. The owner will commence the selection of the art once the plan is approved. The resulting art installation will be owned and maintained by the 15 York Street.

The Maple Leaf Square 15 York Street Public Art Plan provides a framework for the commissioning of high profile art installations. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9500.pdf>)

TE12.66	NO AMENDMENT			Ward: 32
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Appointments to the Board of Management of Community Centre 55

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council waive the length of service limit set out in section 3.2 of the Public Appointments Policy based on the exceptions defined in section 3.7 of the policy, to permit the reappointment of the following nominees to the Board of Management of Community Centre 55 for a one-year term ending November 2008, or until their successors are appointed, to ensure board continuity and stability:
 - James Warren Kinsella; and
 - Gene Domagala.

(November 29, 2007) Letter from Bob Murdoch, Executive Director, Community Centre 55.

Committee Recommendations

The Toronto and East York Community Council recommends that City Council waive the length of service limit set out in section 3.2 of the Public Appointments Policy based on the exceptions defined in section 3.7 of the policy, to permit the reappointment of the following nominees to the Board of Management of Community Centre 55 for a one-year term ending November 2008, or until their successors are appointed, to ensure board continuity and stability:

- James Warren Kinsella; and
- Gene Domagala

Decision Advice and Other Information

The Toronto and East York Community Council:

1. appointed the following to the Board of Management of Community Centre 55, whose appointment complies with the Public Appointments Policy, for a four-year term ending November 2011, or until their successors are appointed:

Gillian Dickie
 Jackie Gaudaur
 Thomas Neal

2. appointed James Warren Kinsella and Gene Domagala to the Board of Management, subject to City Council's adoption of the Recommendation from the Toronto and East York Community Council respecting the waiving of Section 3.7 of the Public Appointments Policy; and
3. requested the City Manager and the City Clerk to assist the Board of Management of Community Centre 55 in an effort to meet the objectives of the Public Appointments Policy through outreach and search techniques to seek community candidates for positions on the Board.

Summary

Communication (September 29, 2007) from Bob Murdoch, Executive Director, Community Centre 55 submitting names of Appointees.

Background Information

Letter from Bob Murdoch, Executive Director, Community Centre 55
<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9538.pdf>

TE12.68	AMENDED			Ward: 19
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AGCO Application - Zemen Sports Bar and Cafe - 842 Bloor Street West (formerly known as 12:30 Bar)

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. The City Clerk be directed to advise the Registrar of the Alcohol and Gaming Commission of Ontario (AGCO) that the issuance of a liquor licence for the premises at 842 Bloor Street West (Zemen Sports Bar and Cafe, formerly known as 12:30 Bar) is not in the public interest, having regard to the needs and wishes of the residents, and that the Registrar should issue a Proposal to Refuse or Review the liquor licence application.
2. The AGCO be requested to provide the City of Toronto with an opportunity to participate in any proceedings with respect to the Premises.
3. The City Solicitor be authorized to attend all proceedings before the AGCO in this matter and be directed to take all necessary actions so as to give effect to the above.

(January 4, 2008) Member Motion from Deputy Mayor Pantalone

Committee Recommendations

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

1. express its concern to the Alcohol and Gaming Commission of Ontario at the possible granting of a liquor licence to Zemen Sports Bar and Cafe at 842 Bloor Street West, formerly known as 12:30 Bar; and
2. request that a public hearing be held for this application.

Summary

Deputy Mayor Pantalone requesting Toronto and East York Community Council: 1. express its concern at the possible granting of a liquor license to Zemen Sports Bar and Café at 842 Bloor Street West, formerly known as 12:30 Bar; and 2. that a public hearing be held for this application.

Background Information

Member Motion

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9831.pdf>)

TE12.70	NO AMENDMENT			Ward: 22
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Rent Abatement Agreement - 88 Redpath Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motion:

1. City Council authorize the Acting Chief Planner and Executive Director, City Planning, to enter into an agreement to implement the conditions related to rent abatement (extending the rent abatement by two months, for a total of twelve months) as required by the Committee of Adjustment in its decision dated February 2, 2006, respecting 88 Redpath Avenue.

(January 15, 2008) Member Motion from Councillor Walker

Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the Acting Chief Planner and Executive Director, City Planning, to enter into an agreement to implement the conditions related to rent abatement (extending the rent abatement by two months, for a total of twelve months) as required by the Committee of Adjustment in its decision dated February 2, 2006 respecting 88 Redpath Avenue.

Summary

Councillor Walker recommending that City Council authorize the Chief Planner and Executive Director, City Planning, to enter into an agreement so as to implement the condition related to rent abatement (extending the rent abatement by two months, for a total of twelve months) as

required by the Committee of Adjustment in its decision dated February 2, 2006.

Background Information

Member Motion

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9856.pdf>)

TE12.71	AMENDED			Ward: 19
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Amendment to Section 37 Agreement - 43 Hanna Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council authorize the City Solicitor, in consultation with relevant City staff, to amend Section 4 of the registered Section 37 Agreement for 43 Hanna Avenue to allocate a portion of the railway underpass enhancement funding to heritage improvements at 43 Hanna Avenue.
2. Council authorize and direct Planning Staff to report on amendments to OPA No. 311, the Toronto Official Plan and site specific Zoning By-law No. 861-2004, as applicable and as may be required to implement and reflect the reallocation of financial contributions.
3. Council authorize the appropriate City officials to take the necessary action to give effect to the above.

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

Committee Recommendations

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

1. the City Solicitor, in consultation with relevant City staff, to amend Section 4 of the registered Section 37 Agreement for 43 Hanna Avenue to allocate a portion of the railway underpass enhancement funding to heritage improvements at 43 Hanna Avenue; and
2. the appropriate City officials to execute the amended agreement.

Summary

This report recommends an amendment to the existing Section 37 Agreement for the Toy Factory development located at 43 Hanna Avenue. This amendment is required in order to modify the condition related to the enhancement of the King Street railway underpass, to allow a portion of the funds to be used for heritage improvements at 43 Hanna Avenue.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9909.pdf>)

TE12.73	NO AMENDMENT			Ward: 27
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Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of Replacement Structures - 21 Elm Avenue

City Council Decision

City Council on January 29 and 30, 2008, adopted the following motions:

1. City Council approve the request to demolish the coach house/garage at the rear of 21 Elm Avenue in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. The plans for the replacement buildings, a pair of semi-detached houses located on the rear portion of the property, severed off and fronting on to Rachael Street as shown in the plans submitted by the applicant, John Agnidis, Drawing Room Architects Inc. including; Landscape Plan 20F dated December 13, 2007, Plans A0 to A4 dated December 12, 2007, A5 dated December 11, 2007, and A6 dated October 17, 2007, all date stamped received by Heritage Preservation Services December 17, 2007, on file with the Manager, Heritage Preservation Services, be approved, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner providing:
 - a. prior to the issuance of any building permit for the replacement building fronting on to Rachael Street, including a permit for the demolition, excavation, and/or shoring of the subject property, building permit drawings satisfactory to the Manager, Heritage Preservation Services; and
 - b. prior to the issuance of any building permit for a new garage at 21 Elm Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property, building permit drawings and landscape plans for the garage, driveway and landscaping satisfactory to the Manager, Heritage Preservation Services.

(December 20, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the request to demolish the coach house/garage at the rear of 21

Elm Avenue in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act; and

2. The plans for the replacement buildings, a pair of semi-detached houses located on the rear portion of the property, severed off and fronting on to Rachael Street as shown in the plans submitted by the applicant, John Agnidis, Drawing Room Architects Inc. including; Landscape Plan 20F dated Dec. 13/ 07, Plans A0 to A4 dated Dec. 12/ 07, A5 dated Dec 11/ 07 and A6 dated Oct. 17/ 07, all date stamped received by Heritage Preservation Services Dec 17/ 07, on file with the Manager, Heritage Preservation Services, be approved, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner providing;
 - a. prior to the issuance of any building permit for the replacement building fronting on to Rachael Street, including a permit for the demolition, excavation, and/or shoring of the subject property, building permit drawings satisfactory to the Manager, Heritage Preservation Services; and
 - b. prior to the issuance of any building permit for a new garage at 21 Elm Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property, building permit drawings and landscape plans for the garage, driveway and landscaping satisfactory to the Manager, Heritage Preservation Services.

Decision Advice and Other Information

The Toronto and East York Community Council requested the Toronto Preservation Board to submit its comments on this matter directly to City Council.

Summary

This report recommends that Council approve the demolition of a coach house/garage in the South Rosedale Heritage Conservation District, (SRHCD) and approve the design of the replacement structures, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services for the final building permit plans.

The existing coach house structure does not contribute to the heritage character of the SRHCD and the replacement structures are substantially in accordance with the SRHCD Study Guidelines.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9911.pdf>)

Attachment 1 - Location Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9929.pdf>)

Attachment 2 - Photo of 21 Elm Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9930.pdf>)

Attachment 3 - Photos of Coach House

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9931.pdf>)

Attachment 4 - Proposed Replacement Houses on Rachael Street

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9932.pdf>)

Attachment 5 - Site Plan

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9933.pdf>)

Attachment 6 - Elevations of Proposed Replacement Houses

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9934.pdf>)

Attachment 7 - Side Elevations

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9935.pdf>)

Additional Background Information (City Council)

- Communication (January 25, 2008) from the Toronto Preservation Board ([TE12.73a](#))

Submitted Tuesday, January 15, 2008

Councillor Janet Davis, Chair, Toronto and East York Community Council