
Toronto and East York Community Council

Meeting No.	14	Contact	Frances Pritchard Acting Administrator
Meeting Date	Tuesday, April 8, 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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Toronto and East York Community Council

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Meeting Date Tuesday, April 8, 2008
Start Time 9:30 AM
Location Committee Room 1, City Hall

Contact Frances Pritchard
Acting Administrator
Phone 416-392-7033
E-mail teycc@toronto.ca

TE14.1	NO AMENDMENT			Ward: 30
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Permanently Close to Vehicular Traffic a Portion of the North Boulevard of the Public Highway Lake Shore Boulevard East, between Leslie Street and Carlaw Avenue

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council enact the draft by-law from the City Solicitor to permanently close a portion of the north boulevard of Lake Shore Boulevard East between Leslie Street and Carlaw Avenue.

Statutory - City of Toronto Act, 2006

(April 8, 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 a portion of the north boulevard of Lake Shore Boulevard East between Leslie Street and Carlaw Avenue.

Decision Advice and Other Information

The motion recommending enactment of the Draft By-law carried as follows:

Recorded Vote:

For: Councillors Perks, McConnell, Fletcher, Bussin, Davis, Vaughan, Rae,
Pantalone, Mihevc, Walker
Against: Councillor Ootes

The following motion, placed by Councillor Ootes, was voted on and lost:

“That the City Solicitor report directly to Council on the communications (April 7, 2008) from Mark R. Flowers, Davies Howe Partners and (April 7, 2008) from Alan J. Lenczner, Lenczner Slaght Royce Smith Griffin, LLP (TE 14.1.16 and TE14.1.17)”

Recorded Vote:

For: Councillors Ootes, Walker

Against: Councillors Perks, McConnell, Fletcher, Bussin, Davis, Vaughan, Rae, Pantalone, Mihevc

Summary

To enact By-Law to permanently close the portion of the boulevard on the north side of Lake Shore Boulevard East, generally from Coxwell Avenue in the east to the Don Road Way in the west, the southern limit of the bicycle trail to the southern property line of the properties to the north.

Background Information

Draft By-law

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11911.pdf>

Communications

- (April 3, 2008) e-mail from Michael Louis Johnson (TE.New.TE14.1.1)
- (April 7, 2008) e-mail from Doug Green (TE.New.TE14.1.2)
- (April 5, 2008) e-mail from Doug Lee (TE.New.TE14.1.3)
- (April 6, 2008) e-mail from Bora Janic (TE.New.TE14.1.4)
- (April 6, 2008) e-mail from Janie Ravenhurst (TE.New.TE14.1.5)
- (April 6, 2008) e-mail from Gavin Gaudet and Siri Ursin (TE.New.TE14.1.6)
- (April 6, 2008) e-mail from Barb McIvor (TE.New.TE14.1.7)
- (April 7, 2008) e-mail from Dean Carlson (TE.New.TE14.1.8)
- (April 7, 2008) e-mail from Barb McIvor (TE.New.TE14.1.9)
- (April 7, 2008) e-mail from Edward Oikawa (TE.New.TE14.1.10)
- (April 7, 2008) e-mail from Martin Koob (TE.New.TE14.1.11)
- (April 7, 2008) e-mail from Marty Collier (TE.New.TE14.1.12)
- (April 7, 2008) e-mail from Dean V. Carlson (TE.New.TE14.1.13)
- (April 7, 2008) e-mail from Jennifer Thomas (TE.New.TE14.1.14)
- (April 7, 2008) e-mail from Bora Janic (TE.New.TE14.1.15)
- (April 7, 2008) e-mail from Alan J. Lenczner, Lenczner Slaght Royce Smith Griffin, LLP (TE.New.TE14.1.16)
- (April 7, 2008) e-mail from Mark R. Flowers, Davies Howe Partners (TE.New.TE14.1.17)
- (April 4, 2008) e-mail from Jack Layton, M.P Toronto-Danforth (TE.New.TE14.1.18)
- (April 8, 2008) e-mail from Keith Nicholson (TE.New.TE14.1.19)

Additional Communications (City Council)

- (April 9, 2008) from Sarah Ives (TE14.1.20)
- (April 15, 2008) from Lou DeCampo (TE14.1.21)

Speakers

Paul Young, South Riverdale Community Health Centre
 William Brown
 Dennis Wood, Wood Bull LLP
 Nicholas Brooks

TE14.2	NO AMENDMENT			Ward: 30
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Closing of the Public Lane between Hiawatha Road and Ashdale Avenue

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council enact the draft by-law from the City Solicitor to permanently close a portion of the public lane between Hiawatha Road and Ashdale Avenue.

Statutory - City of Toronto Act, 2006

(April 8, 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 a portion of the public lane between Hiawatha Road and Ashdale Avenue.

Summary

To enact By-law to permanently close a portion of lands owned by the City be sold/exchanged for a portion of lands owned by the Toronto District School Board, in order to extend an existing public lane, from Hiawatha Road through to Ashdale Avenue.

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

Background Information

Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11912.pdf>)

TE14.5	NO AMENDMENT			Ward: 20
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Approval of Alterations to a Heritage Building and Authority to Enter Into a Heritage Easement Agreement - 262 Bloor Street West

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council approve the alterations to the heritage building at 262 Bloor Street West, in accordance with the Heritage Impact Statement prepared by ERA Architects Inc (February 2008), received by City Planning Division March 3, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:
 - a. prior to the issuance of a building permit for the described work at 262 Bloor Street West, including a permit for the demolition of any exterior features:
 - i. providing final architectural drawings and material samples satisfactory to the Manager of Heritage Preservation Services; and
 - ii. entering into a Heritage Easement Agreement with the City; and
 - b. implementing the Heritage Interpretation Plan and mitigation strategy as outlined in the February 2008 Heritage Impact Statement.

(March 13, 2008) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve the alterations to the heritage building at 262 Bloor Street West in accordance with the Heritage Impact Statement prepared by ERA Architects Inc (February 2008), received by City Planning Division March 3, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the issuance of a building permit for the described work at 262 Bloor Street West, including a permit for the demolition of any exterior features;
 - a. providing final architectural drawings and material samples satisfactory to the Manager of Heritage Preservation Services
 - b. entering into a Heritage Easement Agreement with the City
2. Implementing the Heritage Interpretation Plan and mitigation strategy as outlined in the February 2008 Heritage Impact Statement.

Summary

The property at 262 Bloor Street West (see Attachment 1) is included in the City of Toronto's heritage inventory and designated under Part IV of the Ontario Heritage Act for architectural and historical reasons by By-Law 129-89.

This report recommends that City Council approve alterations to the designated property at 262 Bloor Street West and that City Council grant authority for the City to enter into a Heritage Easement Agreement with the owner (The University of Toronto).

The repurposing of this building (from a multi-purpose medical building to a humanities institute) will ensure its future usability and maintenance. The proposed alterations do not compromise the significant heritage values of the property and are based on standard conservation practice, recognizing the heritage character of the resource and addressing issues of minimal impact and reversibility. All heritage work will be completed in accordance with the Parks Canada Standards and Guidelines for the Conservation of Historic Places. A Heritage Easement Agreement will protect the significant heritage values of the building and will guide its stewardship in future uses. The proposed heritage interpretation plan will ensure that the medical history of the building is appropriately commemorated.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11554.pdf>

Attachment 1 - Map; Attachment 2 - Photographs; Attachment 3 - Photograph of Proposed Alteration

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11555.pdf>

5a Approval of Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement – 262 Bloor Street West

(March 28, 2008) Letter from Toronto Preservation Board

Summary

For consideration at the April 8, 2008 meeting.

Background Information

Letter from the Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11837.pdf>

TE14.7	NO AMENDMENT			Ward: 27
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Final Report - Official Plan Amendment and Zoning Applications - 80 Crescent Road

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council refuse Official Plan Amendment Application No. 08 110532 STE 27 OZ and request the Ontario Municipal Board consolidate this application with the hearing for Zoning By-law Amendment No. 06 147390 STE 27 OZ application for 80 Crescent Road.
2. City Council direct the City Solicitor and other appropriate City staff to continue to oppose Zoning application No. 06-147390 STE 27 at the Ontario Municipal Board and any appeal of Official Plan Amendment No. 08 110532 STE OZ that may be consolidated with the Zoning hearing for 80 Crescent Road.

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council refuse Official Plan Amendment Application No. 08 110532 STE 27 OZ and request the Ontario Municipal Board consolidate this application with the hearing for Zoning By-law Amendment No. 06 147390 STE 27 OZ application for 80 Crescent Road;
2. City Council direct the City Solicitor and other appropriate City staff, to continue to oppose Zoning application No. 06-147390 STE 27 at the Ontario Municipal Board and any appeal of Official Plan Amendment No. 08 110532 STE OZ that may be consolidated with the Zoning hearing for 80 Crescent Road.

Summary

This report reviews and recommends refusal on an application to amend both the Official Plan and the Zoning By-law to permit the replacement of a four car garage at the rear of the existing converted house with a 2-storey and basement 'house behind a house' with one parking space and a new detached three car garage. Further, this report recommends that City Council request the Ontario Municipal Board to consolidate the Official Plan Amendment refusal with the adjourned Zoning appeal hearing.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11687.pdf>)

TE14.8	NO AMENDMENT			Ward: 21
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Final Report - Official Plan and Draft Plan of Condominium Applications - 114 Vaughan Road

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council amend the Official Plan (application No. 06 136036 STE 21 OZ) substantially in accordance with the draft Official Plan Amendment found in Attachment No. 3 of the report (March 13, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorize Draft Approval of the Plan of Condominium (Application No. 06 136042 STE 21 CD) for 114 Vaughan Road, prepared by Rodney H. Geyer, OLS on May 1, 2006, and Date Stamped June 6, 2006, subject to the conditions set forth in Attachment No. 4, and authorize the Chief Planner and Executive Director to permit such red line revisions as he may deem appropriate, and that draft plan approval not be issued until the necessary Bill is in full force and effect.
3. City Council require the owner to fulfill the conditions of Draft Approval of Condominium set forth in Attachment No. 4, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor, 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.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Conditions of Draft Approval of Condominium as may be required.
5. City Council authorize and direct City officials to take necessary actions to give effect thereto.

Statutory - Planning Act, RSO 1990

(March 13, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Official Plan (application No. 06 136036 STE 21 OZ) substantially in accordance with the draft Official Plan Amendment found in Attachment No. 3 of the report (March 13, 2008) from the Acting Director, Community Planning, Toronto and East York District;
2. City Council authorize Draft Approval of the Plan of Condominium (application No. 06 136042 STE 21 CD) for 114 Vaughan Road, prepared by Rodney H. Geyer, OLS on May 1, 2006, and Date Stamped June 6, 2006, subject to the conditions set forth in Attachment No. 4, and authorize the Chief Planner and Executive Director to permit such red line revisions as he may deem appropriate, and that draft plan approval not be issued until the necessary Bill is in full force and effect;
3. City Council require the owner to fulfill the conditions of Draft Approval of Condominium set forth in Attachment No. 4, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor, 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;
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Conditions of Draft Approval of Condominium as may be required; and
5. City Council authorize and direct City Officials to take necessary actions to give effect thereto.

Summary

An application has been submitted to permit the conversion of a 32 unit co-ownership building into a residential condominium at 114 Vaughan Road.

This report reviews and recommends approval of the application to amend the Official Plan and to authorize the Draft Approval of the Plan of Condominium, subject to a number of conditions being met.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11552.pdf>

TE14.9	NO AMENDMENT			Ward: 19
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City-initiated amendment to site specific Zoning By-law – Supplementary Report - 43 Hanna Avenue

City Council Decision

City Council on April 28 and 29, 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 reflect the reallocation of the \$270,000.00 cash contribution originally committed to the King West railway underpass enhancement project as follows:
 - a. \$170,000.00 to be directed as a cash contribution toward the City cost of designing and constructing the King-Liberty pedestrian link; and
 - b. \$100,000.00 to be applied by the owner toward the cost of on site heritage improvements related to the replication and reinstallation of the Irwin Toy Factory water tower.
2. City Council amend Site specific Zoning By-law No. 861-2004, to reallocate financial contributions in the Section 37 Agreement for 43 Hanna Avenue as contemplated in this report, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 of the report (March 12, 2008) from the Acting Director, Community Planning, Toronto and East York District.
3. City Council authorize the appropriate City officials to take the necessary action to give effect to the above, including execution of the amended Section 37 Agreement and appropriate redistribution/repayment of the original cash contribution made to the City by the owner as applicable.
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.

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council 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 reflect

the reallocation of the \$270,000.00 cash contribution originally committed to the King West railway underpass enhancement project as follows:

- a. \$170,000.00 to be directed as a cash contribution toward the City cost of designing and constructing the King-Liberty pedestrian link;
 - b. \$100,000.00 to be applied by the owner toward the cost of on site heritage improvements related to the replication and reinstallation of the Irwin Toy Factory water tower;
2. City Council amend Site specific Zoning By-law No. 861-2004, to reallocate financial contributions in the Section 37 Agreement for 43 Hanna Avenue as contemplated in this report, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 of the report (March 12, 2008) from the Acting Director, Community Planning, Toronto and East York District;
 3. City Council authorize the appropriate City officials to take the necessary action to give effect to the above, including execution of the amended Section 37 Agreement and appropriate redistribution/repayment of the original cash contribution made to the City by the owner as applicable; and
 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.

Summary

Official Plan Amendment No. 311 (By-law No. 860-2004) and site specific Zoning By-law No. 861-2004 were approved by City Council to permit the renovation and redevelopment of the Irwin Toy Factory building to create 215 live/work units. A Section 37 Agreement was entered into, which required a \$270,000.00 cash contribution toward an area specific public art project.

At its meeting of January 29-30, 2008, City Council directed the City Solicitor and City staff to amend the Section 37 Agreement, to reallocate \$100,000.00 of the cash contribution for public art to on-site heritage improvements. City staff were directed to report on the extent to which amendment to related planning documents would also be required. Staff have determined that, although no further official plan amendment is necessary, amendment to By-law No. 861-2004, the site specific zoning amendment, is needed.

Following further consultation with the Ward Councillor during preparation of this report, staff are also now recommending that the remainder of the original financial contribution for public art (\$170,000.00) be reallocated toward the cost of an alternate community project, namely the design and construction of the King-Liberty Pedestrian link.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11751.pdf>

TE14.10	AMENDED			Ward: 18
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Final Report - Zoning Amendment Application - 1155 Queen Street West

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council amend Section 4.1(iv) Uses at Grade, in the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (February 26, 2008) from the Acting Director, Community Planning, Toronto and East York District to read as follows:
 - (iv) the frontage of any single establishment located either:
 - a. abutting Queen Street West; or
 - b. abutting the mews;

and which is used for street related retail and service uses is limited to no more than 15 metres, and a minimum of a lobby, and 2 different retail and services uses front onto Queen Street West.
2. City Council add a new Section 4.1(v) to the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (February 26, 2008) from the Acting Director, Community Planning, Toronto and East York District to read as follows:
 - (v) street related retail and service uses must front on the mews on the ground level.
3. Subject to Parts 1 and 2, City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (February 26, 2008) from the Acting Director, Community Planning, Toronto and East York District.
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. City Council require the owner to provide and maintain an irrigation system, at the applicants expense, 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 a back flow preventer to the satisfaction of the General Manager, Technical Services, and requirements to maintain in good order and operation.
6. Before introducing the necessary Bills to City Council for enactment, 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, to secure the following facilities, services and matters:

- i. \$175,000.00 towards:
 - a. affordable live/work studios and/or affordable artist work studios for artists owned and operated by the City or by a not-for-profit artscape management organization approved by the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Toronto Culture;
 - b. the development or construction of Lisgar Park; or
 - c. the renovation and restoration of the Carnegie Library building at 1115 Queen Street West for use as a performing arts hub and community meeting space;
 - ii. street tree irrigation;
 - iii. public accessibility to the landscaped open space and Mews;
 - iv. integration and connectivity of the landscaping; and
 - v. servicing requirements.
7. The applicant, prior to the introduction of the Bills at Council:
- a. submit colour elevations, and colour 3-D models, of the buildings at 1171 and 1155 Queen Street West, which indicates the proposed materials on both buildings;
 - b. submit a 1:50 scale colour elevation of the first 4 floors of the buildings at 1155 Queen Street West with all materials indicated. This drawing will become part of the Site Plan Approval drawing set;
 - c. work with Planning staff, the community, the architect and the Ward Councillor to ensure a high level of design and materiality for the building at 1155 Queen Street, to the satisfaction of the Chief Planner and Executive Director, City Planning; and
 - d. incorporate comments from the Design Review Panel, held in November, 2007, into the building at 1155 Queen Street West
8. The site plan application be subject to consideration and approval by Toronto and East York Community Council.
9. City Council require a green passive roof for the development at 1155 Queen Street

West which covers at least 27 percent of the total roof area of the building.

10. Council direct City staff secure the green roof through the Section 37 agreement and/or Site Plan agreement.
11. Council direct City staff to request the Ontario Municipal Board to amend the draft Site Plan agreement to include a green roof of at least 400 square metres for the development at 1171 Queen Street West.

Statutory - Planning Act, RSO 1990

(February 26, 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 Section 4.1(iv) Uses at Grade, in the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (February 26, 2008) from the Acting Director, Community Planning, Toronto and East York District to read as follows:
 - (iv) the frontage of any single establishment located either:
 - a. abutting Queen Street West; or
 - b. abutting the mews

and which is used for street related retail and service uses is limited to no more than 15 metres, and a minimum of a lobby, and 2 different retail and services uses front onto Queen Street West; and
2. City Council add a new Section 4.1(v) to the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (February 26, 2008) from the Acting Director, Community Planning, Toronto and East York District to read as follows:
 - (v) street related retail and service uses must front on the mews on the ground level
3. Subject to Recommendations 1 and 2, City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (February 26, 2008) from the Acting Director, Community Planning, Toronto and East York District;
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. City Council require the owner to provide and maintain an irrigation system, at the applicants expense, 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 a back flow preventer to the satisfaction of the General Manager, Technical Services, and requirements to maintain in good order and operation; and
6. Before introducing the necessary Bills to City Council for enactment, 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, to secure the following facilities, services and matters:
 - i. \$175,000 towards:
 - a. affordable live/work studios and/or affordable artist work studios for artists owned and operated by the City or by a not-for-profit artscape management organization approved by the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Toronto Culture; or
 - b. the development or construction of Lisgar Park; or
 - c. the renovation and restoration of the Carnegie Library building at 1115 Queen Street West for use as a performing arts hub and community meeting space;
 - ii. street tree irrigation;
 - iii. public accessibility to the landscaped open space and Mews;
 - iv. integration and connectivity of the landscaping; and
 - v. servicing requirements.
7. the applicant, prior to the introduction of the Bills at Council:
 - a. submit colour elevations, and colour 3-D models, of the buildings at 1171 and 1155 Queen Street West, which indicates the proposed materials on both buildings;
 - b. submit a 1:50 scale colour elevation of the first 4 floors of the buildings at 1155 Queen Street West with all materials indicated. This drawing will become part of the Site Plan Approval drawing set;
 - c. work with Planning staff, the community, the architect and the Ward Councillor to ensure a high level of design and materiality for the building at 1155 Queen

Street, to the satisfaction of the Chief Planner and Executive Director, City Planning;

- d. incorporate comments from the Design Review Panel, held in November, 2007, into the building at 1155 Queen Street West
8. the site plan application be subject to consideration and approval by Toronto and East York Community Council.

Decision Advice and Other Information

The Toronto and East York Community Council requested the Acting Director, Community Planning, Toronto and East York District, to report directly to Council, recommending an approach to secure approximately 70% soft landscaping with respect to the Site Plan for 1155-1171 Queen Street West, which is currently before the Ontario Municipal Board.

Summary

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

This application proposes an 8-storey (26 metre) mixed use building containing 40 residential units, and non-residential units at grade and second floor, at 1155 Queen Street West. This report reviews and recommends approval of the application to amend the Zoning By-law 438-86.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11620.pdf>

Additional Background Information (City Council)

- Report (April 28, 2008) from the Chief Planner and Executive Director, City Planning ([TE14.10a](#))

Communications

(April 4, 2008) e-mail from Charles Campbell (TE.New.TE14.10.1)

(April 4, 2008) e-mail from Philip Beesley (TE.New.TE14.10.2)

Speakers

Graham Caswell, Active 18 Association

Steven Wood, Active 18 Association

Bill Cawker, Baywood Homes

Brian Sickle, Page & Steeles

Jane Farrow, Chair, Active 18 Association

TE14.11	NO AMENDMENT			Ward: 28
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Ontario Municipal Board Directions Report - Official Plan and Zoning Amendments and Site Plan Approval Applications - 33 and 52 Sumach Street and 549 and 569 King Street East

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council authorize the City Solicitor and City staff to attend at the OMB pre-hearing and hearing in support of the appeals, in principle, subject to the resolution of all outstanding technical issues, including, but not limited to, the applicant:
 - a. providing a loading area (Type-G), to the satisfaction of Solid Waste Services and Technical Services Divisions, for garbage pick-up on the Corktown District Phase 2 land parcel, which will function as a centralized shared garbage staging and loading area for the four residential condominium buildings (for Phases 1 and 2);
 - b. providing an enhanced indoor amenity space in Phase 2 that will be shared amongst the four residential buildings;
 - c. satisfying the Zoning By-law visitor parking requirement (off-site) for their Phase 1 buildings, to the satisfaction of the Technical Services and Facilities and Real Estate Divisions;
 - d. providing revised drawings and documentation for 549 King Street East to address safety and building code measures in relation to the site's proximity to the Toronto Transit Commission Sumach Street transformer station; and
 - e. providing revised landscaping drawings, a detailed landscape cost estimate, and a Letter of Credit, to the satisfaction the City Planning Division and Waterfront Toronto for landscaping along the west frontage of 549 King Street East and the proposed Sumach Street off-site parking area.

2. City Council require the applicant to revise the application to address the remaining design-related issues and comments from circulated City departments and agencies, including, but not limited to, the applicant:
 - a. shifting the north west corner (units 106 to 506) of the proposed 52 Sumach Street condominium building, one metre to the east, to achieve a minimum setback distance of 5.5 metres from the rear main windows to the property line;
 - b. improving the facing distance (to approximately 9 metres) between the

549 King Street East condominium building and the existing row houses along Percy Street by:

- i. eliminating the balconies of units 201 to 401;
 - ii. recessing the condominium's south east emergency exit door to create a continuous setback with the four proposed townhouses to the south; and
 - iii. providing additional landscaping along the east wall of the underground garage ramp; and
- c. shifting the proposed 569 King Street East building to the north, to achieve a minimum setback distance of 5.5 metres from the rear main windows to the south property line.
3. City Council authorize the City Solicitor to request the OMB to withhold its Order approving the Official Plan and Zoning By-law amendments until:
- a. an Official Plan Amendment and Zoning By-law Amendment are prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and
 - b. the owner has entered into a Site Plan Agreement under Section 114 of City of Toronto Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
4. City Council direct that, during the site plan process, the issues relating to façade treatment be addressed, and discussions continue with the community.
5. City Council authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

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

Committee Recommendations

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

1. authorize the City Solicitor and City staff to attend at the OMB pre-hearing and hearing in support of the appeals, in principle, subject to the resolution of all outstanding technical issues, including, but not limited to, the applicant:
 - a. providing a loading area (Type-G), to the satisfaction of Solid Waste Services and Technical Services Divisions, for garbage pick-up on the Corktown District Phase 2 land parcel, which will function as a centralized shared garbage staging

- and loading area for the four residential condominium buildings (for Phases 1 and 2);
- b. providing an enhanced indoor amenity space in Phase 2 that will be shared amongst the four residential buildings;
 - c. satisfying the Zoning By-law visitor parking requirement (off-site) for their Phase 1 buildings, to the satisfaction of the Technical Services and Facilities and Real Estate Divisions;
 - d. providing revised drawings and documentation for 549 King Street East to address safety and building code measures in relation to the site's proximity to the Toronto Transit Commission Sumach Street transformer station; and
 - e. providing revised landscaping drawings, a detailed landscape cost estimate, and a Letter of Credit, to the satisfaction of the City Planning Division and Waterfront Toronto for landscaping along the west frontage of 549 King Street East and the proposed Sumach Street off-site parking area;
2. require the applicant to revise the application to address the remaining design-related issues and comments from circulated City departments and agencies, including, but not limited to, the applicant:
- a. shifting the north west corner (units 106 to 506) of the proposed 52 Sumach Street condominium building, one metre to the east, to achieve a minimum setback distance of 5.5 metres from the rear main windows to the property line;
 - b. improving the facing distance (to approximately 9 metres) between the 549 King Street East condominium building and the existing row houses along Percy Street by:
 - i. eliminating the balconies of units 201 to 401;
 - ii. recessing the condominium's south east emergency exit door to create a continuous setback with the four proposed townhouses to the south; and
 - iii. providing additional landscaping along the east wall of the underground garage ramp;
 - c. shifting the proposed 569 King Street East building to the north, to achieve a minimum setback distance of 5.5 metres from the rear main windows to the south property line;
3. authorize the City Solicitor to request the OMB to withhold its Order approving the Official Plan and Zoning By-law amendments until:
- a. an Official Plan Amendment and Zoning By-law Amendment are prepared to

the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and

- b. the owner has entered into a Site Plan Agreement under Section 114 of City of Toronto Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division;
4. direct that, during the site plan process, the issues relating to façade treatment be addressed, and discussions continue with the community; and
5. authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

Summary

The applicant has appealed the Official Plan and Zoning By-law amendments and Site Plan Control applications to the Ontario Municipal Board (OMB). A full hearing date has not been set, but a pre-hearing is scheduled for April 17, 2008.

The applications before the OMB are to permit the redevelopment of four properties (Phase 1): 33 and 52 Sumach Street, and 549 and 569 King Street East. No. 52 Sumach Street is proposed as a five-storey residential building with 3 three-storey townhouses. Nos. 549 King Street East and 33 Sumach Street are proposed as a six-storey mixed-use building with 4 three-storey townhouses and 569 King Street East is proposed as a six-storey mixed-use building.

The purpose of this report is to seek Council's direction on the appeals to the OMB.

Since the appeal, the applicant has submitted a revised proposal reflecting some the comments received from staff and community members. Appropriate agencies and City departments will evaluate this revised submission. Staff are continuing to work with the applicant in an effort to resolve outstanding technical and design-related issues, but the proposals are supportable in principle.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11684.pdf>

Communications

- (April 4, 2008) e-mail from Margot Fish (TE.New.TE14.11.1)
- (April 6, 2008) e-mail from Alan Waterhouse (TE.New.TE14.11.2)
- (April 7, 2008) e-mail from Sarah Waddell (TE.New.TE14.11.3)
- (April 8, 2008) Submission from Jason Mednick, Cabbagetown Community (TE.New.TE14.11.4)

Speakers

Sassy Waddell

Jason Garland, Streetcar Development

Jason Mednick, Cabbagetown Community Representative (Submission Filed)
Jeffrey Davies, Davies Howe Partners

TE14.12	NO AMENDMENT			Ward: 27
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Deferral of Ontario Realty Corporation Barrier-Free Access Project - Osgoode Hall, 130 Queen Street West

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council receive this matter for information.

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

Committee Recommendations

The Toronto and East York Community Council recommends that City Council receive this matter.

Summary

Staff of Heritage Preservation Services, (HPS) have been working with representatives of the Ontario Realty Corporation (ORC) on the introduction of barrier-free access to the front entrance of Osgoode Hall, and consider it premature to proceed with implementation at this time. Provincial standards and guidelines have not been developed for the provision of barrier-free access to heritage buildings.

Osgoode Hall, home to the Supreme Court of Ontario and the Law Society of Upper Canada and one of the most significant and beautiful heritage buildings in Canada is a well-known and well-loved heritage landmark in Toronto, located next to City Hall. The ORC plans to proceed this fall with construction of a barrier-free entrance at the front of Osgoode Hall. This alteration will have a serious negative impact on the heritage value of Osgoode and is proceeding in advance of the development of standards and guidelines under the Accessibility for Ontarians with Disabilities Act (AODA). HPS is requesting deferral of this project until provincial guidelines are developed. In the meantime HPS will continue working with the ORC to find alternatives, and is recommending that the current accessible entryways to Osgoode be improved.

Background Information

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11341.pdf>)

Attachment 1 - Location Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11342.pdf>)

Attachment 2 - Current Barrier Routes

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11343.pdf>)

Attachment 3 - Photos of Osgoode Hall

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11344.pdf>)

Attachment 4 - Proposed Plans

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11345.pdf>)

Attachment 5 - Elevation and Photo

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11346.pdf>)

Attachment 6 - Section Details

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11347.pdf>)

Speakers

Jim Butticci, The Ontario Realty Corporation

12a Deferral of Ontario Realty Corporation Barrier-Free Access Project R40090 - Osgoode Hall, 130 Queen Street West, (All Wards)

(September 14, 2007) Letter from Toronto Preservation Board

Summary

For consideration with the report (August 20, 2007) from the Director, Policy and Research, City Planning Division.

Background Information

Letter from Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11795.pdf>)

TE14.40	NO AMENDMENT			Ward: 20
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Amendment to the Fort York Neighbourhood Public Realm Master Plan - 170 Fort York Boulevard (36) and 155 Dan Leckie Way (Block 32)

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council amend the Fort York Neighbourhood Public Realm Master Plan by attaching the appendix attached to the report (February 28, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council direct that the whole area, including park land, include a significant addition of full shade tree plantings in keeping with the City of Toronto objective of doubling the tree canopy, such plantings to be in number and species satisfactory to the Director, Urban Forestry and City Forester.

(February 28, 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 Fort York Neighbourhood Public Realm Master Plan by attaching the appendix attached to the report (February 28, 2008) from the Acting Director, Community Planning, Toronto and East York District; and
2. direct that the whole area, including park land, include a significant addition of full shade tree plantings in keeping with the City of Toronto objective of doubling the tree canopy, such plantings to be in number and species satisfactory to the Director, Urban Forestry and City Forester.

Summary

The purpose of this report is to amend the Fort York Neighbourhood Public Realm Master Plan that was adopted by City Council in May 2004. The amendments deal specifically with Blocks 32 and 36 (170 Fort York Boulevard and 155 Dan Leckie Way) and provide additional detail that has resulted from further work on these sites. The amendments are proposed to be attached as an appendix to the original document.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11549.pdf>

Attachment 1: Proposed Appendix to the Fort York Neighbourhood Public Realm Master Plan
<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11550.pdf>

TE14.41	NO AMENDMENT			Ward: 14
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On-Street Loading Zone for Disabled Persons - Dundas Street West

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council authorize installation of an on-street loading zone for disabled persons on the south side of Dundas Street West, from a point 39.8 metres west of Ritchie Avenue to a point 10 metres further west.

(March 11, 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. Authorize installation of an on-street loading zone for disabled persons on the south side of Dundas Street West, from a point 39.8 metres west of Ritchie Avenue to a point 10 metres further west.

Financial Impact

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

Summary

Transportation Services is requesting City Council's approval to designate a loading zone for disabled persons in front of No. 2173 Dundas Street West to facilitate curbside access for Wheel-Trans vehicles.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11730.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11731.pdf>

TE14.44	NO AMENDMENT			Ward: 22
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Site Turn Prohibitions - 1430 Yonge Street

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council approve prohibiting northbound left-turns at any time from Yonge Street into the driveway serving No. 1430 Yonge Street.
2. City Council approve prohibiting eastbound left-turns at any time onto Yonge Street from the driveway serving No. 1430 Yonge Street.

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

Committee Recommendations

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

1. Prohibiting northbound left-turns at any time from Yonge Street into the driveway serving No. 1430 Yonge Street.
2. Prohibiting eastbound left-turns at any time onto Yonge Street from the driveway serving No. 1430 Yonge Street.

Financial Impact

All costs associated with the related civil works and the amendments to the traffic regulations will be the responsibility of the proponent.

Summary

Transportation Services is requesting City Council's approval to introduce a northbound left turn prohibition (inbound) and an eastbound left turn prohibition (outbound) for vehicular traffic entering and exiting the driveway for No. 1430 Yonge Street. These regulatory traffic controls were previously identified in the Development Agreement for No. 1430 Yonge Street to ensure safe and efficient traffic and pedestrian conditions on Yonge Street.

Background Information

1430 Yonge Street - Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11679.pdf>

1430 Yonge Street - Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11680.pdf>

TE14.53	NO AMENDMENT			Ward: 28
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Lane and Sidewalk Closure for Construction - Richmond Street East

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council approve closing the sidewalk and curb lane on the north side of Richmond Street East, between a point 36.2 metres west of Jarvis Street and a point 45.6 metres west of Jarvis Street for 18 months, from April 30, 2008, to September 30, 2009.
2. City Council approve, during this period, implementing No Stopping Anytime on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.
3. City Council approve, during this period, removing the existing "No Stopping, 7:30 a.m. to 9:30 a.m. Monday to Friday, except Public Holidays" regulation on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.

4. City Council approve, during this period, removing the existing “No Parking Anytime” regulation on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.
5. City Council approve returning Richmond Street East to its pre-construction traffic and parking regulations when the project is completed.

(March 6, 2008) Report from the Director, Transportation Services Toronto and East York District.

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve the following actions:

1. Close the sidewalk and curb lane on the north side of Richmond Street East, between a point 36.2 metres west of Jarvis Street and a point 45.6 metres west of Jarvis Street for 18 months, from April 30, 2008 to September 30, 2009.
2. During this period, implement No Stopping Anytime on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.
3. During this period, remove the existing “No Stopping, 7:30 a.m. to 9:30 a.m. Monday to Friday, except Public Holidays” regulation on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.
4. During this period, remove the existing “No Parking Anytime” regulation on the north side of Richmond Street East, between a point 31.2 metres west of Jarvis Street and a point 50.6 metres west of Jarvis Street.
5. Return Richmond Street East to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

There is no financial impact on the City. 59 Project Management Inc. will bear the costs.

Summary

59 Project Management Inc. is building a 12-storey condominium at 127-129 Queen Street East. For this reason, Transportation Services must close the sidewalk and curb lane on the north side of Richmond Street East for 18 months.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11720.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11721.pdf>

TE14.56	NO AMENDMENT			Ward: 28
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Commercial Loading Zone - Richmond Street West

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council designate a commercial loading zone to operate between 9:30 a.m. to 11:30 a.m., and 1:30 p.m. to 3:30 p.m., Monday to Friday, on the south side of Richmond Street West, from a point 30.5 metres east of York Street to a point 50 metres further east.

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

Committee Recommendations

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

1. designate a commercial loading zone to operate between 9:30 a.m. to 11:30 a.m., and 1:30 p.m. to 3:30 p.m., Monday to Friday, on the south side of Richmond Street West, from a point 30.5 metres east of York Street to a point 50 metres further east.

Financial Impact

The cost associated with the introduction of the commercial loading zone, including an annual fee, is the responsibility the applicant, Freedman Corporate Apparel, 121 Richmond Street West.

Summary

Transportation Services is seeking authority to establish a commercial loading zone on the south side of Richmond Street West, east of York Street. The introduction of the commercial loading zone will provide for the loading/unloading of goods to local businesses on Richmond Street West and York Street, between the hours of 9:30 a.m. to 11:30 a.m. and 1:30 p.m. to 3:30 p.m.

Background Information

Commercial Loading Zone - Richmond Street - Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11694.pdf>

Commercial Loading Zone - Richmond Street - Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11695.pdf>

TE14.57	NO AMENDMENT			Ward: 29, 30
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Commercial Loading Zone - Danforth Avenue

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council designate a commercial loading zone to operate from 9:00 a.m. to 6:00 p.m., daily on the north side of Danforth Avenue, from a point 9 metres west of Eaton Avenue to a point 8 metres further west.

(March 12, 2008) Report from the Director, Transportation Services, Toronto and East York District.

Committee Recommendations

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

1. Designate a commercial loading zone to operate from 9:00 a.m. to 6:00 p.m., daily on the north side of Danforth Avenue, from a point 9 metres west of Eaton Avenue to a point 8 metres further west.

Financial Impact

All costs associated with installation of the commercial loading zone, including an annual fee, will be the responsibility of the business owner.

Summary

Transportation Services is seeking authority to establish a commercial loading zone on the north side of Danforth Avenue, west of Eaton Avenue. The introduction of the commercial loading zone will provide for the loading/unloading of goods to the local businesses on Danforth Avenue from 9:00 a.m. to 6:00 p.m., daily.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11718.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11719.pdf>

TE14.61	NO AMENDMENT			Ward: 20
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Public Art Plan - Shangri-La - 180 University Avenue

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

- 1 City Council approve the Shangri-La, Toronto (180 University Avenue) Public Art Plan attached to the report (March 16, 2008) from the Director, Urban Design.

(March 16, 2008) Report from Director, Urban Design

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the Shangri-La, Toronto (180 University Avenue) Public Art Plan attached to the report (March 16, 2008) from the Director, Urban Design.

Summary

The purpose of this staff report is to inform City Council of the Shangri-La, Toronto Public Art Plan. The plan has been prepared by the owners of 180 University Avenue in compliance with the development approval provisions. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art in the privately-owned, publicly accessible areas of the development. The owner will commence the art program once the plan is approved. The resulting art installation will be owned and maintained by the owners of 180 University Avenue.

The Shangri-la, Toronto Public Art Plan provides a framework for the commissioning of a high profile art installation. The full plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11773.pdf>

Photos

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11774.pdf>

TE14.64	NO AMENDMENT			Ward: 28
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Request for Stadium Endorsement for Liquor Licence - The Sony Centre (formerly Hummingbird Centre)

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council advise the Alcohol and Gaming Commission of Ontario that it approves the issuance a stadium endorsement with fixed seating for the Sony Centre (formerly Hummingbird Centre).

Committee Recommendations

The Toronto and East York Community Council recommends that City Council advise the Alcohol and Gaming Commission of Ontario that it approves the issuance a stadium endorsement with fixed seating for the Sony Centre (formerly Hummingbird Centre).

Summary

The Sony Center is seeking to have a "Stadium Endorsement" added to its liquor licence.

Background Information

E-mail

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11783.pdf>

TE14.65	AMENDED			Ward: All
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Endorsement of Events for Liquor Licensing Purposes

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

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

1. an extended licence area, in conjunction with the East York Curling Club's 12th Annual Summer Bonspiel to be held on June 13 and 14, 2008;
2. permission to serve alcohol until 4:00 a.m. for the establishments listed in the communication (April 2, 2008) from Mike Tanner, for the duration of North by Northeast Music and Film Festival;
3. permission to serve alcohol until 4:00 a.m. for the Dominion on Queen, Lolita's Lust, Supermarket (268 Augusta Avenue) and The Rex Jazz & Blues Bar for the duration of the 22nd TD Canada Trust Toronto Jazz Festival;
4. proposed extended licence areas, the presence of beverage gardens and the extension of licence hours on Sunday, September 17, 2008, until 2:00 a.m., for the establishments listed in the communication (February 4, 2008) from Andrew

Chomentowski, Roncesvalles Village BIA, in conjunction with the Roncesvalles Polish Festival;

5. a beer garden on Nathan Phillips Square, on Friday, July 11, 2008, from 12 noon to 8:00 p.m., on Saturday, June 12, 2008, from 12 noon to 7:00 p.m., and on Sunday, July 13, 2008, from 12 noon to 6:00 p.m., in conjunction with the 47th Annual Toronto Outdoor Art Exhibition;
6. a beer tent to operate at Marilyn Bell Park and the Western Beaches on September 6 and 7, 2008, from 11:00 a.m. to 8:30 p.m., in conjunction with the GWN Dragon Board Challenge;
7. outdoor licensed patios for the Toronto Australia New Zealand Club, the Factory Theatre and the Tarragon Theatre, in conjunction with the Fringe of Toronto Theatre Festival;
8. permission for restaurants between Spadina Avenue and Bathurst Street to serve alcohol on the sidewalk on June 8, 2008, between 12 noon and 6:00 p.m., in conjunction with the 12th Festival on Bloor;
9. permission to serve alcohol at the naming event for the Wildeboer Dellelce Place (365 Bay Street) to be held on Temperance Street West on June 19, 2008, from 6:00 p.m. to 11:00 p.m.;
10. extensions to the liquor licences of the establishments attached to the communication (March 24, 2008) from Sue Graham-Nutter to permit the sale and serving of alcohol on their patios for the duration of the Taste of Little Italy Event;
11. extensions to the liquor licences of the establishments attached to the communication (March 24, 2008) from Sue Graham-Nutter to permit the sale and serving of alcohol on their patios for the duration of the Fiera 2008;
12. permission for the establishments participating in the Cabbagetown Festival, as listed in the communication (April 3, 2008) from the Old Cabbagetown Business Improvement Area, to sell and serve alcohol on their outdoor patios, at the times and dates indicated, for the duration of the event;
13. proposed extended licence areas and the presence of beverage gardens where alcohol will be served on Saturday, August 23, 2008, from 12:00 p.m. to 1:00 a.m., and on Sunday, August 24, 2008, from 12:00 p.m. to 11:00 p.m., for the establishments listed in the communication (undated) from Councillor Fletcher, in conjunction with the South Asian Festival;
14. permission for restaurants on the north and south side of St. Clair Avenue West, between Christie Street and Winona Drive, to sell and serve alcohol on their boulevard patios until 2:00 a.m. on Sunday, July 13, 2008, in conjunction with the Salsa on St. Clair Festival; and

15. a proposed extended licence area for the Factory Theatre (125 Bathurst Street) to encompass the outdoor courtyard during the Lab Cab Festival to be held on May 31 and June 1, 2008, and the Luminato Festival, to be held from June 5, 2008 to June 13, 2008.
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Committee Recommendations

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

1. an extended licence area, in conjunction with the East York Curling Club's 12th Annual Summer Bonspiel to be held on June 13 and 14, 2008;
2. permission to serve alcohol until 4:00 a.m. for the establishments listed in the communication (April 2, 2008) from Mike Tanner, for the duration of North by Northeast Music and Film Festival;
3. permission to serve alcohol until 4:00 a.m. for the Dominion on Queen, Lolita's Lust, Supermarket (268 Augusta Avenue) and The Rex Jazz & Blues Bar for the duration of the 22nd TD Canada Trust Toronto Jazz Festival;
4. proposed extended licence areas, the presence of beverage gardens and the extension of licence hours on Sunday, September 17, 2008 until 2:00 a.m. for the establishments listed in the communication (February 4, 2008) from Andrew Chomentowski, Roncesvalles Village BIA, in conjunction with the Roncesvalles Polish Festival;
5. a beer garden on Nathan Phillips Square, on Friday, July 11, from 12 noon to 8:00 p.m., on Saturday, June 12, from 12 noon to 7:00 p.m. and on Sunday July 13, from 12 noon to 6:00 p.m., in conjunction with the 47th Annual Toronto Outdoor Art Exhibition;
6. a beer tent to operate at Marilyn Bell Park and the Western Beaches on September 6 and 7, 2008 from 11:00 a.m. to 8:30 p.m. in conjunction with the GWN Dragon Board Challenge;
7. outdoor licensed patios for the Toronto Australia New Zealand Club, the Factory Theatre and the Tarragon Theatre, in conjunction with the Fringe of Toronto Theatre Festival
8. permission for restaurants between Spadina Avenue and Bathurst Street to serve alcohol on the sidewalk on June 8, 2008, between 12 noon and 6:00 p.m., in conjunction with the 12th Festival on Bloor
9. permission to serve alcohol at the naming event for the Wildeboer Dellelce Place (365 Bay Street) to be held on Temperance Street West on June 19, 2008 from 6:00 p.m. to 11:00 p.m.

10. extensions to the liquor licences of the establishments attached to the communication (March 24, 2008) from Sue Graham-Nutter to permit the sale and serving of alcohol on their patios for the duration of the Taste of Little Italy Event;
11. extensions to the liquor licences of the establishments attached to the communication (March 24, 2008) from Sue Graham-Nutter to permit the sale and serving of alcohol on their patios for the duration of the Fiera 2008;
12. permission for the establishments participating in the Cabbagetown Festival, as listed in the communication (April 3, 2008) from the Old Cabbagetown Business Improvement Area, to sell and serve alcohol on their outdoor patios, at the times and dates indicated, for the duration of the event;
13. proposed extended licence areas and the presence of beverage gardens where alcohol will be served on Saturday, August 23, 2008 from 12:00 p.m. to 1:00 a.m. and on Sunday, August 24, 2008 from 12:00 p.m. to 11:00 p.m. for the establishments listed in the communication (undated) from Councillor Fletcher, in conjunction with the South Asian Festival;
14. permission for restaurants on the north and south side of St. Clair Avenue West, between Christie Street and Winona Drive to sell and serve alcohol on their boulevard patios until 2:00 a.m. on Sunday July 13, 2008, in conjunction with the Salsa on St. Clair Festival.

Decision Advice and Other Information

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

1. North by Northeast Music and Film Festival, to be held at selected Festival venues from June 11 to June 15, 2008, until 4:00 a.m.
2. 22nd TD Canada Trust Toronto Jazz Festival to be held from June 20 to June 29, 2008;
3. Roncesvalles Polish Festival to be held from September 12 - 17, 2008
4. 47th Annual Toronto Outdoor Art Exhibition to be held on Nathan Phillips Square from July 11 to 13, 2008
5. 14th GWN Dragon Boat Challenge to be held on September 6 and 7, 2008 at the Marilyn Bell Park and the Western Beaches Watercourse
6. Toronto's Festival of Beer to be held at Historic Fort York on August 7 and 8, 2008, from 4:00 p.m. to 10:00 p.m., and on August 9 and 10, 2008, from 1:00 p.m. to 7:00 p.m.
7. Fringe of Toronto Theatre Festival to be held from July 2 - 13, 2008

8. 12th Festival on Bloor to be held on sidewalks, between Spadina Avenue and Bathurst Street on June 8, 2008, between 12:00 noon and 6:00 p.m.
9. 42nd Annual CHIN International Picnic to be held at Exhibition Place on June 28 to July 1, 2008 from 12:00 noon until 12:00 midnight;
10. 21st Annual Portugal Week Festival, to be held from June 6 to June 8, 2008;
11. Taste of Little Italy Festival to be held at various locations on College Street between Shaw Street and Euclid Avenue, on June 13, 2008 from 6:00 p.m. to 3:00 a.m., on June 14, 2008 from 11:00 a.m. to 3:00 a.m. and on June 15, 2008, from 11:00 a.m. to 10:00 p.m.;
12. Fiera 2008, to be held at various locations on College Street between Shaw Street and Euclid Avenue, from Saturday August 30, 2008 from 11:00 am to 3:00 a.m. on Sunday August 31, 2008 from 1:00 a.m. to 3:00 a.m.;
13. Hogtown Hoetown Festival to be held in Market Lane Park beside the North St. Lawrence Market on July 18, 2008 from 5:00 p.m. to 11:00 p.m. and on Saturday July 19, 2008 from 9:00 a.m. to 8:00 p.m.;
14. Word on the Street book and magazine festival to be held on September 28, 2008 from 11:00 a.m. to 7:00 p.m. in Queen's Park;
15. Cabbagetown Festival, to be held on September 6 and 7, 2008;
16. The South Asian Festival, to be held on August 23 and 24, 2008 on Gerrard Street East between Coxwell Avenue and Greenwood Avenue;
17. Salsa on St. Clair Festival, to be held on July 12 and 13, 2008 on St. Clair Avenue West;
18. Waterfront Blues Festival to be held at Woodbine Park on June 5, 6, and 7, 2008;
19. Beaches Canada Day Jam to be held at Woodbine Park on July 1, 2008;
20. Beaches Jazz Festival to be held at Woodbine Park on July 18, 19 and 20, 2008;
21. Beaches Jazz Festival to be held at Kew Gardens on July 26 and 27, 2006;
22. Beachfest to be held at Woodbine Park on August 31, 2008.

Summary

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

Background Information

North by Northeast Music Festival - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12211.pdf>)

Roncesvalles Polish Festival - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12140.pdf>)

Taste of Little Italy - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12141.pdf>)

Fiera 2008 - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12142.pdf>)

Cabbagetown Festival - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12143.pdf>)

Festival of South Asia - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12144.pdf>)

Communications

(February 20, 2008) letter from Carolyn Fleming, East York Curling Club, respecting their 12th Annual Summer Bonspiel to be held on June 13 and 14, 2008 (TE.Main.TE14.65.1)

(February 14, 2008) e-mail from Mike Tanner, North by Northeast Music and Film Festival, respecting their event to be held at selected Festival venues on June 11 to June 15, 2008, until 4:00 a.m. (TE.Main.TE14.65.2)

(January 31, 2008) letter from Patti Marshall respecting the 22nd TD Canada Trust Toronto Jazz Festival to be held at three venues on June 20 to June 29, 2008, until 4:00 a.m.

(TE.Main.TE14.65.3)

(February 4, 2008) letter from Andrew Chomentowski, Roncesvalles Village BIA, respecting the Roncesvalles Polish Festival to be held on September 12 - 17, 2008, at various times

(TE.Main.TE14.65.4)

(February 20, 2008) letter from Kelly Rintoul respecting the 47th Annual Toronto Outdoor Art Exhibition to be held on Nathan Phillips Square on July 11 - 13, 2008, at various times

(TE.Main.TE14.65.5)

(February 26, 2008) e-mail from Aaron Soroka respecting the 14th GWN Dragon Boat Challenge to be held on September 6 and 7, 2008, operation of beer tent to be from 11:00 a.m. to 8:30 p.m., at the Marilyn Bell Park and the Western Beaches Watercourse

(TE.Main.TE14.65.6)

(February 27, 2008) letter from Greg Cosway respecting Toronto's Festival of Beer to be held at Historic Fort York on August 7 and 8, 2008, from 4:00 p.m. to 10:00 p.m., and on August 9 and 10, 2008, from 1:00 p.m. to 7:00 p.m. (TE.Main.TE14.65.7)

(March 10, 2008) letter from Gideon Arthurs respecting the Fringe of Toronto Theatre Festival to be held at three venues from July 2 - 13, 2008 (TE.Main.TE14.65.8)

(March 13, 2008) letter from Suzanne Landriault, Miles Nadal Jewish Community Centre, respecting the 12th Festival on Bloor to be held on sidewalks, between Spadina Avenue and Bathurst Street on June 8, 2008, between 12:00 noon and 6:00 p.m. (TE.Main.TE14.65.9)

(March 17, 2008) letter from Arlene Campbell, Exhibition Place, respecting the 42nd Annual CHIN International Picnic to be held at Exhibition Place on June 28 - July 1, 2008 from 12:00 noon until 12:00 midnight (TE.Main.TE14.65.10)

(March 27, 2008) letter from Deputy Mayor Pantalone respecting Portugal Week 2008 events to be held at various locations from June 6 - 8, 2008 at various times (TE.Supp.TE14.65.11)

(March 27, 2008) letter from Deputy Mayor Pantalone respecting The Taste of Little Italy Festival to be held at various restaurants on College Street, between Shaw Street and Euclid

Avenue, from June 13 - 15, 2008 at various times (TE.Supp.TE14.65.12)
 (March 27, 2008) letter from Deputy Mayor Pantalone respecting Fiera 2008 to be held at various restaurants on College Street, between Shaw Street and Euclid Avenue, from August 30 - September 1, 2008 at various times (TE.Supp.TE14.65.13)
 (March 31, 2008) letter from Katrina Hicks, Wildeboer Dellelce LLP, respecting their anniversary event to be held on Temperance Street, between Bay and Sheppard on June 19, 2008 from 6:00 p.m. - 11:00 p.m., and also requesting street closure from 2:00 p.m. (TE.Supp.TE14.65.14)
 (April 1, 2008) e-mail from Al Smith, The St. Lawrence Market Neighborhood BIA, respecting their Hogtown Hoedown to be held on July 18-19, 2008, on Friday, 5:00 p.m.-11:00 p.m. and Saturday, 9:00 a.m.-8:00 p.m. (TE.New.TE14.65.15)
 (March 31, 2008) e-mail from Sue Graham Nutter, Marketing Consultant, respecting The Word On The Street, to be held on Sunday September 28th, 2008 from 11 a.m. - 7 p.m. (TE.New.TE14.65.16)
 (April 3, 2008) e-mail from Doug Fisher, Old Cabbagetown BIA, respecting the Cabbagetown Festival to be held at on outdoor patios of various restaurants on September 6 and 7, 2008 from 11:00 a.m. to 11:00 p.m. (TE.New.TE14.65.17)
 (April 7, 2008) letter from Councillor Bussin respecting the South Asian Festival to be held on August 23, 2008 from noon - 1:00 a.m. and August 24, 2008 from noon - 11:00 p.m., on Gerrard Street East, between Coxwell Avenue and Greenwood Avenue at various restaurants (TE.New.TE14.65.18)
 (April 8, 2008) memo from Councillor Mihevc respecting Salsa on St. Clair and a request for a liquor license extension until 2:00 a.m. on July 13, 2008 (TE.New.TE14.65.19)
 (April 8, 2008) e-mail from David McCully, Councillor Bussin's Office, respecting the Beaches Festivals to be held on various dates at various locations (TE.New.TE14.65.20)

TE14.66	NO AMENDMENT			Ward: 27
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Ontario Municipal Board Hearing - 33 Berryman Street

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council instruct the City Solicitor and the Acting Chief Planner and Executive Director, City Planning, to attend the Ontario Municipal Board Hearing in support of the refusal of the variances relating to Committee of Adjustment Application A0965/07/TEY respecting 33 Berryman Street.

(March 19, 2008) Letter from Councillor Rae

Committee Recommendations

The Toronto and East York Community Council recommends that City Council instruct the City Solicitor and the Acting Chief Planner and Executive Director, City Planning, to attend the

Ontario Municipal Board Hearing in support of the refusal of the variances relating to Committee of Adjustment Application A0965/07/TEY respecting 33 Berryman Street.

Summary

Councillor Rae requesting that the Toronto and East York Community Council recommend to City Council that the City Solicitor and the Acting Chief Planner be instructed to attend the Ontario Municipal Board hearing in support of the refusal of the variances relating to Committee of Adjustment Application A0965/07/TEY.

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11950.pdf>

Attachment - Staff Report from Director, Community Planning, Toronto and East York District, addressed to the Chairman and Members of the Committee of Adjustment, Toronto and East York Panel

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11951.pdf>

Communications

(January 9, 2008) letter from Committee of Adjustment Attachment - Notice of Decision on file with the City Clerk's Office (TE.Main)

TE14.67	NO AMENDMENT			Ward: 28
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AGCO Application - Tender Trap Restaurant - 580 Parliament Street

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council direct the City Solicitor to advise the Registrar of the Alcohol and Gaming Commission of Ontario ("AGCO") that the City of Toronto withdraws its objection to the issuance of a liquor licence for the Tender Trap Restaurant, 580 Parliament Street.
2. City Council authorize the City Solicitor to attend all proceedings before the AGCO in this matter and to take all necessary actions to give effect to Part 1.

(April 8, 2008) Letter from Councillor McConnell

Committee Recommendations

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

1. direct the City Solicitor to advise the Registrar of the Alcohol and Gaming Commission

of Ontario (“AGCO”) that the City of Toronto withdraws its objection to the issuance of a liquor licence for the Tender Trap Restaurant, 580 Parliament Street;

2. authorize the City Solicitor be authorized to attend all proceedings before the AGCO in this matter and be directed to take all necessary actions to give effect to Recommendation 1.

Summary

Councillor McConnell requesting Toronto and East York Community Council recommend to City Council that:

1. the City Solicitor be directed to advise the Registrar of the Alcohol and Gaming Commission of Ontario (“AGCO”) that the City of Toronto withdraws its objection to the issuance of a liquor licence for the Tender Trap Restaurant, 580 Parliament Street; and
2. 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 this Motion.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11957.pdf>)

TE14.68	NO AMENDMENT			Ward: 21
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Ontario Municipal Board Hearing - 177 Lyndhurst Avenue

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council instruct the City Solicitor to attend the Ontario Municipal Board Hearing in support of the refusal of the Committee of Adjustment application respecting 177 Lyndhurst Avenue.

(March 31, 2008) Letter from Councillor Mihevc

Committee Recommendations

The Toronto and East York Community Council recommends that City Council instruct the City Solicitor to attend the Ontario Municipal Board Hearing in support of the refusal of the Committee of Adjustment application respecting 177 Lyndhurst Avenue.

Summary

Councillor Mihevc requesting that the Toronto and East York Community Council recommend to City Council that authority be given for the City Solicitor to attend the Ontario Municipal Board Hearing in support of the refusal of the application, whenever the hearing date has been scheduled.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-11960.pdf>)

Communications

(February 20, 2008) letter from Committee of Adjustment Attachment - Notices of Decision on file with the City Clerk's Office (TE.Main)

TE14.69	NO AMENDMENT			Ward: 21
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Amendment to Chapter 925 - Reduction of Permit Parking - Christie Street, Wychwood Avenue and Benson Avenue

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council reduce the overnight on-street permit parking hours of operation on Christie Street from Tyrrel Avenue to Ellsworth Avenue, from 12:01 a.m. to 9:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 a.m., 7 days a week; Benson Avenue from Christie Street to Wychwood Avenue and Wychwood Avenue from St. Clair Avenue West to Alcina Avenue, from 12:01 a.m. to 10:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 a.m., 7 days a week.

(April 8, 2008) Letter from Councillor Mihevc

Committee Recommendations

The Toronto and East York Community Council recommends that City Council reduce the overnight on-street permit parking hours of operation on Christie Street from Tyrrel Avenue to Ellsworth Avenue, from 12:01 a.m. to 9:00 a.m., 7 days a week to 12:01 a.m. to 7:00 a.m., 7 days a week; Benson Avenue from Christie Street to Wychwood Avenue and Wychwood Avenue from St. Clair Avenue West to Alcina Avenue, from 12:01 a.m. to 10:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 a.m., 7 days a week.

Decision Advice and Other Information

The Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District, to report back to Toronto and East York Community Council at its meeting of November 2008 on the permit parking operating hours on Christie

Street from Tyrrel Avenue to Ellsworth Avenue, Benson Avenue from Christie Street to Wychwood Avenue and Wychwood Avenue from St. Clair Avenue West to Alcina Avenue.

Summary

Councillor Mihevc requesting that the overnight on-street permit parking hours on Christie Street, from Tyrrel Avenue to Ellsworth Avenue, be reduced from 12:01 a.m. to 9:00 a.m., 7 days a week to 12:01 a.m. to 7:00 a.m., 7 days a week; Benson Avenue, from Christie Street to Wychwood Avenue and Wychwood Avenue, from St. Clair Avenue West to Alcina Avenue, be reduced from 12:01 a.m. to 10:00 a.m., 7 days a week, to 12:01 a.m. to 7:00 a.m., 7 days a week, to accommodate the parking of construction crews for the Green Arts Barn development (former TTC Wychwood streetcar barns).

Background Information

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12059.pdf>

TE14.71	NO AMENDMENT			Ward: 21
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Ontario Municipal Board Hearing - 106 Wychwood Park

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council instruct the City Solicitor and the Acting Chief Planner and Executive Director, City Planning, to attend the Ontario Municipal Board in support of the Committee of Adjustment Decision respecting 106 Wychwood Park.

(April 7, 2008) Letter from Councillor Mihevc

Committee Recommendations

The Toronto and East York Community Council recommends that City Council instruct the City Solicitor and the Acting Chief Planner and Executive Director, City Planning, to attend the Ontario Municipal Board in support of the Committee of Adjustment Decision respecting 106 Wychwood Park.

Summary

Councillor Mihevc requesting that the Toronto and East York Community Council recommend to City Council that the City Solicitor and the Acting Chief Planner be instructed to attend the Ontario Municipal Board hearing to defend the decision of the Committee of Adjustment and the unique character of the area.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12062.pdf>)

Communications

(February 27, 2008) letter from Committee of Adjustment Attachment - Notices of Decision on file with the City Clerk's Office (TE.New)

TE14.72	NO AMENDMENT			Ward: 21
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Ontario Municipal Board Hearing - 2 Croydon Road

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motion:

1. City Council authorize the City Solicitor and the Acting Chief Planner and Executive Director, City Planning, to attend the Ontario Municipal Board Hearing in support of the revised plans submitted by the applicant regarding 2 Croydon Road.

(April 8, 2008) Letter from Councillor Mihevc

Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the City Solicitor and the Acting Chief Planner and Executive Director, City Planning, to attend the Ontario Municipal Board Hearing in support of the revised plans submitted by the applicant regarding 2 Croydon Road.

Summary

Councillor Mihevc requesting that the Toronto and East York Community Council recommend to City Council that the Acting Chief Planner be instructed to attend the Ontario Municipal Board hearing to support the revised plan.

Background Information

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12066.pdf>)

Communications

(January 23, 2008) letter from Committee of Adjustment Attachment - Notice of Decision on file with the City Clerk's Office (TE.New)

TE14.73	AMENDED			Ward: 28
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Construction and Maintenance of a Condominium Sales Centre – 18 Lower Jarvis Street (also known as 1 Market Street)

City Council Decision

City Council on April 28 and 29, 2008, adopted the following motions:

1. City Council grant approval for the construction and maintenance of a sales centre measuring approximately 46 m by 6.4 m (294.4 m²) within the public right of way on the Market Street flank of 18 Lower Jarvis Street subject to:
 - a. the sales centre, including the stairs and barrier-free ramp, being set back 1.3 m from the curb of Market Street;
 - b. the property owners relinquishing their existing boulevard parking licence;
 - c. the applicant adhering to and satisfying all requirements/clearances requested by Enbridge Gas Distribution;
 - d. Context Inc. entering into a licence agreement for the construction and maintenance of the sales centre and temporary asphalt sidewalk with the City of Toronto, agreeing to but not limited to the following:
 - i. design, construct and maintain the sales centre and temporary asphalt sidewalk 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 sales centre beyond what is allowed under the terms of the Agreement;
 - ii. obtain approval for the construction of the sales centre from Toronto Building;
 - iii. pay an annual fee of \$72,800.00 for the use of the public right-of-way as determined by the Director of Real Estate Services, Facilities and Real Estate, to be adjusted annually by the Consumer Price Index (CPI);
 - iv. the maximum term of the lease shall not exceed beyond a 24-month period;
 - v. advertising on the sales centre be permitted on the east elevation only, facing Lower Jarvis Street;

- vi. remove the sales and/or temporary asphalt sidewalk for municipal and/or utility purposes, upon receiving 90 days written notice to do so;
 - vii. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in the amount not less than \$2,000,000.00 or such greater amount as the Deputy City Manager and Chief Financial Officer may require; and
 - viii. 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 the City Solicitor to prepare and execute the licence agreement.

(April 7, 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. grant approval for the construction and maintenance of a sales centre measuring approximately 46 m by 6.4 m (294.4 m²) within the public right of way on the Market Street flank of 18 Lower Jarvis Street subject to:
 - a. the sales centre, including the stairs and barrier-free ramp, being set back 1.3 m from the curb of Market Street ;
 - b. the property owners relinquishing their existing boulevard parking licence;
 - c. the applicant adhering to and satisfying all requirements/clearances requested by Enbridge Gas Distribution;
 - d. Context Inc. entering into a licence agreement for the construction and maintenance of the sales centre with the City of Toronto, agreeing to but not limited to the following:
 - i. designing, constructing and maintaining the sales centre 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 sales centre beyond what is allowed under the terms of the Agreement;

- ii. obtaining approval for the construction of the sales centre from Toronto Building;
 - iii. paying an annual rental fee of \$72,800.00 for the use of the public right of way as determined by the Director of Real Estate Services, Facilities & Real Estate, to be adjusted annually by the Consumer Price Index (CPI);
 - iv. the maximum term of the lease shall not extend beyond a 24 months period;
 - v. advertising on the sales centre being permitted on the east elevation only, facing Lower Jarvis Street;
 - vi. removing the sales centre for municipal and/or public utility purposes, upon receiving 90 days written notice to do so;
 - vii. indemnifying the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in the amount not less than \$2,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - viii. accepting such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City; and
2. direct the City Solicitor to prepare and execute the licence agreement.

Summary

Transportation Services is in receipt of a request from the developer of 18 Lower Jarvis Street, also known as 1 Market Street, to allow for the construction and maintenance of a sales centre measuring approximately 46 m in length and 6.4 m in width (294.4 m²), which will encumber the public right of way on the Market Street flank of 18 Lower Jarvis Street. The sales centre will be used in connection with a proposed mixed use condominium building to be built at 18 Lower Jarvis Street.

We have reviewed the proposal and do not recommend approval since it is a large structure, used solely for commercial purposes, and will encumber the public right of way for an extended period of time. Furthermore, the proposal does not meet the requirements of the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks, pertaining to allowable encroachments within the public right of way and would set an undesirable precedent for future similar requests by developers.

Background Information

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12068.pdf>

Additional Background Information (City Council)

- Report (April 28, 2008) from the General Manager, Transportation Services ([TE14.73a](#))

Submitted Tuesday, April 8, 2008

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