
Toronto and East York Community Council

Meeting No. 15
Meeting Date Tuesday, May 6, 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

| | | | | |
|--------|---------|--|--|----------|
| TE15.1 | Adopted | | | Ward: 27 |
|--------|---------|--|--|----------|

Permanent Closure of Public Lane at the rear of 76 Davenport Road

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council enact the draft by-law from the City Solicitor to permanently close the public lane at the rear of 76 Davenport Road.

Statutory - City of Toronto Act, 2006

(April 22, 2008) Draft By-law from City Solicitor

Committee Recommendations

The Toronto and East York Community Council recommends that City Council enact the draft by-law from the City Solicitor to permanently close the public lane at the rear of 76 Davenport Road.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 6, 2008 and notice was given in accordance with the *City of Toronto Act, 2006*, and no one addressed the Community Council.

Summary

To enact By-Law to permanently close the public lane at the rear of 76 Davenport Road, designated as Part 1 on Plan 66R-23382, City of Toronto.

Background Information (Committee)

By-Law

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12520.pdf>)

| | | | | |
|--------|---------|--|--|----------|
| TE15.5 | Adopted | | | Ward: 28 |
|--------|---------|--|--|----------|

Cash Payment-in-lieu of Providing Parking - 56 Temperance Street

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council approve the application by Goodmans, Barristers & Solicitors, on behalf of BRE (56 Temperance Street) for a cash payment-in-lieu of providing eight parking spaces, in the amount of \$20,000.00.
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 eight parking spaces, in the amount of \$20,000.00.

(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. approve the application by Goodmans, Barristers & Solicitors, on behalf of BRE (56 Temperance Street) for a cash payment-in-lieu of providing eight parking spaces, in the amount of \$20,000.00.
2. approve the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of eight parking spaces, in the amount of \$20,000.00.

Financial Impact

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

Summary

A developer is proposing to construct an at-grade infill restaurant addition to an existing 10-storey office building at Premises No. 56 Temperance Street. As part of the proposal, eight existing at-grade parking spaces will be eliminated, which will result in a shortfall of eight

parking spaces. In view of this short fall, 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 cash payment-in-lieu of parking.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12451.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12452.pdf>)

| | | | | |
|--------|---------|--|--|----------|
| TE15.6 | Amended | | | Ward: 28 |
|--------|---------|--|--|----------|

Final Report - Rezoning Application - 1 Front Street East, 5-7 The Esplanade

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 of the report (April 18, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Prior to the submission of the Bill to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following benefits:
 - a. if required by the City Solicitor in consultations with the Manager, Heritage Preservation Services, a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 1 Front Street East, subject to the approved alternations, to the satisfaction of the Manager, Heritage Preservation Services, and that the draft by-law be revised if necessary;
 - b. a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure as pertaining to the reasons for designation; detailed descriptions/specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of

- costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction;
- c. prior to the issuance of any building permit for 1 Front Street East, including a permit for demolition, excavation and /or shoring of the subject property:
 - i. provide a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the Conservation Plan; and
 - ii. provide building permit drawings to the satisfaction of the Manager, Heritage Preservation Services;
 - d. prior to the release of the Letter of Credit:
 - i. complete the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;
 - e. provide and maintain public art works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the site;
 - f. provide knock-out panels at the northwest corner of the site on the Front Street East wall and Yonge Street wall to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and
 - g. provide continuous weather protection with a minimum depth of 2.6 metres and a minimum height of 3 metres along Yonge Street;
 - h. incorporate, in the construction of the building, exterior materials to be shown on the podium on 1:50 scale drawings along Front Street East, Yonge Street and The Esplanade with building materials labelled to the approval of the Chief Planner and Executive Director;
 - i. provide the incorporation in the construction of the site, landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
 - j. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer irrigation system, to the satisfaction of the General Manager, Technical Services;
 - k. be required to build in conformity with a Green Development Standard

Checklist submitted by the applicant and date stamped as received by the Chief Planner and Executive Director on April 16, 2008;

- l. provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular, large growing shade trees to the satisfaction of the Director of Urban Forestry:
 - i. sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than one metre;
 - ii. an engineered draining system which prevents soil saturation; and
 - iii. a continuous tree trench, in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual.
- m. provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwells and associated enclosure satisfactory to the Chief Planner and Executive Director, City Planning Division;
- n. agree that no vehicular lay-by drop-off / pick-up facility will be provided along The Esplanade, Scott Street and Yonge Street frontages for the development project;
- o. provide a green roof satisfactory to the Chief Planner and Executive Director, City Planning subject to wind and feasibility studies, satisfactory to the Chief Planner and Executive Director;
- p. provide, prior to the issuance of the superstructure building permit, an indexed financial contribution to the City, to be determined through consultation between the applicant, staff and local Councillor to contribute to area improvements, which may include the Yonge Street Pedestrian Promenade Plan, heritage lighting in St. Lawrence Community Improvement Plan Area, public realm improvements in the St. Lawrence Community Improvement Area and/or a seniors centre to be provided at 70 The Esplanade;
- q. require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act;
- r. the residential parking requirement may be reduced by 10 spaces for each Autoshare parking space (or other provider of shared parking spaces as may be approved by the Executive Director of Technical Services) provided and maintained in the project;
- s. that the owner be required to offer residential unit purchasers, who do not

- purchase a parking space, free membership or initiation fees to the Autoshare program to be provided in the building (or other car sharing program, such as Zipcar, as may be approved by the General Manager of Transportation), details of which are to be provided in the Transportation Demand Management Plan;
- t. pay all costs associated with the traffic control signal length extension at Yonge Street and Front Street East, as recommended in the December 2007 Traffic Impact Study prepared by IBIGroup;
 - u. provide, if required by the accepted Functional Servicing Report for the design and installation of odour control measures at the Scott Street Pumping Station, at the owner's expense, to the satisfaction of the Executive Director of Technical Services; and
 - v. comply with any other condition to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director, City Planning, acting reasonably.
4. The owner be required to provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-upgrades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.
 5. City Council approve the alterations to the heritage property at 1 Front Street East (the Sony Centre for the Performing Arts), substantially in accordance with the plans and drawings prepared by Studio Daniel Libeskind and Page and Steele Architects, date stamped received by the City Planning Division on March 12, 2007 and on January 11, 2008, and on file with the Manager, Heritage Preservation Services subject to the Board of Directors of the Sony Centre for the Performing Arts and the applicant, Castlepoint Reality Partners Limited:
 - a. prior to final site plan approval;

entering into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 1 Front Street East, subject to the approved alternations, to the satisfaction of the Manager, Heritage Preservation Services;

providing a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure as pertaining to the Reasons for Designation; detailed descriptions /specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction;
 - b. prior to the issuance of any building permit for 1 Front Street East, including a

permit for 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 the work identified in the Conservation Plan; providing building permit drawings to the satisfaction of the Manager, Heritage Preservation Services; and

- c. prior to the release of the Letter of Credit; completing the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;
6. City Council state its intention to designate the property at 1 Front Street East (The Sony Centre for the Performing Arts), under Part IV, Section 29 of the Ontario Heritage Act.
7. If there are no objections to this designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
8. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.
9. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the Board of Directors of the Sony Centre for the Performing Arts and Castlepoint Realty Partners Limited, for the property at 1 Front Street East.
10. City Council amend the recommendations of the report of Heritage Preservation Services staff, dated March 31, 2008 (Parts 5 to 9 above), to comply with the recommendations of the Supplementary Report (TE15.6c) and the Final Planning Report dated April 18, 2008;
11. City Council request that Toronto Hydro conduct a street lighting audit for Yonge Street between Richmond Street to Queens Quay and report the results to Toronto and East York Community Council by the end of 2008.
12. City Council request that GO Transit remove the knock-out panels in the Yonge St. railway underpass as per the Site Plan Approval conditions for the GO bus Terminal.
13. City Council direct The Chief Planner and Executive Director, City Planning or his designate to address a connection to Enwave at the time of Site Plan Approval application review.
14. City Council amend the previously recommended Zoning By-law amendment to require a minimum of 300 bicycle parking spaces for the residential units and that the spaces be provided at 1 Front Street East and/or 5-7 The Esplanade.
15. City Council determine that no further Notice be given.
16. The following Recommendations of the Toronto and East York Community Council

with respect to the securing of benefits be referred to the Chief Planner and Executive Director, City Planning, as part of the report requested in Part 18 below:

- "- provide and maintain between 5-7 The Esplanade and the site a publicly accessible under street level walkway (PATH) connection generally as shown on the Basement 02 Floor Plan prepared by Studio Daniel Libeskind and Page + Steele, which shall:
 - i. be fully enclosed and weather protected;
 - ii. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
 - iii. be satisfactorily illuminated;
 - provide and maintain within the site a publicly accessible PATH walkway connecting the tunnel from 5-7 The Esplanade to the Sony Centre generally as shown on the Lower Ground Floor Plan prepared by Studio Daniel Libeskind and Page + Steele, which shall:
 - i. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
 - ii. be satisfactorily illuminated.
 - prior to the construction of any structure or building at 5-7 The Esplanade, provide a knock-out panel on The Esplanade side of Sony Centre site to accommodate the potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and enter into the Wayfinding Agreement, and to be detailed in an easement agreement;
 - pay all costs associated with the approved underground PATH tunnel connection to 5-7 The Esplanade;"
17. The Chief Planner and Executive Director, City Planning, and Councillor McConnell meet with area representatives and the applicant to evaluate both the below and above-grade options for a pedestrian/PATH link between 1 Front Street East and 5-7 The Esplanade, and include in their review aesthetics, the physical context and views (in the case of an above-grade option), and accessibility, safety, servicing constraints, technical issues and costs for both options.
 18. The Chief Planner and Executive Director, City Planning, report to Toronto and East York Community Council, in consultation with other necessary Divisions, on the outcome of this further review as soon as possible.
 19. The Chief Planner and Executive Director, City Planning Division, report, in

consultation with appropriate staff, on prioritizing the development of a master plan for the expansion of the PATH system, and report with an update to the Planning and Growth Management Committee and work program implications.

20. Heritage Preservation Services staff be requested to expedite the processing of the application for heritage approvals.
21. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 of the report (April 18, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. Prior to the submission of the Bill to City Council for enactment, the applicant be required to submit to the Executive Director of Technical Services for review and acceptance, a revised Functional Servicing Report that addresses odour control at the Scott Street Pumping Station.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Prior to the submission of the Bill to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure the following benefits:
 - a. a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 1 Front Street East, subject to the approved alternations, to the satisfaction of the Manager, Heritage Preservation Services;
 - b. a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure as pertaining to the reasons for designation; detailed descriptions/specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of

- costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction;
- c. prior to the issuance of any building permit for 1 Front Street East, including a permit for demolition, excavation and /or shoring of the subject property;
 - i. provide a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the Conservation Plan;
 - ii. provide building permit drawings to the satisfaction of the Manager, Heritage Preservation Services; and
 - d. prior to the release of the Letter of Credit;
 - i. complete the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;
 - e. provide and maintain public art works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the site;
 - f. provide and maintain between 5-7 The Esplanade and the site a publicly accessible under street level walkway (PATH) connection generally as shown on the Basement 02 Floor Plan prepared by Studio Daniel Libeskind and Page + Steele, which shall:
 - i. be fully enclosed and weather protected;
 - ii. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
 - iii. be satisfactorily illuminated.
 - g. provide and maintain within the site a publicly accessible PATH walkway connecting the tunnel from 5-7 The Esplanade to the Sony Centre generally as shown on the Lower Ground Floor Plan prepared by Studio Daniel Libeskind and Page + Steele, which shall:
 - i. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
 - ii. be satisfactorily illuminated.
 - h. prior to the construction of any structure or building at 5-7 The Esplanade, provide a knock-out panel on The Esplanade side of Sony Centre site to accommodate the potential future connection to the PATH system, satisfactory

to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and enter into the Wayfinding Agreement, and to be detailed in an easement agreement;

- i. pay all costs associated with the approved underground PATH tunnel connection to 5-7 The Esplanade;
- j. provide knock-out panels at the northwest corner of the site on the Front Street East wall and Yonge Street wall to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and
- k. provide continuous weather protection with a minimum depth of 3 metres and a minimum height of 3 metres along Yonge Street;
- l. incorporate, in the construction of the building, exterior materials to be shown on the podium on 1:50 scale drawings along Front Street East, Yonge Street and The Esplanade with building materials labelled to the approval of the Chief Planner and Executive Director;
- m. provide the incorporation in the construction of the site, landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
- n. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer irrigation system, to the satisfaction of the General Manager, Technical Services;
- o. be required to build in conformity with a Green Development Standard Checklist submitted by the applicant and date stamped as received by the Chief Planner and Executive Director on April 16, 2008;
- p. provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular, large growing shade trees to the satisfaction of the Director of Urban Forestry:
 - i. sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than one metre;
 - ii. an engineered draining system which prevents soil saturation; and
 - iii. a continuous tree trench, in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual.

- q. provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwells and associated enclosure satisfactory to the Chief Planner and Executive Director, City Planning Division
- r. agree that no vehicular lay-by drop-off / pick-up facility will be provided along The Esplanade, Scott Street and Yonge Street frontages for the development project;
- s. provide a green roof satisfactory to the Chief Planner and Executive Director, City Planning Division;
- t. provide, prior to the issuance of the superstructure building permit, an indexed financial contribution to the City, to be determined through consultation between the applicant, staff and local Councillor to contribute to area improvements, which may include the Yonge Street Pedestrian Promenade Plan, heritage lighting in St. Lawrence Community Improvement Plan Area, public realm improvements in the St. Lawrence Community Improvement Area and/or a seniors centre to be provided at 70 The Esplanade;
- u. require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*;
- v. the residential parking requirement may be reduced by 10 spaces for each Autosshare parking space (or other provider of shared parking spaces as may be approved by the Executive Director of Technical Services) provided and maintained in the project;
- w. that the owner be required to offer residential unit purchasers, who do not purchase a parking space, free membership or initiation fees to the Autosshare program to be provided in the building (or other car sharing program, such as Zipcar, as may be approved by the General Manager of Transportation), details of which are to be provided in the Transportation Demand Management Plan;
- x. pay all costs associated with the traffic control signal length extension at Yonge Street and Front Street East, as recommended in the December 2007 Traffic Impact Study prepared by IBI Group;
- y. provide, if required by the accepted Functional Servicing Report for the design and installation of odour control measures at the Scott Street Pumping Station, at the owner's expense, to the satisfaction of the Executive Director of Technical Services; and
- z. comply with any other condition to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director, City Planning, acting reasonably;

5. Prior to the submission of the Bill to City Council for enactment, City Council require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*.
6. The owner be required to provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.
7. City Council approve the alterations to the heritage property at 1 Front Street East (the Sony Centre for the Performing Arts), substantially in accordance with the plans and drawings prepared by Studio Daniel Libeskind and Page and Steele Architects, date stamped received by the City Planning Division on March 12, 2007 and on January 11, 2008, and on file with the Manager, Heritage Preservation Services subject to the Board of Directors of the Sony Centre for the Performing Arts and the applicant, Castlepoint Reality Partners Limited:
 - a. prior to final site plan approval;

entering into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property at 1 Front Street East, subject to the approved alternations, to the satisfaction of the Manager, Heritage Preservation Services;

providing a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure as pertaining to the Reasons for Designation; detailed descriptions /specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction;
 - b. prior to the issuance of any building permit for 1 Front Street East, including a permit for 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 the work identified in the Conservation Plan; providing building permit drawings to the satisfaction of the Manager, Heritage Preservation Services; and
 - c. prior to the release of the Letter of Credit; completing the heritage conservation work, satisfactory to the Manager, Heritage Preservation Services;
8. City Council state its intention to designate the property at 1 Front Street East (The Sony Centre for the Performing Arts), under Part IV, Section 29 of the *Ontario Heritage Act*;
9. If there are no objections to this designation in accordance with Section 29(6) of the

Ontario Heritage Act, the solicitor be authorized to introduce the Bill in Council designating the property under Part IV, Section 29 of the *Ontario Heritage Act*;

10. If there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
11. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the Board of Directors of the Sony Centre for the Performing Arts and Castlepoint Realty Partners Limited, for the property at 1 Front Street East;
12. City Council request that Toronto Hydro conduct a street lighting audit for Yonge Street between Richmond Street to Queens Quay and report the results to Toronto and East York Community Council by the end of 2008;
13. City Council request that GO Transit remove the knock-out panels in the Yonge St. railway underpass as per the Site Plan Approval conditions for the GO bus Terminal;
14. City Council direct The Chief Planner and Executive Director, City Planning or his designate to address a connection to Enwave at the time of Site Plan Approval application review; and
15. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Committee Decision Advice and Other Information

The Toronto and East York Community Council:

1. directed the Chief Planner and Executive Director, City Planning, General Manager, Transportation Services and Executive Director, Technical Services, to work with the Ward Councillor to develop plans for the following measures, and report back to the Toronto and East York Community Council on implementation strategies by Fall 2008:
 - a. the closure of Scott St. between Front St. E. and Scott Lane and the creation of a civic plaza;
 - b. the reconfiguration and narrowing of the Yonge St. pavement between Front St. E. and The Esplanade, taking into account the previously approved bicycle lanes and other Yonge St. pedestrian promenade initiatives;
 - c. the removal or reconfiguration of the portion of the circular driveway serving 1 Front St. E. located within the road allowance to provide a widened sidewalk, in consultation with the St. Lawrence Market Neighbourhood BIA; and
 - d. the feasibility of signaling the intersection of Yonge St. and The Esplanade;
2. requested the Chief Planner and Executive Director, City Planning to re-convene the

previously established working group during the Site Plan process to address issues outlined in the report (April 18, 2008) from the Acting Director, Community Planning, Toronto and East York District, and issues raised at the May 6, 2008 public meeting; and

3. requested the Chief Planner and Executive Director, City Planning Staff report directly to City Council on the amendments proposed by the applicant.

The Toronto and East York Community Council held a statutory public meeting on May 6, 2008 and notice was given in accordance with the *Planning Act*.

Summary

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

This application proposes a mixed use development consisting of an expansion of the Sony Centre cultural facility, to be called ArtsLab, and the addition of a 57-storey residential tower (total height from grade on The Esplanade) located at the southwest corner of the property (northwest corner of Yonge Street and The Esplanade). The majority of the existing heritage building would be retained. The property includes 1 Front Street East and 5-7 The Esplanade. The parking for the Sony Centre and the residential condominium is proposed below grade at 5-7 The Esplanade.

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

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12462.pdf>

Background Information (City Council)

(May 27, 2008) report from Chief Planner and Executive Director, City Planning Division (TE15.6c)

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-13483.pdf>

Communications (Committee)

(April 30, 2008) e-mail from Peter Gabor, Intern Architect - Associate Martin Associates Architects (TE.Supp.TE15.6.1)

(May 1, 2008) e-mail from Catrina Padmore (TE.Supp.TE15.6.2)

(May 1, 2008) e-mail from Esther Jeon - LL. B Candidate (2008) Osgoode Hall Law School (TE.Supp.TE15.6.3)

(April 30, 2008) e-mail from 10 Identical letters. (TE.Supp.TE15.6.4)

(May 1, 2008) e-mail from Bruce Buttimore (TE.Supp.TE15.6.5)

(May 1, 2008) e-mail from John Vanstone (TE.New.TE15.6.6)

(May 1, 2008) e-mail from Catrina Padmore (TE.New.TE15.6.7)

(May 1, 2008) e-mail from Peter Hernandez (TE.New.TE15.6.8)

(May 1, 2008) e-mail from Patricia Coughlin (TE.New.TE15.6.9)

(May 1, 2008) e-mail from Margaret Haliburton (TE.New.TE15.6.10)

- (May 2, 2008) e-mail from Wilhelmina Concepcion (TE.New.TE15.6.11)
- (May 3, 2008) e-mail from Catrina Padmore (TE.New.TE15.6.12)
- (May 4, 2008) e-mail from Scott McIntosh (TE.New.TE15.6.13)
- (May 5, 2008) e-mail from Emily Ramasra (TE.New.TE15.6.14)
- (May 4, 2008) e-mail from Joseph Hsu (TE.New.TE15.6.15)
- (May 4, 2008) e-mail from Stanley B Heidman (TE.New.TE15.6.16)
- (May 4, 2008) e-mail from Shana Hayes (TE.New.TE15.6.17)
- (May 4, 2008) e-mail from Breanda MacDougall (TE.New.TE15.6.18)
- (May 4, 2008) e-mail from Chantal Gionet and Manu Rezvani (TE.New.TE15.6.19)
- (May 4, 2008) e-mail from Lise Guay (TE.New.TE15.6.20)
- (May 3, 2008) e-mail from Colin Robinson (TE.New.TE15.6.21)
- (May 2, 2008) e-mail from Colin Robinson (TE.New.TE15.6.22)
- (May 3, 2008) e-mail from Mary Nia (TE.New.TE15.6.23)
- (May 3, 2008) e-mail from Rick Durst (TE.New.TE15.6.24)
- (May 3, 2008) e-mail from Jack Mosshammer (TE.New.TE15.6.25)
- (May 3, 2008) e-mail from Sana Ali (TE.New.TE15.6.26)
- (May 4, 2008) e-mail from Catrina Padmore (TE.New.TE15.6.27)
- (May 3, 2008) e-mail from Catrina Padmore (TE.New.TE15.6.28)
- (May 3, 2008) e-mail from Catrina Padmore (TE.New.TE15.6.29)
- (May 3, 2008) e-mail from Elaine Kwan (TE.New.TE15.6.30)
- (May 3, 2008) e-mail from Nana Voevudsky (TE.New.TE15.6.31)
- (May 2, 2008) e-mail from Mary McDonald (TE.New.TE15.6.32)
- (May 5, 2008) e-mail from Ken Smith (TE.New.TE15.6.33)
- (May 5, 2008) e-mail from Stanley Heidman (TE.New.TE15.6.34)
- (May 5, 2008) e-mail from Kenneth Smith (TE.New.TE15.6.35)
- (May 5, 2008) e-mail from Mark Cosgrove (TE.New.TE15.6.36)
- (May 5, 2008) e-mail from James Thorburn (TE.New.TE15.6.37)
- (May 5, 2008) e-mail from Christina Velasco (TE.New.TE15.6.38)
- (May 5, 2008) e-mail from Stephen Robertson and Christa Yacyshyn (TE.New.TE15.6.39)
- (May 5, 2008) e-mail from Karen Kubota (TE.New.TE15.6.40)
- (May 5, 2008) e-mail from Sybil Wa, Montgomery Sisam Architects Inc. (TE.New.TE15.6.41)
- (May 5, 2008) e-mail from Pia Soodeen (TE.New.TE15.6.42)
- (May 5, 2008) e-mail from Mark Kettunen (TE.New.TE15.6.43)
- (May 4, 2008) e-mail from Shaun Pearen (TE.New.TE15.6.44)
- (May 4, 2008) e-mail from Monica Malkus (TE.New.TE15.6.45)
- (May 3, 2008) e-mail from Ali Qureshi, Director, UBS, Institutional Equity Sales (TE.New.TE15.6.46)
- (May 3, 2008) e-mail from Muriel Richardson (TE.New.TE15.6.47)
- (May 3, 2008) e-mail from Marcel Shoraka (TE.New.TE15.6.48)
- (May 4, 2008) e-mail from Lawrence Porter (TE.New.TE15.6.49)
- (May 5, 2008) e-mail from Sue Peters (TE.New.TE15.6.50)
- (May 5, 2008) e-mail from Michele Lee (TE.New.TE15.6.51)
- (May 5, 2008) e-mail from Patricia Coughlin (TE.New.TE15.6.52)
- (May 5, 2008) e-mail from Eric Yung (TE.New.TE15.6.53)
- (May 6, 2008) e-mail from Noel Cruz (TE.New.TE15.6.54)
- (May 5, 2008) e-mail from Joe Hsu (TE.New.TE15.6.55)
- (May 5, 2008) e-mail from Geraldine Dockstader (TE.New.TE15.6.56)
- (May 5, 2008) e-mail from Gail Leija (TE.New.TE15.6.57)

(May 6, 2008) e-mail from Michael B Cruickshank, St. Lawrence Market Neighbourhood BIA (TE.New.TE15.6.58)

(May 5, 2008) e-mail from Christopher J Williams, Aird & Berlis LLP (TE.New.TE15.6.59)

Communications (City Council)

(May 2, 2008) e-mail from Philip Haddad (CC.Supp.TE15.6.60)

(May 2, 2008) e-mail from Moya Haddad (CC.Supp.TE15.6.61)

(May 5, 2008) e-mail from Desiree Leandro (CC.Supp.TE15.6.62)

(May 2, 2008) e-mail from Philip Haddad (CC.Supp.TE15.6.63)

Speakers (Committee)

Dennis Glasgow

Marcus Little, St. Lawrence Neighbourhood Association

Michael Comstock, Old Town Toronto Alliance

Connie Yang

Murray Makin, Sony (Hummingbird) Board Chairman, Sony Centre for the Performing Arts

Andrew Laffey, Sony (Hummingbird) Board Member, Hot House Cafe

Walter Oster, Sony (Hummingbird) Board Member, Sony Centre for the Performing Arts

Michael McClelland, E.R.A. Architects Ltd.

Scott McIntosh

Mary McDonald, Quad Search Ltd.

Peter Gabor

Colin Robinson

Al Smith, Executive Director, St. Lawrence Market Neighbourhood BIA

Chris Williams, Aird and Berlis, LLP

Janice Etter

Daniel Brambilla, Chief Executive Officer, Sony Centre for the Performing Arts

6a Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act - 1 Front Street East (Sony Centre)

(March 31, 2008) Report from Director, Policy and Research, City Planning Division

Summary

This report recommends that City Council approve the alterations to the heritage property at 1 Front Street East, formerly the Hummingbird Centre, now the Sony Centre for the Performing Arts ("Sony Centre"). This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

This report addresses a major revitalization initiative for the Sony Centre necessary to achieve a positive budget following the loss of its major tenants. The proposed development preserves the heritage structure in total and provides the capital funds to support necessary restoration of the exterior of this important heritage building, including the public open space surrounding it. The

proposal provides a new cultural facility extending the Sony Centre beyond the performing arts, to ensure its continued vitality as part of the cultural life of the City.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12417.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12418.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12419.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12420.pdf>)

Attachment 4a

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12421.pdf>)

Attachment 4b

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12422.pdf>)

Attachment 4c

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12423.pdf>)

Attachment 4d

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12424.pdf>)

Attachment 4e

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12425.pdf>)

Attachment 4f

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12426.pdf>)

Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12492.pdf>)

6b Approval of Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act (Ward 28 Toronto Centre-Rosedale) - 1 Front Street East (Sony Centre)

(April 19, 2008) Letter from Toronto Preservation Board

Summary

For consideration with the report (March 31, 2008) from the Director, Policy and Research, City Planning Division.

Background Information (Committee)

TPB Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12495.pdf>)

| | | | | |
|--------|---------|--|--|----------|
| TE15.7 | Adopted | | | Ward: 20 |
|--------|---------|--|--|----------|

Final Report - Rezoning Application - 300 Front Street West

City Council Decision

City Council on May 26 and 27, 2008 adopted the following motions:

1. City Council amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (April 4, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning Division, to make such stylistic, technical, and other changes to the draft Zoning By-law Amendment as may be required to implement the intent of this report, including any additional recommendations made by City Council, including but not limited to:
 - the definition of storey;
 - unenclosed mechanical equipment;
 - the height of decorative architectural features;
 - total area of indoor amenity space;
 - parking space standards; and
 - control and regulation of access to the publicly accessible open space.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into 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, such agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure a financial contribution of \$2,000,000 to be indexed pursuant to the Non-Residential Building Construction Price Index, to be paid prior to the first above grade building permit and to be allocated to the following public benefits and in the following order of priority:
 - i. the amount of \$1,050,000 to be applied to:
 - a. improvements for the east and west sides of John Street between Front Street West and Wellington Street West, including streetscape improvements, beyond what is typically secured through site plan approval under Section 41 of the Planning Act;
 - b. improvements to Isabella Valancy Crawford Park to generally implement the design modifications illustrated in the attached Schedule "A"; and
 - c. streetscape improvements within the King-Spadina area east of Spadina Avenue.

The amounts to be applied to each of 3i.a. and 3i.b. above shall be determined through the finalization of design and construction drawings, however no more than \$750,000 shall be applied to John Street and other streetscape improvements and no more than \$500,000 shall be applied to improvements to Isabella Valancy Crawford Park

- ii. the amount of \$750,000 payable to the City of Toronto, to be used for improvements to:
 - a. Metro Hall Park;
 - b. Simcoe Street Park; and/or
 - c. Clarence Square Park;
 - iii. \$200,000 of the \$2,000,000 Section 37 contribution be dedicated to capital improvements to Toronto Community Housing Corporation properties in Ward 20, and shall be paid to the City within 10 days of this By-law coming into force and effect;
 - iv. the provision and maintenance of public art pursuant to a public programme, to be located on publicly accessible portions of the lot, or within publicly owned or publicly accessible locations in Ward 20, of a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;
 - v. that a minimum of 10 percent of the total number of dwelling units in the development be 3 or more bedroom units, bedroom to be defined as a habitable room which meets the requirements of the Ontario Building Code, and/or have knock-out panels to enable the conversion of units with fewer bedrooms to 3-bedroom units;
 - vi. the submission of 1:50 scale drawings for representative portions of the buildings to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - vii. the provision of 825 square metres of publicly accessible open space on the lot.
4. On the Zoning By-law Amendment for 300 Front Street West coming into effect, the applicant shall withdraw their appeal to Official Plan Amendment 921-2006 for the King-Spadina Plan area.
5. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (April 4, 2008) from the Acting Director, Community Planning, Toronto and East York District;
2. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning Division, to make such stylistic, technical, and other changes to the draft Zoning By-law Amendment as may be required to implement the intent of this report, including any additional recommendations made by City Council, including but not limited to:
 - the definition of storey;
 - unenclosed mechanical equipment;
 - the height of decorative architectural features;
 - total area of indoor amenity space;
 - parking space standards; and
 - control and regulation of access to the publicly accessible open space;
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure a financial contribution of \$2,000,000 to be indexed pursuant to the Non-Residential Building Construction Price Index, to be paid prior to the first above grade building permit and to be allocated to the following public benefits and in the following order of priority:
 - i. the amount of \$1,050,000 to be applied to:
 - a. improvements for the east and west sides of John Street between Front Street West and Wellington Street West, including streetscape improvements, beyond what is typically secured through site plan approval under Section 41 of the *Planning Act*;
 - b. improvements to Isabella Valancy Crawford Park to generally implement the design modifications illustrated in the attached Schedule "A"; and
 - c. streetscape improvements within the King-Spadina area east of Spadina Avenue;

The amounts to be applied to each of 3(i)(a) and 3(i)(b) above shall be determined through the finalization of design and construction drawings,

however no more than \$750,000 shall be applied to John Street and other streetscape improvements and no more than \$500,000 shall be applied to improvements to Isabella Valancy Crawford Park

- ii. the amount of \$750,000 payable to the City of Toronto, to be used for improvements to:
 - a. Metro Hall Park;
 - b. Simcoe Street Park; and/or
 - c. Clarence Square Park
 - iii. \$200,000 of the \$2,000,000 Section 37 contribution be dedicated to capital improvements to Toronto Community Housing Corporation properties in Ward 20, and shall be paid to the City within 10 days of this By-law coming into force and effect;
 - iv. the provision and maintenance of public art pursuant to a public programme, to be located on publicly accessible portions of the lot, or within publicly owned or publicly accessible locations in Ward 20, of a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;
 - v. that a minimum of 10% of the total number of dwelling units in the development be 3 or more bedroom units, bedroom to be defined as a habitable room which meets the requirements of the Ontario Building Code, and/or have knock-out panels to enable the conversion of units with fewer bedrooms to 3-bedroom units;
 - vi. the submission of 1:50 scale drawings for representative portions of the buildings to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - vii. the provision of 825 square metres of publicly accessible open space on the lot.
4. On the Zoning By-law Amendment for 300 Front Street West coming into effect, the applicant shall withdraw their appeal to Official Plan Amendment 921-2006 for the King-Spadina Plan area; and
 5. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 6, 2008 and notice was given in accordance with the *Planning Act*.

Summary

This application was made on May 4, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the redevelopment of the site at 300 Front Street West, at the northwest corner of Front and John Streets, for a residential building ranging in height between 16 and 52 storeys, with commercial uses on the ground floor. A Section 37 Agreement is recommended to secure community benefits.

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

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12324.pdf>

Revised Site Plan and Elevations

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12769.pdf>

Speakers (Committee)

Christopher Tanzola, McCarthy Tetrault LLP

| | | | | |
|--------|---------|--|--|----------|
| TE15.8 | Amended | | | Ward: 22 |
|--------|---------|--|--|----------|

Final Report - Rental Housing Conversion and Draft Plan of Condominium Applications - 500 Avenue Road

City Council Decision

City Council on May 26 and 27, 2008 adopted the following motions:

1. City Council approve the application (07 283842 STE 00 RH) to convert the existing 84-unit rental apartment building at 500 Avenue Road to condominium pursuant to Municipal Code Chapter 667, subject to the conditions of the Draft Plan of Condominium set forth in Attachment No. 4, and further subject to the applicant agreeing to co-operate in a follow-up report to be prepared by the Chief Planner and Executive Director, City Planning, at the expense of the applicant to be undertaken two years subsequent to the approval of this application, such follow-up report to include:
 - a. a survey of tenants to determine if all assurances provided to tenants have been fulfilled, if any, on rental accommodation in Toronto; and
 - b. a review of any modifications to the City's conversion policies that may be necessary in future applications of this nature.

2. City Council authorize Draft Approval of the Plan of Condominium (07 283839 STE 22 CD) for 500 Avenue Road, prepared by R. Avis, OLS, on November 16, 2007, and date stamped December 6, 2007, subject to the conditions set forth in Attachment No. 4 of the report (April 15, 2008) from the Acting Director, Community Planning, Toronto and East York District, and authorize the Chief Planner and Executive Director to permit such red line revisions as he/she may deem appropriate.
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 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 - City of Toronto Act, 2006

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the application (07 283842 STE 00 RH) to convert the existing 84-unit rental apartment building at 500 Avenue Road to condominium pursuant to Municipal Code Chapter 667 subject to the conditions of Draft Plan of Condominium set forth in Attachment No. 4;
2. City Council authorize Draft Approval of the Plan of Condominium (07 283839 STE 22 CD) for 500 Avenue Road, prepared by R. Avis, OLS on November 16, 2007, and date stamped December 6, 2007, subject to the conditions set forth in Attachment No. 4, of the report (April 15, 2008) from the Acting Director, Community Planning, Toronto and East York District and authorize the Chief Planner and Executive Director to permit such red line revisions as he/she may deem appropriate;
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 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.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 6, 2008 and notice was given in accordance with the *City of Toronto Act, 2006*.

Summary

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

A Rental Housing Demolition and Conversion application (07 283842 STE 00 RH) under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been made to permit the conversion of this 84-unit high-end apartment building located at 500 Avenue Road.

A Draft Plan of Condominium application (07 283839 STE 22 CD) has been made to create an 85-unit residential condominium by converting the existing 84 apartment units to condominium and constructing an additional residential unit within the existing structure. Hallways, elevators, parking areas, and landscaped areas will form part of the common areas.

This report reviews and recommends the approval of the application to permit the conversion and authorizes the Chief Planner and Executive Director to approve the Draft Plan of Condominium subject to specific conditions.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12371.pdf>)

Speakers (Committee)

Cynthia MacDougall, McCarthy Tetrault LLP

| | | | | |
|--------|---------|--|--|----------|
| TE15.9 | Adopted | | | Ward: 27 |
|--------|---------|--|--|----------|

Final Report - Zoning By-law Amendment Application – 832 and 860 Bay Street

City Council Decision

City Council on May 26 and 27, 2008 adopted the following motions:

1. City Council amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (April 14, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following public benefits:
 - i. a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom) including design guidelines for exterior signage;
 - ii. a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;
 - iii. prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), including a permit for the demolition, excavation and/or shoring of the property, the owner shall:
 - a. provide 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 and Restoration Plan;
 - b. provide a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services; and
 - c. provide building permit drawings, satisfactory to the Manager, Heritage Preservation Services;
 - iv. prior to the release of the Letter of Credit, the owner shall:
 - a. complete the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and
 - b. provide and implement an interpretation program for 832 Bay Street (McLaughlin Motor Car Showroom), satisfactory to the Manager, Heritage Preservation Services;
 - v. prior to the issuance of the first above grade permit, provide a contribution in the amount of \$800,000 to be used for the improvement of local streetscapes, other

than those abutting the site, as outlined in the City's Streetscape Manual and satisfactory to the Chief Planner and Executive Director, and/or parks, to be located within the area bounded by Yonge Street, Queen's Park Crescent East, Wellesley Street and College Street, which will be indexed in a form satisfactory to the City and as outlined in Appendix 1 of the Draft Zoning By-law amendment attached to the report (April 14, 2008) from the Acting Director, Community Planning, Toronto and East York District;

- vi. provide and maintain public art works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the site;
 - vii. incorporate, in the construction of the building, exterior materials to be shown on the podium on 1:50 scale drawings along Bay Street, Grenville Street and Grosvenor Street with building materials labelled to the approval of the Chief Planner and Executive Director;
 - viii. require revisions to the development, addressing the recommendations of the Pedestrian Level Wind Report as prepared by F. H. Theakston Environmental Control Incorporated, date stamped as received September 24, 2007, which identifies areas where mitigation is required, satisfactory to the Chief Planner and Executive Director;
 - ix. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services;
 - x. be required to build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received by the Chief Planner and Executive Director on April 2, 2008;
 - xi. remediate and strata convey to the City a 0.51 metres lane widening to a minimum depth of 0.5 metres from the finished grade prior to the earlier of the first residential occupancy or condominium registration; and
 - xii. the owner shall provide and maintain open space at the north end of the site, paved and/or landscaped to the satisfaction of the Chief Planner, and kept free of debris and snow (on hard surfaces) and open to the public 24 hours a day 7 days a week.
4. Prior to the issuance of the first above grade building permit, require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act.
5. As a condition for the proposed amendments to the Zoning By-law, the owner be required to:

- a. provide and maintain a minimum number of parking spaces on the site in accordance with the following ratios:
 - 1-bedroom units at 0.18 spaces per unit;
 - 2 bedroom units at 0.98 spaces per unit;
 - 3 or more bedroom units at 1.0 space per unit; and
 - visitor spaces at 0.035 spaces per unit; and
 - b. provide and maintain all proposed car-share parking spaces as surplus to the parking spaces that are required to satisfy the parking ratios noted in condition 5a.) above;
 - c. provide parking spaces in accordance with the dimensional requirements in By-law 494-2007, save and except for a maximum of:
 - i. 12 spaces which can have minimum widths of 2.6 metres and minimum lengths of 5.1 metres; and
 - ii. 68 spaces which can have minimum widths of 2.9 metres and minimum lengths of 5.1 metres.
6. The following definitions be included in the Zoning By-law amendment:
- a. “car-share motor vehicle” means a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of the building; and
 - b. “car-sharing parking space” means a parking space used for, and only for, the parking of a car-share motor vehicle.
7. The owner be required to provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.
8. City Council approve the alterations to the heritage building at 832 Bay Street, substantially in accordance with the Heritage Impact Statement (Conservation Strategy) Supplementary Report for 832 Bay Street (McLaughlin Motor Car Showroom, prepared by E.R.A. Architects Ltd., dated March 14 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:
- a. prior to introduction of Bills in Council:

entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom), including design guidelines for exterior signage; and

providing a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;

- b. prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), 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 and Restoration Plan;

providing a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services; and

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

- c. prior to release of the Letter of Credit:

completing the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and

providing and implementing an Interpretation Program for the 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services.

9. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 832 Bay Street (McLaughlin Motor Car Showroom).

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86, as amended, for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 of the report (April 14, 2008) from the Acting Director, Community Planning, Toronto and East York District.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure the following public benefits:
 - i. a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom) including design guidelines for exterior signage;
 - ii. a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;
 - iii. prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), including a permit for the demolition, excavation, and/or shoring of the property, the owner shall:
 - a. provide 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 and Restoration Plan;
 - b. provide a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services; and
 - c. provide building permit drawings, satisfactory to the Manager, Heritage Preservation Services;
 - iv. prior to the release of the Letter of Credit, the owner shall:
 - a. complete the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and
 - b. provide and implement an interpretation program for 832 Bay Street (McLaughlin Motor Car Showroom), satisfactory to the Manager, Heritage Preservation Services;
 - v. prior to the issuance of the first above grade permit, provide a contribution in the amount of \$800,000 to be used for the improvement of local streetscapes, other than those abutting the site, as outlined in the City's Streetscape Manual and satisfactory to the Chief Planner and Executive Director, and/or parks, to be located within the area bounded by Yonge Street, Queen's Park Crescent East, Wellesley Street and College Street, which will be indexed in a form satisfactory to the City and as outlined in Appendix 1 of the Draft Zoning By-law

amendment attached to the report (April 14, 2008) from the Acting Director, Community Planning, Toronto and East York District;

- vi. provide and maintain public art works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the site;
 - vii. incorporate, in the construction of the building, exterior materials to be shown on the podium on 1:50 scale drawings along Bay Street, Grenville Street and Grosvenor Street with building materials labelled to the approval of the Chief Planner and Executive Director;
 - viii. require revisions to the development, addressing the recommendations of the Pedestrian Level Wind Report as prepared by F. H. Theakston Environmental Control Incorporated, date stamped as received September 24, 2007, which identifies areas where mitigation is required, satisfactory to the Chief Planner and Executive Director;
 - ix. provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services;
 - x. be required to build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received by the Chief Planner and Executive Director on April 2, 2008;
 - xi. remediate and strata convey to the City a 0.51 metres lane widening to a minimum depth of 0.5 metres from the finished grade prior to the earlier of the first residential occupancy or condominium registration; and
 - xii. the owner shall provide and maintain open space at the north end of the site, paved and/or landscaped to the satisfaction of the Chief Planner, and kept free of debris and snow (on hard surfaces) and open to the public 24 hours a day 7 days a week.
4. Prior to the issuance of the first above grade building permit, require the owner to enter into a Site Plan Agreement under Section 41 of the *Planning Act*.
5. As a condition for the proposed amendments to the Zoning By-law, the owner be required to:
- a. provide and maintain a minimum number of parking spaces on the site in accordance with the following ratios:
 - 1-bedroom units at 0.18 spaces per unit

- 2 bedroom units at 0.98 spaces per unit
 - 3 or more bedroom units at 1.0 space per unit
 - visitor spaces at 0.035 spaces per unit
- b. provide and maintain all proposed car-share parking spaces as surplus to the parking spaces that are required to satisfy the parking ratios noted in condition 5a) above;
- c. provide parking spaces in accordance with the dimensional requirements in By-law 494-2007, save and except for a maximum of:
- i. 12 spaces which can have minimum widths of 2.6 metres and minimum lengths of 5.1 metres; and
 - ii. 68 spaces which can have minimum widths of 2.9 metres and minimum lengths of 5.1 metres.
6. The following definitions be included in the Zoning By-law amendment:
- a. “car-share motor vehicle” means a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of the building; and
 - b. “car-sharing parking space” means a parking space used for, and only for, the parking of a car-share motor vehicle.
7. The owner be required to provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.
8. City Council approve the alterations to the heritage building at 832 Bay Street, substantially in accordance with the Heritage Impact Statement (Conservation Strategy) Supplementary Report for 832 Bay Street (McLaughlin Motor Car Showroom, prepared by E.R.A. Architects Ltd., dated March 14 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:
- a. Prior to introduction of Bills in Council;
 - entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 832 Bay Street (McLaughlin Motor Car Showroom), including design guidelines for exterior signage;
 - providing a detailed Conservation and Restoration Plan, prepared by a qualified heritage consultant, detailing the dismantling, storage, restoration and reconstruction of 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services;

- b. Prior to the issuance of any building permit for 832 Bay Street (McLaughlin Motor Car Showroom), 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 and Restoration Plan;

providing a record of the as-found condition of 832 Bay Street (McLaughlin Motor Car Showroom), including all survey documentation and interior casting samples, satisfactory to the Manager, Heritage Preservation Services;

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

- c. Prior to release of the Letter of Credit;

completing the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services; and

providing and implementing an Interpretation Program for the 832 Bay Street (McLaughlin Motor Car Showroom) satisfactory to the Manager, Heritage Preservation Services.

9. grant authority for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owners of the property at 832 Bay Street (McLaughlin Motor Car Showroom).

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on May 6, 2008 and notice was given in accordance with the *Planning Act*.

Summary

This is an application to amend the Zoning By-law 438-86, as amended, to permit a 48-storey mixed use building at 832 and 860 Bay Street. The base of the building will consist of the existing two-storey heritage building, formerly the McLaughlin Motor Car Showroom. The proposed gross floor area of the building is 37,287 square metres resulting in a density of 14.9 times the area of the lot. The development would include 466 dwelling units (36,337 square metres) and 950 square metres of at-grade retail space. The building is proposed to be a parallelogram shape, 149 metres in height to the top of the 48th floor. This report reviews and recommends approval of the application to amend the Zoning By-law.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12595.pdf>)

Communications (Committee)

(April 22, 2008) e-mail from Mark Akrigg (TE.Main.TE15.9.1)
(May 2, 2008) e-mail from Mark Akrigg (TE.New.TE15.9.2)
(May 5, 2008) e-mail from Shawn Tracy, Bay Corridor Community
Association (TE.New.TE15.9.3)

Speakers (Committee)

Leo Longo, Aird and Berlis LLP
Shawn Tracy, The Bay Corridor Community Association

9a Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement - 832 Bay Street (McLaughlin Motor Car Showroom)

(April 2, 2008) Report from Director, Policy and Research, City Planning Division

Summary

The applicant is proposing a 48-storey residential building with a two-storey mixed use podium that incorporates portions of the existing heritage building. Due to overriding geotechnical considerations, the existing heritage building will be dismantled and reconstructed as part of the project and the reconstruction will act as a façade for the podium for the new building.

The proposal represents the best available solution to resolving various heritage, planning and technical issues affecting the heritage components of the development. Although dismantling and reconstructing the heritage façade is not an acceptable strategy in most cases, the proposed conservation strategy balances a loss of heritage authenticity against potential substantial damage during the period of construction.

The purpose of this report is to outline and seek approval for the proposed alterations and to obtain the authority of the City of Toronto to enter into a Heritage Easement Agreement.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12474.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12475.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12476.pdf>

9b Approval of Alterations to a Heritage Building and Authority to Enter into a Heritage Easement Agreement - 832 Bay Street (McLaughlin Motor Car

Showroom)

(April 19, 2008) Letter from Toronto Preservation Board

Summary

For consideration with the report (April 2, 2008) from the Director, Policy and Research, City Planning Division and letter (April 11, 2008) from Councillor Kyle Rae

Background Information (Committee)

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12480.pdf>)

| | | | | |
|---------|---------|--|--|----------|
| TE15.10 | Adopted | | | Ward: 28 |
|---------|---------|--|--|----------|

OMB Directions Report - Zoning By-law Amendment Application - 18 Lower Jarvis Street

City Council Decision

City Council on May 26 and 27, 2008 adopted the following motions:

1. City Council authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board pre-hearing in support of the revised 33-storey proposal, in principle, subject to recommendations below.
2. City Council require the applicant to revise the application to resolve outstanding technical issues, including, but not limited to, the applicant:
 - a. providing funding, to the satisfaction of the Chief Planner and Executive Director, for a peer review of the soil to clarify and confirm that the provision of below-grade parking is problematic and not recommended for soil contamination reasons; and
 - b. providing a revised wind study to the satisfaction of the Chief Planner and Executive Director.
3. City Council require the applicant to revise the application to address the following design-related issues and comments from circulation including, but not limited to, the applicant:
 - a. providing a cantilever and setback for the 7th and 8th floor residential space along Lower Jarvis Street, varying from a 2.33 metre maximum cantilever at the

- south end of the site to a 3 metre minimum setback at the north end of the site, shown on plans submitted to City Planning date stamped April 28, 2008;
- b. providing a setback for the 7th and 8th floor residential space along Wilton Street varying from a minimum of 5 metres at the northeast corner to 7 metres at the northwest corner, as shown on plans submitted to City Planning date stamped April 28, 2008;
 - c. providing continuous weather protection with a minimum depth of 3 metres along Lower Jarvis Street, Wilton Street and Market Street;
 - d. increasing the proportion of residential units in the podium facing Jarvis Street by reducing the number of commercial and/or residential parking spaces; and
 - e. providing family-sized units with 3 bedrooms or more and/or knock out panels and/or drywall and metal stud demising walls between units to enable such conversion.
4. City Council request the applicant to continue to work with staff towards settlement.
 5. City Council authorize the City Solicitor to request the OMB to withhold its Order approving the Zoning By-law amendment until:
 - a. Section 37 benefits have been determined and agreed to;
 - b. the Zoning By-law amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and
 - c. the owner has entered into a Site Plan Agreement under Section 114 of the City of Toronto Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
 6. City Council request Toronto Hydro to conduct a street lighting audit for Jarvis Street between Front Street to Queens Quay East and report the results to Toronto and East York Community Council by the end of 2008.
 7. City Council authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

(April 17, 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. authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board pre-hearing in support of the revised 33-storey proposal, in principle, subject to recommendations below;
2. require the applicant to revise the application to resolve outstanding technical issues, including, but not limited to, the applicant:
 - a. providing funding, to the satisfaction of the Chief Planner and Executive Director, for a peer review of the soil to clarify and confirm that the provision of below-grade parking is problematic and not recommended for soil contamination reasons; and
 - b. providing a revised wind study to the satisfaction of the Chief Planner and Executive Director;
3. require the applicant to revise the application to address the following design-related issues and comments from circulation including, but not limited to, the applicant:
 - a. providing a cantilever and setback for the 7th and 8th floor residential space along Lower Jarvis Street, varying from a 2.33 metre maximum cantilever at the south end of the site to a 3 metre minimum setback at the north end of the site, shown on plans submitted to City Planning date stamped April 28, 2008;
 - b. providing a setback for the 7th and 8th floor residential space along Wilton Street varying from a minimum of 5 metres at the northeast corner to 7 metres at the northwest corner, as shown on plans submitted to City Planning date stamped April 28, 2008;
 - c. providing continuous weather protection with a minimum depth of 3 metres along Lower Jarvis Street, Wilton Street and Market Street;
 - d. increasing the proportion of residential units in the podium facing Jarvis Street by reducing the number of commercial and/or residential parking spaces;
 - e. providing family-sized units with 3 bedrooms or more and/or knock out panels and/or drywall and metal stud demising walls between units to enable such conversion.
4. request the applicant to continue to work with staff towards settlement.
5. authorize the City Solicitor to request the OMB to withhold its Order approving the Zoning By-law amendment until:
 - a. Section 37 benefits have been determined and agreed to;
 - b. the Zoning By-law amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and

- c. the owner has entered into a Site Plan Agreement under Section 114 of the City of Toronto Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
6. request Toronto Hydro to conduct a street lighting audit for Jarvis Street between Front Street to Queens Quay East and report the results to Toronto and East York Community Council by the end of 2008.
7. authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

Committee Decision Advice and Other Information

The Toronto and East York Community Council requested:

1. The Chief Planner and Executive Director, City Planning or his designate and/or General Manager of Transportation Services to report to the Toronto and East York Community Council on the closure of Wilton Street between Market Street and Jarvis Street and the creation of a civic plaza by the end of 2008.
2. The Chief Planner and Executive Director, City Planning or his designate to address a connection to Enwave at the time of Site Plan Approval application review.

Summary

The applicant has appealed the Zoning By-law amendment application to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the time allotted by the Planning Act. A pre-hearing has been scheduled for May 20, 2008. A full hearing date has not been set.

The application before the OMB is to permit the redevelopment of a parking lot. The application appealed to the Board proposes a mixed-use development consisting of a 46-storey residential tower including an 8-storey podium. The proposal includes 451 dwelling units, 3,073 square metres of retail/commercial gross floor area, and 483 above-grade parking spaces. In total, 55,558 square metres of gross floor area and a density of 9.6 times the lot area was proposed.

The applicant recently submitted revised plans for circulation and comment for a mixed-use development consisting of a 33-storey residential tower including an 8-storey podium. The proposal includes 456 dwelling units, 2,684 square metres of retail/commercial gross floor area, and 376 above-grade parking spaces. In total, 56,854 square metres of gross floor area and a density of 9.8 times the lot area is now proposed. The revised proposal reflects some of the comments received by staff and community members. Appropriate agencies and City are evaluating this revised submission. Staff are continuing to work with the applicant in an effort to resolve outstanding technical and design related issues. This revised proposal is supportable, in principle, subject to revisions. The purpose of this report is to seek Council's direction on the appeal to the OMB.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12491.pdf>

Communications (Committee)

(May 3, 2008) e-mail from Kenneth Smith (TE.New.TE15.10.1)

(May 5, 2008) e-mail from Anita McMaster, President, Gooderham and Worts Neighbourhood Association (TE.New.TE15.10.2)

(May 5, 2008) e-mail from Vito Ciraco, Ciraco Griffith, LLB (TE.Main.TE15.10.3)

(May 6, 2008) letter from Al Smith, St. Lawrence Market Neighbourhood BIA (TE.Main.TE15.10.4)

(May 6, 2008) submission from Photos from D. Richards-Loghrin submitted by Howard Cohen (TE.New.Re: TE15.10)

Speakers (Committee)

Dennis Glasgow

Marcus Little, St. Lawrence Neighbourhood Association

Brygida Nycz

D. Richards-Loghrin, 1535633 Ontario Ltd.

Howard Cohen, Context

| | | | | |
|---------|---------|--|--|----------|
| TE15.16 | Adopted | | | Ward: 32 |
|---------|---------|--|--|----------|

Inclusion on Heritage Inventory - 75 Elmer Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

(March 8, 2008) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

At its meeting of January 24, 2008, the Toronto Preservation Board referred the report recommending the inclusion on the City of Toronto Inventory of Heritage Properties back to staff for further consultation with the property owner about the heritage attributes of the site. Staff have met with the owner and revised the Reasons for Listing (Attachment No. 3) to address his concerns.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12390.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12391.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12392.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12393.pdf>)

16a Inclusion on Heritage Inventory - 75 Elmer Avenue

(March 28, 2008) Letter from Toronto Preservation Board

Summary

To be considered at the May 6, 2008 meeting.

Background Information (Committee)

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12516.pdf>)

| | | | | |
|---------|---------|--|--|----------|
| TE15.17 | Adopted | | | Ward: 20 |
|---------|---------|--|--|----------|

Intention to Designate, Section 29, Part IV, Ontario Heritage Act and Authority for Heritage Easement Agreement - 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street)

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council state its intention to designate the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street and known as Coach House Books) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no 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, Section 29 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 to the Conservation Review Board.
4. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street).

(March 11, 2008) 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 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street and known as Coach House Books) under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no 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, Section 29 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 to the Conservation Review Board; and
4. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street).

Financial Impact

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

Summary

This report recommends that City Council state its intention to designate the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) under Part IV, Section 29 of the

Ontario Heritage Act and grant authority to enter into a heritage easement agreement with the property owner. The property, which contains two coach houses associated with Coach House Books, was listed on the City of Toronto Inventory of Heritage Properties in 2004.

This report replaces the report named “401R Huron Street – Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority for a Heritage Easement Agreement” (January 30, 2008) that was on the agenda for the meeting of the Toronto Preservation Board scheduled for February 28, 2008. That meeting was cancelled, and the replacement report corrects the address of the property and make changes to the Reasons for Designation.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12385.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12386.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12387.pdf>)

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12388.pdf>)

17a Intention to Designate, Section 29, Part IV, Ontario Heritage Act and Authority for Heritage Easement Agreement - 80 bp Nichol Lane (at the rear of 401, 403 and 405 Huron Street)

(March 28, 2008) Letter from City Clerk, Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council at it's May 6, 2008 meeting.

Background Information (Committee)

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12511.pdf>)

| | | | | |
|---------|---------|--|--|----------|
| TE15.18 | Adopted | | | Ward: 20 |
|---------|---------|--|--|----------|

Partial Repeal and Amendment of Designating By-law - 222 Bremner Boulevard

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council partially repeal City of Toronto By-law No. 1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the references to the portions of the site legally described as Plan 64R-13541, Parts 2 to 9, from Schedules “A” and “C”.
2. City Council amend City of Toronto By-law No. 1996-0385 to remove reference to the Machine Shop Annex from the Reasons for Designation that form Schedule “B” of the designating by-law.
3. If there are no objections to the proposed partial repeal and amendment of the designating by-law in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the Solicitor be authorized to introduce the Bills in Council.
4. If there are objections in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the Clerk be directed to refer the proposed partial repeal and amendment of the designating by-law to the Conservation Review Board.

(March 14, 2008) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council partially repeal City of Toronto By-law No. 1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the references to the portions of the site legally described as Plan 64R-13541, Parts 2 to 9, from Schedules “A” and “C”;
2. City Council amend City of Toronto By-law No. 1996-0385 to remove reference to the Machine Shop Annex from the Reasons for Designation that form Schedule “B” of the designating by-law;
3. If there are no objections to the proposed partial repeal and amendment of the designating by-law in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council; and
4. If there are objections in accordance with Sections 30.1(6) and 31(5) of the Ontario Heritage Act, the Clerk be directed to refer the proposed partial repeal and amendment of the designating by-law to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of the partial repeal of the designating by-law will be advertised on the City’s web site

according to the provisions of the City of Toronto Act.

Summary

This report recommends that City Council partially repeal and amend City of Toronto By-law #1996-0385, designating the property at 222 Bremner Boulevard under Part IV, Section 29 of the Ontario Heritage Act, to remove the portion of the site known as the Hydro Option Lands from the legal description and remove reference to the Machine Shop Annex from the Reasons for Designation.

As the result of a Hydro Purchase Option Agreement dated October 5, 1992, the City of Toronto has a legal obligation to transfer the Hydro Option Lands to Hydro One as the location for a new electrical facility. Because the heritage by-law designating the CPR John Street Roundhouse complex includes part of the Hydro Option Lands with the Machine Shop Annex that is attached to the Roundhouse, the by-law requires partial repeal and amending to unencumber the portion of the site slated for the transformer station.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12446.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12447.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12448.pdf>)

18a Partial Repeal and Amendment of Designating By-law - 222 Bremner Boulevard

(April 18, 2008) Letter from The Toronto Preservation Board

Summary

For consideration by the Toronto and East York Community Council at it's May 6, 2008 meeting.

Background Information (Committee)

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12558.pdf>)

| | | | | |
|---------|---------|--|--|----------|
| TE15.19 | Adopted | | | Ward: 20 |
|---------|---------|--|--|----------|

Approval of Alterations to a Heritage Building - 222 Bremner Boulevard - The John Street Roundhouse

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

City Council approve the alterations to the heritage building at 222 Bremner Boulevard substantially in accordance with the Heritage Impact Statement for the John Street Roundhouse, revised February 26, 2008, prepared by IBI Group Architects Ltd., received by City Planning Division February 26, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. prior to the approval of a sign variance application:
 - a. providing a conceptual lighting plan for the exterior of the building and site to the satisfaction of the Manager, Heritage Preservation Services; and
 - b. resolving outstanding issues with respect to the illumination of the Leon's sign to the satisfaction of the Chief Planner, City Planning Division;
2. prior to the issuance of any sign permit for 222 Bremner Boulevard:
 - a. providing a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services; and
 - b. providing final design drawings of the proposed signs, including any alterations to the Coal and Sanding Tower, satisfactory to the Manager, Heritage Preservation Services; and
3. prior to the issuance of any building permit for 222 Bremner Boulevard, including a permit for the demolition, excavation, and/or shoring of the subject property:
 - a. providing final architectural drawings of the interior alterations satisfactory to the Manager, Heritage Preservation Services.

(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 222 Bremner Boulevard substantially in accordance with the Heritage Impact Statement for the John Street Roundhouse, revised February 26, 2008, prepared by IBI Group Architects Ltd., received by City Planning Division February 26, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the approval of a sign variance application:
 - a. providing a conceptual lighting plan for the exterior of the building and site to the satisfaction of the Manager, Heritage Preservation Services;
 - b. resolving outstanding issues with respect to the illumination of the Leon's sign to the satisfaction of the Chief Planner, City Planning Division;
2. Prior to the issuance of any sign permit for 222 Bremner Boulevard:
 - a. providing a Conservation and Restoration Plan for the Coal and Sanding Tower to the satisfaction of the Manager, Heritage Preservation Services;
 - b. providing final design drawings of the proposed signs, including any alterations to the Coal and Sanding Tower, satisfactory to the Manager, Heritage Preservation Services; and
3. Prior to the issuance of any building permit for 222 Bremner Boulevard including a permit for the demolition, excavation, and/or shoring of the subject property:
 - a. providing final architectural drawings of the interior alterations satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve alterations to the designated property at 222 Bremner Boulevard.

The John Street Roundhouse is identified for architectural and historical reasons. It is important both in its local significance to the economic and social development of Toronto and in its national historic significance to the contribution of railroads to Canada's development.

The Roundhouse complex occupies the block immediately south of the CN Tower, bounded by Bremner Boulevard on the north, and Lakeshore Boulevard and the Gardiner Expressway to the south (see Attachment No. 1).

The purpose of this report is to identify and approve alterations that allow for the Retail Tenant building fit-out (Bays 18-32) that supports the adaptive re-use for retail purposes. This work includes alterations to interior spaces, the placement of signage on the Coal and Sanding tower and a steel canopy with a Leon's sign at the business entrance.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12147.pdf>

Attachment 1: Map

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12148.pdf>

Attachment 2: Photographs - Aerial View and Interior Volume

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12149.pdf>

Attachment 3: Ground Floor Retail

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12150.pdf>

Attachment 4: Interior Rendering

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12151.pdf>

Attachments 5A and 5B - Signage

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12152.pdf>

Attachments 5C and 5D - Signage

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12153.pdf>

Attachments 5E and 5F - Signage

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12154.pdf>

Communications (Committee)

(April 15, 2008) letter from Mark Warrack, Chair, Conservation Committee, Heritage Toronto (TE.Main.TE15.19.1)

(May 2, 2008) fax from Michael Clark, State Building Group, on behalf of John Street Roundhouse Development Corporation, requesting deferral. (TE.New.TE15.19.2)

19a Approval of Alterations to a Heritage Building – 222 Bremner Boulevard – The John Street Roundhouse

(March 28, 2008) Letter from Toronto Preservation Board

Summary

For consideration at the April 8, 2008 meeting.

Background Information (Committee)

Letter from the Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12155.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.31 | Adopted | | | Ward: 28 |
|---------|---------|--|--|----------|

Part Lot Control Application – Final Report - 7 Gilead Place

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce the necessary Bill in Council for a

Part Lot Control Exemption By-law to expire one year from the date of enactment.

3. City Council require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior the introduction of the Bill in Council.
4. City Council authorize and direct the appropriate City officials to register the by-law on title.
5. City Council authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

(April 9, 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. enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor;
2. authorize the City Solicitor to introduce the necessary Bill in Council for a Part Lot Control Exemption By-law to expire one year from the date of enactment;
3. require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior the introduction of the Bill in Council;
4. authorize and direct the appropriate City officials to register the by-law on title; and
5. authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

Summary

This application has been submitted to permit the lifting of Part Lot Control at the municipal address known in 2007 as 7 Gilead Place. This report reviews and recommends approval of the application to lift Part Lot Control to permit the division of the property into 8 free-hold townhouse lots.

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

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12295.pdf>

31a Supplementary Report – To amend the Part Lot Control Application Final Report for 7 Gilead Place

(May 1, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Summary

This report recommends two technical amendments to the April 9, 2008 Final Report for 7 Gilead Place with respect to the requirement for a Section 118 Restriction as part of the Part Lot Control Exemption, which is Item TE15.31 on the agenda for the May 6, 2008 meeting of Toronto and East York Community Council.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12705.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.41 | Adopted | | | Ward: 21 |
|---------|---------|--|--|----------|

Turn Regulations - Bathurst Street and Alcina Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council rescind the “No Entry, from 7 a.m. to 9 a.m., Monday to Friday (bicycles excepted)” regulation onto Alcina Avenue from Bathurst Street.
2. City Council prohibit northbound “Left Turns, from 7 a.m. to 9 a.m., Monday to Friday”, from Bathurst Street onto Alcina Avenue (bicycles excepted).
3. City Council prohibit southbound “Right Turns, from 7 a.m. to 9 a.m., Monday to Friday (bicycles excepted)”, from Bathurst Street onto Alcina Avenue.

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

Committee Recommendations

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

1. Rescind the “No Entry, from 7 a.m. to 9 a.m., Monday to Friday (bicycles excepted)” regulation onto Alcina Avenue from Bathurst Street.
2. Prohibit northbound “Left Turns, from 7 a.m. to 9 a.m., Monday to Friday,” from Bathurst Street onto Alcina Avenue (bicycles excepted).
3. Prohibit southbound “Right Turns, from 7 a.m. to 9 a.m., Monday to Friday (bicycles excepted),” from Bathurst Street onto Alcina Avenue.

Financial Impact

| Type of funding | Source of funds | Amount |
|---------------------------------|--|-----------|
| Available within current budget | Transportation Services Division 2008 Operating Budget | \$5000.00 |

Summary

Transportation Services is requesting City Council’s approval to replace the time restricted “No Entry” regulation onto Alcina Avenue at Bathurst Street with northbound “No Left Turn” and southbound “No Right Turn” regulations, between the hours of 7 a.m. and 9 a.m., Monday to Friday, with bicycles excepted for the northbound left turn movement and the south-right turn movement.

This change is in keeping with current initiatives to clarify traffic regulations and bring traffic signs/signals into compliance with current Provincial practices where a discrepancy may exist at this time. This amendment does not change the current operational characteristics of the intersection.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12383.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12384.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.47 | Adopted | | | Ward: 21 |
|---------|---------|--|--|----------|

Rescind the "No Stopping Anytime" regulation - St. Clair Avenue West, west of Tweedsmuir Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council rescind the “No Stopping Anytime” regulation on the north side of St. Clair Avenue West, from a point 30.5 metres east of Tweedsmuir Avenue to a point 37 metres west of Tweedsmuir Avenue.
2. City Council prohibit stopping at all times on the north side of St. Clair Avenue West, from a point 30.5 metres east of Tweedsmuir Avenue to Tweedsmuir Avenue.

(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. Rescind the “No Stopping Anytime” regulation on the north side of St. Clair Avenue West, from a point 30.5 metres east of Tweedsmuir Avenue to a point 37 metres west of Tweedsmuir Avenue.
2. Prohibit stopping at all times on the north side of St. Clair Avenue West, from a point 30.5 metres east of Tweedsmuir Avenue to Tweedsmuir Avenue.

Financial Impact

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

Summary

Transportation Services is requesting City Council’s approval to rescind the “No Stopping Anytime” regulation on the north side of St. Clair Avenue West, from Tweedsmuir Avenue to a point 37 metres west thereof.

This change will provide additional parking spaces for local residents, visitors and persons attending a nearby church.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12322.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12323.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.51 | Adopted | | | Ward: 27 |
|---------|---------|--|--|----------|

Lane and Sidewalk Closure for Construction - Bay Street

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

City Council approve the following actions:

1. close the sidewalk and curb lane on the east side of Bay Street, between Yorkville Avenue and Scollard Street for 21 months, from May 28, 2008 to February 28, 2010;
2. during this period, remove the existing One Hour Parking regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street;
3. during this period, remove the existing “No Parking, 7:30 a.m. to 9:30 a.m., except Sat., Sun. and public holidays” regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street; and
4. return Bay Street to its pre-construction traffic and parking regulations when the project is completed.

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

Committee Recommendations

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

1. Close the sidewalk and curb lane on the east side of Bay Street, between Yorkville Avenue and Scollard Street for 21 months, from May 28, 2008 to February 28, 2010.
2. During this period, remove the existing One Hour Parking regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street.
3. During this period, remove the existing “No Parking, 7:30 a.m. to 9:30 a.m., except Sat., Sun. and public holidays” regulation on the east side of Bay Street, between Yorkville Avenue and Scollard Street.
4. Return Bay Street to its pre-construction traffic and parking regulations when the project is completed.

Financial Impact

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

Summary

Menkes Developments Ltd. is building a 52-storey hotel/condominium and a 26-storey condominium at 50 Yorkville Avenue. For this reason, Transportation Services must close the sidewalk and curb lane on the east side of Bay Street for 21 months.

Transportation Services must also close the south sidewalk and south lane of Scollard Street on the flank of the property for 50 months. This issue is dealt with in a companion report "Scollard Street – Lane and Sidewalk Closure for Construction" requiring Toronto and East York Community Council approval.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12508.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12509.pdf>

Communications (Committee)

(May 5, 2008) e-mail from Marija Jevric (TE.New.TE15.51.1)

| | | | | |
|---------|---------|--|--|----------|
| TE15.53 | Adopted | | | Ward: 28 |
|---------|---------|--|--|----------|

Extension of Sidewalk Closure Duration - Scott Street

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

City Council approve the following action:

1. continue to close the sidewalk on the east side of Scott Street between a point 5.0 metres north of The Esplanade and a point 46.0 metres further north, for 8 months, from May 28, 2008, to December 31, 2008.

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

Committee Recommendations

The Toronto and East York Community Council recommends that Council approve the

following action:

1. Continue to close the sidewalk on the east side of Scott Street between a point 5.0 metres north of The Esplanade and a point 46.0 metres further north, for 8 months, from May 28, 2008 to December 31, 2008.

Financial Impact

There is no financial impact on the City. Cityzen Development Group will bear the costs.

Summary

Cityzen Development Group is building a 32-storey and a 15-storey condominium at a site on the east side of Scott Street, at 38 The Esplanade. They need to continue to keep the east sidewalk closed and maintain a temporary pedestrian walkway on the east side of the street in order to complete construction.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12506.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12507.pdf>

| | | | | |
|---------|---------|--|--|------------------|
| TE15.54 | Amended | | | Ward: 19, 20, 32 |
|---------|---------|--|--|------------------|

Installation/Removal of On-Street Parking Spaces for Persons With Disabilities - May 2008

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council approve the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in the Appendix A attached to the report (April 16, 2008) from the Director, Transportation Services, Toronto and East York District, as amended by deleting from the second location listed in Appendix A, the word “north”, and replacing it with the word “south”, so that it now reads as follows:

“19 Ossington Avenue, west side, between a point 43 metres south of Hallam Street and a point 5.5 metres further south.”

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

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in the Appendix A attached to the report (April 16, 2008) from the Director, Transportation Service, Toronto and East York District.

Financial Impact

| Type of funding | Source of funds | Amount |
|---------------------------------|--|------------|
| Available within current budget | Transportation Services Division 2008 Operating Budget | \$1,800.00 |

Summary

The purpose of this report is to obtain approval for the installation/removal of a number of on-street parking spaces for persons with disabilities on streets that are served by T.T.C. transit routes.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12303.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.56 | Adopted | | | Ward: 27 |
|---------|---------|--|--|----------|

Disabled Person's Loading Zone - Davenport Road, between Avenue Road and North View Terrace

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council designate a loading zone for a disabled person on the north side of Davenport Road, from a point 40 metres west of North View Terrace to a point 10 metres further west.

(April 10, 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 loading zone for a disabled person on the north side of Davenport Road, from a point 40 metres west of North View Terrace to a point 10 metres further

west.

Financial Impact

| Type of Funding | Source of Funds | Amount |
|---------------------------------|---|----------|
| Available within current budget | Toronto Transportation Services 2008 Operating Budget | \$500.00 |

The Toronto Parking Authority estimates loss of annual revenue associated with the removal of two pay-and-display parking spaces on the north side of Davenport Road, from a point 40 metres west of North View Terrace to a point 10 metres further west would be approximately \$12,000.00.

Summary

Transportation Services is requesting approval from City Council to establish a disabled person's loading zone on the north side of Davenport Road, between Avenue Road and North View Terrace (fronting 156-158 Davenport Road) to facilitate curb side access for Wheel-trans vehicles and their passengers attending the Tenda Do Louro Jewellery Museum.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12373.pdf>

Drawing

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12374.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.58 | Adopted | | | Ward: 22 |
|---------|---------|--|--|----------|

Naming of Public Street Located Between 70 and 78 Manor Road East

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council authorize an exception to its policy of avoiding similar sounding street names to permit the unnamed public street located between 70 and 78 Manor Road East to be named "Manor Lane".
2. City Council authorize and direct the appropriate City officials to take the necessary action to give effect to Part 1, including the introduction of a naming by-law.

Committee Recommendations

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

1. authorize an exception to its policy of avoiding similar sounding street names to permit the unnamed public street located between 70 and 78 Manor Road East to be named “Manor Lane”; and
2. authorize and direct the appropriate City Officials to take the necessary action to give effect to Recommendation 1, including the introduction of a naming by-law.

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision, provided that the staff recommendation is not amended so that it varies with City Policy or by-laws. This report recommends that the name “Manor Lane” be approved to identify the unnamed public street located between 70 and 78 Manor Road East.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12234.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.59 | Adopted | | | Ward: 22 |
|---------|---------|--|--|----------|

Sale of Parcel of Land at 141 Boulton Drive

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council accept the Offer to Purchase from Shelly Koke and Brent Jang to purchase the City-owned property described as being Part of Lot 37 on Plan 608E and shown as Part 1 on Sketch No. PS-2007-162, subject to the retention of a permanent easement over the entire property for sewer purposes (the “Property”), in the amount of \$162,000.00, substantially on the terms and conditions outlined in Appendix “A” to the report (April 14, 2008) from the Chief Corporate Officer.
2. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. City Council direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the completion of the sale transaction.

4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses, amending the closing date, the due diligence and other dates to such earlier or later date(s), on such terms and conditions as she may from time to time consider reasonable.

(April 14, 2008) Report from Chief Corporate Officer

Committee Recommendations

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

1. accept the Offer to Purchase from Shelly Koke and Brent Jang to purchase the City-owned property described as being Part of Lot 37 on Plan 608E and shown as Part 1 on Sketch No. PS-2007-162, subject to the retention of a permanent easement over the entire property for sewer purposes (the "Property"), in the amount of \$162,000.00, substantially on the terms and conditions outlined in Appendix "A" to the report (April 14, 2008) from the Chief Corporate Officer.
2. authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the completion of the sale transaction.
4. authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses, amending the closing date, the due diligence and other dates to such earlier or later date(s), on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

Revenue in the amount of \$162,000.00 plus GST if applicable, less closing costs and the usual adjustments is anticipated.

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

Summary

The purpose of this report is to obtain approval for the sale of the City-owned parcel of vacant land known municipally as 141 Boulton Drive, being Part of Lot 37 on Plan 608E and shown as Part 1 on Sketch No. PS-2007-162.

Negotiations with Shelly Koke and Brent Jang, the owners of 147 Boulton Drive, resulted in the Offer to Purchase that is being recommended for acceptance by the City.

The terms for completing the transaction as set out herein are considered to be fair, reasonable

and reflective of market value.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12481.pdf>)

Attachment - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12482.pdf>)

Attachment - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12483.pdf>)

| | | | | |
|---------|---------|--|--|----------|
| TE15.60 | Adopted | | | Ward: 27 |
|---------|---------|--|--|----------|

Proposed Permanent Closure and Sale of the Public Lane at the Rear of 400 Yonge Street - Extending Northerly from Gerrard Street West

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council permanently close a portion of the public lane, shown as Part 1 on the attached Sketch No. PS-2007-118 (the "Lane"), subject to compliance with the requirements of City of Toronto Municipal Code Chapter 162.
2. City Council direct Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. City Council direct Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.
4. City Council authorize the City to accept the Offer to Purchase from the adjoining owners, The Residences of College Park Tower III Inc. and The Residences of College Park Tower IV Inc. (the "Purchaser"), for the sale of the Lane, in the amount of \$261,000.00, substantially on the terms and conditions outlined in Appendix "A" to the report (April 15, 2008) from the General Manager, Transportation Services and Chief Corporate Officer.
5. City Council authorize each of the Chief Corporate Officer and the Director of Real

Estate Services severally to accept the Offer to Purchase on behalf of the City.

6. City Council grant authority to direct a portion of the proceeds of the closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction.
7. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses, amending the closing date, the due diligence and other dates to such earlier or later date(s) on such terms and conditions as she may from time to time consider reasonable.

(April 15, 2008) Report from General Manager, Transportation Services and Chief Corporate Officer

Committee Recommendations

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

1. Permanently close a portion of the public lane, shown as Part 1 on the attached Sketch No. PS-2007-118 (the "Lane"), subject to compliance with the requirements of City of Toronto Municipal Code Chapter 162.
2. Direct Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. Direct Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.
4. Authorize the City to accept the Offer to Purchase from the adjoining owners, The Residences of College Park Tower III Inc. and The Residences of College Park Tower IV Inc. (the "Purchaser"), for the sale of the Lane, in the amount of \$261,000., substantially on the terms and conditions outlined in Appendix "A" to the report (April 15, 2008) from the General Manager, Transportation Services and Chief Corporate Officer.
5. Authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
6. Grant authority to direct a portion of the proceeds of the closing to fund the outstanding expenses related to the Lane and the completion of the sale transaction.

7. Authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses, amending the closing date, the due diligence and other dates to such earlier or later date(s) on such terms and conditions as she may from time to time consider reasonable.

Financial Impact

The subject closing will not incur any costs to the City as the Purchaser is required to pay all costs associated with the closing of the Lane. We anticipate revenue in the amount of \$261,000. (net of GST), less closing costs and the usual adjustments from this sale.

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

Summary

The General Manager, Transportation Services and the Chief Corporate Officer request that a portion of the public lane at the rear of 400 Yonge Street be permanently closed, and that the said lane be sold to the adjoining land owners, The Residences of College Park Tower III Inc. and The Residences of College Park Tower IV Inc., substantially on the terms and conditions outlined in Appendix "A" to this report.

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

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12512.pdf>

Attachment - Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12513.pdf>

Attachment - Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12514.pdf>

| | | | | |
|---------|---------|--|--|-----------|
| TE15.61 | Adopted | | | Ward: All |
|---------|---------|--|--|-----------|

Use of Nathan Phillips Square for Various Events up to December 2008

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council give exemption to the Toronto Outdoor Art Exhibition, Tastes of Thailand, Irie Music Festival, Toronto Cuba Friendship Day, Mexican Independence Day, and Cavalcade of Lights to operate a beer garden and L'Oreal Fashion Week to serve wine and hard liquor at a "gated event" contingent upon the following conditions:

- a. approval of the A.G.C.O.;
 - b. approval of the Medical Officer of Health;
 - c. compliance with the City of Toronto's Medical Officer of Health; and
 - d. receipt of all the necessary permits associated with the production of the event, i.e., special occasions permit, building permit, noise by-law extension permit.
2. City Council grant permission to the Fashion Design Council of Canada to host a "gated and ticketed" event.
 3. City Council grant permission to the Red, White and Blue Knights Toy Drive, Ride for Diabetes Research, Scotiabank Toronto Waterfront Marathon and the CIBC Run for the Cure to solicit donations in support of their organizations.
 4. City Council grant permission to Hiroshima Day and Cavalcade of Lights to use open flame.
 5. City Council grant permission to Cavalcade of Lights and New Year's Eve Bash to use special effects pyrotechnics.
 6. City Council direct the various events to compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event.
 7. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

(April 4, 2008) Report from Chief Corporate Officer

Committee Recommendations

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

1. give exemption to the Toronto Outdoor Art Exhibition, Tastes of Thailand, Irie Music Festival, Toronto Cuba Friendship Day, Mexican Independence Day, and Cavalcade of Lights to operate a beer garden and L'Oreal Fashion Week to serve wine and hard liquor at a "gated event" contingent upon the following conditions:
 - a. Approval of the A.G.C.O.
 - b. Approval of the Medical Officer of Health
 - c. Compliance with the City of Toronto's Municipal Officer of Health
 - d. Receipt of all the necessary permits associated with the production of the event, i.e. special occasions permit, building permit, noise by-law extension permit
2. grant permission to the Fashion Design Council of Canada to host a "gated and ticketed" event.

3. grant permission to the Red, White and Blue Knights Toy Drive, Ride for Diabetes Research, Scotiabank Toronto Waterfront Marathon and the CIBC Run for the Cure to solicit donations in support of their organizations.
4. grant permission to Hiroshima Day and Cavalcade of Lights to use open flame.
5. grant permission to Cavalcade of Lights and New Year's Eve Bash to use special effects pyrotechnics.
6. direct the various events to compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event.
7. authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

Summary

It is recommended that Toronto and East York Community Council give exemption to the various events as listed in Table 1 (page 3) for the reasons detailed therein.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12297.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.63 | Adopted | | | Ward: 32 |
|---------|---------|--|--|----------|

Appointment to Balmy Beach Park Board of Management

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. City Council appoint Mr. John W. Hunter (who has been nominated by the Mayor in accordance with legislative requirements as advised by the Balmy Beach Park Chair) to the Board of Management of Balmy Beach Park for a term of office expiring June 30, 2010, and until his successor is appointed.
2. City Council request the City Manager's office to report to the Executive Committee with recommendations on the changes necessary to delegate the authority to approve future appointments to this Board of Management.

(April 18, 2008) Report from Shirley Hoy, City Manager

Committee Recommendations

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

1. appoint Mr. John W. Hunter (who has been nominated by the Mayor in accordance with legislative requirements as advised by the Balmy Beach Park Chair) to the Board of Management of Balmy Beach Park for a term of office expiring June 30, 2010, and until his successor is appointed; and
2. request the City Manager's office to report to the Executive Committee with recommendations on the changes necessary to delegate the authority to approve future appointments to this Board of Management.

Summary

This report recommends an appointment to the Board of Management of the Balmy Beach Park in accordance with legislative requirements on nomination of the Mayor. It also responds to a written request from the Mayor for a review of the nomination and appointments process prior to the next round of citizen appointments to this board.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12496.pdf>

Memo

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12497.pdf>

| | | | | |
|---------|---------|--|--|-----------|
| TE15.65 | Amended | | | Ward: All |
|---------|---------|--|--|-----------|

Endorsement of Events for Liquor Licensing Purposes

City Council Decision

City Council on May 26 and 27, 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. permission to serve alcohol until 4:00 a.m. for the Rosewater Supper Club at 19 Toronto Street for the Revolver Post MMVA Gala to be held on June 15, 2008;
2. permission to extend the liquor licence of the Standard Pizza and Pasta Bar, 667 College Street, to serve alcohol on an outside area from 12 noon to 12 midnight on June 29, 2008, and September 7, 2008, in conjunction with that establishment's Customer

Appreciation Day (June 29, 2008) and Anniversary Party (September 7, 2008);

3. permission for City of Toronto permitted boulevard cafes between Woodbine Avenue and Beech Avenue being granted liquor licence extensions to sell and serve alcohol on their boulevard patios from 11:00 a.m. to 12 midnight on July 25 and 26, 2008, in conjunction with the Beaches International Jazz Festival;
4. proposed outdoor patio areas and the presence of outdoor beer garden where alcohol will be served on June 21, 2008 from 1:00 p.m. to 9:00 p.m. and for the establishments listed in the communication (May 6, 2008) from Councillor Giambrone, in conjunction with the BIG on Bloor Festival, subject to deleting the Theos Restaurant, 888 Bloor Street West, and replacing it with the Courrense Bakery, 1014 Bloor Street West;
5. permission to extend the liquor licence for the Factory Theatre (125 Bathurst Street) to encompass the outdoor courtyard, during the Fringe of Toronto Theatre Festival, from July 2, 2008 to July 13, 2008; and
6. proposed extended licence hours until 4:00 a.m., and the presence of beer gardens where alcohol will be served, at the times and dates indicated in the communication (May 1, 2008) from Fatima Amarshi, Executive Director, Pride Toronto, in conjunction with the 2008 Pride Week Celebrations, and that Arena Entertainment Inc., O/A Circa, be permitted extended licence hours until 4:00 a.m. on Monday, June 30, 2008, only, in conjunction with the 2008 Pride Week Celebrations;
7. permission for the community of San Lorenzo Anglican Church to operate a beer garden in Christie Pits Park, in conjunction with the Inti Raymi Festival on June 21 and 22, 2008;
8. permission to extend the liquor licence of the Hard Rock Café to operate a beer garden on Dundas Square on June 12, 13 and 14, 2008, from 11:00 a.m. until 2:00 a.m., in conjunction with its 30th Anniversary celebration;
9. permission to operate a beer garden on the closed portion of Fraser Avenue south of King Street on June 12, 2008, from 4:00 p.m. to 10:00 p.m., in conjunction with the Liberty Village BIA's "Give me Liberty" event;
10. permission for the 519 Church Street Community Centre to host a beverage garden in Cawthra Square Park (North side of 519 Church Street) on June 27, 2008, from 5:00 p.m. to 11:00 p.m.; June 28, 2008, and June 29, 2008, from 1:00 p.m. to 9:30 p.m., in conjunction with Pride Week Celebrations;
11. permission for an extension of the liquor licence of the Hungarian Canadian Cultural Centre at 840 St. Clair Avenue West on June 20, 21 and 22, 2008, from 11:00 a.m. to 11:00 p.m., to permit the provision of alcohol, in conjunction with the Centre's Annual Hungarian Festival;
12. permission for an extension of the liquor licence of Zipperz/Cellblock, 72 Carlton Street, to sell and serve alcohol in an adjacent parking lot on June 28 and 29, 2008, from

11:00 a.m. to 11:00 p.m., in conjunction with Pride Week Celebrations;

13. permission for the extension to the liquor licences of Sous Vide (570 College Street) and The MidTown (552 College Street) to permit the sale and serving of alcohol on their patios for the duration of the Taste of Little Italy Event;
14. permission for the extension to the liquor licences of Sous Vide (570 College Street) and The MidTown (552 College Street) to permit the sale and serving of alcohol on their patios for the duration of the Fiera 2008;
15. permission for an outside patio area at the Liberty Market Building on Thursday, June 12, 2008, from 6:00 p.m. to 9:00 p.m., and on Friday, June 14, 2008, and Saturday, June 15, 2008, in conjunction with an outdoor art exhibit.

Committee Recommendations

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

1. permission to serve alcohol until 4:00 a.m. for the Rosewater Supper Club at 19 Toronto Street for the Revolver Post MMVA Gala to be held on June 15, 2008;
2. permission to extend the liquor licence of the Standard Pizza and Pasta Bar, 667 College Street to serve alcohol on an outside area from 12 noon to 12 midnight on June 29, 2008 and September 7, 2008, in conjunction with that establishment's Customer Appreciation Day (June 29, 2008) and Anniversary Party (September 7, 2008);
3. permission for City of Toronto permitted boulevard cafes between Woodbine Avenue and Beech Avenue being granted liquor licence extensions to sell and serve alcohol on their boulevard patios from 11:00 a.m. to 12 midnight on July 25 and 26, 2008 in conjunction with the Beaches International Jazz Festival;
4. proposed outdoor patio areas and the presence of outdoor beer garden where alcohol will be served on June 21, 2008 from 1:00 p.m. to 9:00 p.m. and for the establishments listed in the communication (May 6, 2008) from Councillor Giambrone, in conjunction with the BIG on Bloor Festival;
5. permission to extend the liquor licence for the Factory Theatre (125 Bathurst Street) to encompass the outdoor courtyard, during the Fringe of Toronto Theatre Festival, from July 2, 2008 to July 13, 2008;
6. proposed extended licence hours until 4:00 a.m., and the presence of beer gardens where alcohol will be served, at the times and dates indicated in the communication (May 1, 2008) from Fatima Amarshi, Executive Director, Pride Toronto, in conjunction with the 2008 Pride Week Celebrations.

Committee 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. 2008 Toronto Pride Week Celebrations taking place from June 20, 2008 to June 29, 2008;
2. Beaches International Jazz Festival taking place on July 24, 25 and 26, 2008;
3. Festival Bana y' Afrique taking place on July 19 and 20, 2008 on Dundas Square;
4. Korean Dano Spring Festival taking place on June 7, 2008 from 10:00 a.m. to 11:00 p.m. at Christie Pits Park;
5. BIG on Bloor Festival taking place on June 21, 2008, from 1:00 p.m. to 9:00 p.m. on Bloor Street West between Lansdowne Avenue and Christie Street;
6. The Ethiopian Canadian Day Festival taking place on September 13, 2008 from 10:00 a.m. to 11:00 p.m. at Christie Pits Park.

Summary

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

Background Information (Committee)

BIG on Bloor Festival - List of Establishments

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12952.pdf>

Letter from Fatima Amarshi, PRIDE TORONTO

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12953.pdf>

Communications (Committee)

(April 7, 2008) letter from Colleen Smith and Christina Kozak, Factory Theatre, respecting The Fringe of Toronto Theatre Festival to be held at various locations on July 2 to 13, 2008 (TE.Main.TE15.65.1)

(April 10, 2008) letter from Niva Chow, Revolver Film Company, respecting the Revolver Post Much Music Event to be held at the Rosewater Supper Club, 19 Toronto Street, on June 15, 2008, until 4:00 a.m. (TE.Supp.TE15.65.2)

(April 11, 2008) letter from Arthur Ntongo, Africa New Music, respecting the Bana Y'Africa Festival to be held at Dundas Square (Yonge and Dundas Streets) on July 19-20, 2008 (TE.Supp.TE15.65.3)

(May 1, 2008) letter from Jonathan Benczkowski, of Sol-Arch Ltd., respecting the Standard Pasta and Pizza Bar for a temporary street closure for a customer appreciation party on June 29, 2008 and for an anniversary party on September 7, 2008 at 667 College Street (TE.Supp.TE15.65.4)

(April 30, 2008) letter from Joe Pantalone, Deputy Mayor, respecting The Korean Dano Spring Festival being held on June 7, 2008 from 10:00 a.m. to 11:00 p.m. at the Christie Pits Park (TE.Supp.TE15.65.5)

(May 2, 2008) e-mail from Councillor Bussin, respecting the Beaches International Jazz

Festival on July 24, 25 and 26, 2008 allowing boulevard cafes between Woodbine Avenue and Beech Avenue a liquor licence extension to sell liquor and serve between 11:00 a.m. to 12:00 a.m. (TE.New.TE15.65.6)

(May 6, 2008) letter from Councillor Giambrone respecting the BIG on Bloor Festival to be held on June 21, 2008 at various restaurants on Bloor Street West, between Lansdowne and Christie (TE.New.TE15.65.7)

(May 2, 2008) letter from Deputy Mayor Pantalone respecting the Ethiopian Canadian Day Festival to be held on September 13, 2008 from 10:00 a.m. to 11:00 p.m. at the Christie Pits Park (TE.New.TE15.65.8)

(May 1, 2008) e-mail from Fatima Amarshi, Pride Toronto, respecting Pride Week, 2008 to be held on June 20-29, 2008 at various times and locations (TE.New.TE15.65.9)

| | | | | |
|---------|---------|--|--|----------|
| TE15.67 | Adopted | | | Ward: 27 |
|---------|---------|--|--|----------|

Stadium Endorsement - Massey Hall

City Council Decision

City Council on May 26 and 27, 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 Massey Hall.

(April 29, 2008) Letter from Councillor Rae

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 Massey Hall.

Summary

Massey Hall is seeking permission to have a "Stadium Endorsement" added to its liquor licence.

Background Information (Committee)

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12652.pdf>)

| | | | | |
|---------|---------|--|--|----------|
| TE15.69 | Adopted | | | Ward: 20 |
|---------|---------|--|--|----------|

Ontario Municipal Board Appeal - 580 Spadina Avenue

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motion:

1. City Council require the City Solicitor to appeal the approved variances for 580 Spadina Avenue and appear at the Ontario Municipal Board, with an independent consultant in support of refusal.

(May 6, 2008) Letter from Councillor Vaughan

Committee Recommendations

The Toronto and East York Community Council recommends that City Council require the City Solicitor to appeal the approved variances for 580 Spadina Avenue and appear at the Ontario Municipal Board, with an independent consultant in support of refusal.

Summary

Requesting that the City Solicitor be required to appeal the approved variances for 580 Spadina Avenue and appear at the Ontario Municipal Board with an independent consultant in support of refusal.

Background Information (Committee)

Councillor Vaughan

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12823.pdf>

| | | | | |
|---------|---------|--|--|----------|
| TE15.72 | Adopted | | | Ward: 21 |
|---------|---------|--|--|----------|

Municipal Clearance required by Bell Canada to Exclusively Use Hydro Poles in the Rear Lot of Certain Upper Forest Hill Homes

City Council Decision

City Council on May 26 and 27, 2008, adopted the following motions:

1. The Executive Director of Technical Services be requested to report to Toronto and East York Community Council on the relocation of existing rear yard hydro infrastructure, the relocation of other services and any request by Bell Canada to

continue to exclusively use the hydro poles in the rear lots of Upper Forest Hill properties in the area bounded by Elm Ridge Drive to Briar Hill Avenue and Bathurst Street to Allen Expressway.

2. In the meantime, City staff be instructed not to provide to Bell Canada any clearance or permission to use the hydro poles in rear lots of Upper Forest Hill properties in the area bounded by Elm Ridge Drive to Briar Hill Avenue and Bathurst Street to Allen Expressway.

(May 6, 2008) Letter from Councillor Mihevc

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. the Executive Director of Technical Services be requested to report to Toronto and East York Community Council on the relocation of existing rear yard hydro infrastructure, the relocation of other services and any request by Bell Canada to continue to exclusively use the hydro poles in the rear lots of Upper Forest Hill properties in the area bounded by Elm Ridge Drive to Briar Hill Avenue and Bathurst Street to Allen Expressway; and
2. in the meantime, City staff be instructed not to provide to Bell Canada any clearance or permission to use the hydro poles in rear lots of Upper Forest Hill properties in the area bounded by Elm Ridge Drive to Briar Hill Avenue and Bathurst Street to Allen Expressway.

Summary

Requesting that the Executive Director of Technical Services be requested to report to Toronto and East York Community Council on the relocation of existing rear yard hydro infrastructure, the relocation of other services and any request by Bell Canada to continue to exclusively use the hydro poles in the rear lots of Upper Forest Hill properties in the area bounded by Elm Ridge Drive to Briar Hill Avenue and Bathurst Street to Allen Expressway; and that City staff be instructed not to provide to Bell Canada any clearance permission to use the hydro poles in rear lots of Upper Forest Hill properties in the area bounded by Elm Ridge Drive to Briar Hill Avenue and Bathurst Street to the Allen Expressway.

Background Information (Committee)

Councillor Mihevc

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12827.pdf>)

Submitted Tuesday, May 6, 2008

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