
Toronto and East York Community Council

Meeting No.	16	Contact	Frances Pritchard Acting Administrator
Meeting Date	Tuesday, June 10, 2008	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall		

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(Deferred from May 6, 2008 - 2008.TE15.15)

TE16.3	Adopted			Ward: 18
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Inclusion on Heritage Inventory - 243 Perth Avenue

City Council Decision

City Council on June 23 and 24, 2008 adopted the following motion:

1. City Council include the property at 243 Perth Avenue (Perth Avenue Methodist Church) on the City of Toronto Inventory of Heritage Properties.

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

Committee Recommendations

The Toronto and East York Community Council recommends that City Council include the property at 243 Perth Avenue (Perth Avenue Methodist Church) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include the property at 243 Perth Avenue, containing the building historically known as Perth Avenue Methodist Church, on the City of Toronto Inventory of Heritage Properties.

The property owner is planning to redevelop part of the site. The inclusion of the property on the City's heritage inventory would enable staff to monitor any proposed changes to the site

and encourage the retention of the building's heritage values and attributes.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13230.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13232.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13233.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13234.pdf>

3a Inclusion on Heritage Inventory - 243 Perth Avenue

(April 19, 2008) Letter from Toronto Preservation Board

Summary

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

Background Information (Committee)

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13236.pdf>

TE16.4	Adopted			Ward: 30
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Inclusion on Heritage Inventory – 569 Broadview Avenue and 9 Tennis Crescent

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council include the property at 569 Broadview Avenue (Broadview Mansions, 1927) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 9 Tennis Crescent (Broadview Mansions, 1928) on the City of Toronto Inventory of Heritage Properties.

(March 27, 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 569 Broadview Avenue (Broadview Mansions, 1927) on the City of Toronto Inventory of Heritage Properties; and
2. City Council include the property at 9 Tennis Crescent (Broadview Mansions, 1928) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include the properties at 569 Broadview Avenue and 9 Tennis Crescent on the City of Toronto Inventory of Heritage Properties.

Following research and evaluation, staff have determined that the neighbouring properties at 569 Broadview Avenue and 9 Tennis Crescent, which contain apartment buildings known as Broadview Mansions, have cultural heritage value and merit inclusion on the City's heritage inventory. The inclusion of the properties on the heritage inventory would enable staff to monitor any applications affecting the sites and encourage the retention of their heritage values and attributes.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13170.pdf>)

Attachment 1 - Location Map

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13171.pdf>)

Attachment 2 - Photographs 569 Broadview

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13172.pdf>)

Attachment 3 - Photographs 9 Tennis

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13173.pdf>)

Attachment 4 - Reasons for Listing 569 Broadview

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13174.pdf>)

Attachment 5 - Reasonso for listing 9 Tennis

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13175.pdf>)

4a Inclusion on Heritage Inventory – 569 Broadview Avenue and 9 Tennis Crescent

(May 23, 2008) Letter from Director, Policy and Research, City Planning Division

Summary

For consideration with the Planning Staff Report.

Background Information (Committee)

Letter from Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13280.pdf>)

TE16.8	Adopted			Ward: 19
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Final Report - Site Plan Application - 1001 Queen Street West

City Council Decision

City Council on June 23 and 24, 2008, adopted the following recommendations:

1. City Council approve in principle the three proposed new buildings as indicated on the drawings listed in the Notice of Approval Conditions (Attachment 1 of the report (May 23, 2008) from the Acting Director, Community Planning, Toronto and East York District), subject to:
 - a. the satisfaction of the conditions prior to site plan approval included in Attachment 1, as amended by the deletion of Pre-approval Conditions 2.4 and 2.5; and
 - b. the satisfaction of the conditions to be fulfilled after site plan approval included in Attachment 1, as amended by the deletion of Pre-approval Conditions 2.4 and 2.5.
2. City Council authorize the Chief Planner and Executive Director, City Planning Division, or his designate to add conditions to clarify the City's requirements or make minor amendments to conditions in the Notice of Approval Conditions, as amended, that the Chief Planner and Executive Director, City Planning Division, or his designate deem necessary and appropriate in the interests of the City.
3. City Council authorize the Chief Planner and Executive Director, City Planning Division, or his designate to give final approval to the site plan when the conditions required prior to site plan approval contained in Attachment 1, as amended, have been fulfilled.
4. City Council direct the City Solicitor to prepare and register the necessary Site Plan Agreement.
5. City Council authorize the Acting Director, Toronto and East York District, Community Planning to implement the Site Plan Agreement.

(May 23, 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. Approve in principle the three proposed new buildings as indicated on the drawings listed in the Notice of Approval Conditions (Attachment 1 of the report (May 23, 2008) from the Acting Director, Community Planning, Toronto and East York District), subject to:
 - (a) the satisfaction of the conditions prior to site plan approval included in Attachment 1, as amended by the deletion of Pre-approval Conditions 2.4 and 2.5; and
 - (b) the satisfaction of the conditions to be fulfilled after site plan approval included in Attachment 1, as amended by the deletion of Pre-approval Conditions 2.4 and 2.5.
2. Authorize the Chief Planner and Executive Director, City Planning Division, or his designate to add conditions to clarify the City's requirements or make minor amendments to conditions in the Notice of Approval Conditions, as amended, that the Chief Planner and Executive Director, City Planning Division, or his designate deem necessary and appropriate in the interests of the City;
3. Authorize the Chief Planner and Executive Director, City Planning Division, or his designate to give final approval to the site plan when the conditions required prior to site plan approval contained in Attachment 1, as amended, have been fulfilled;
4. Direct the City Solicitor to prepare and register the necessary Site Plan Agreement;
5. Authorize the Acting Director, Toronto and East York District, Community Planning to implement the Site Plan Agreement.

Summary

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

This application is to permit the development of three new buildings in Phase 1b of the CAMH (Centre for Addiction and Mental Health) redevelopment that will result in the transformation of the CAMH site into an "Urban Village" that is integrated into the surrounding neighbourhood.

This report has been referred to the Toronto and East York Community Council for a decision because it is a requirement that all applications for Site Plan Approval (excluding Phase 1a) on the CAMH lands be approved by City Council.

This report reviews and recommends approval of the application.

This report also recommends that the Chief Planner, or his designate, be authorized to give

final approval to the site plan when the conditions required prior to site plan approval, contained in the Notice of Approval conditions in Attachment 1, have been fulfilled.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13259.pdf>)

TE16.9	Adopted			Ward: 22
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Final Report - Official Plan and Zoning Amendment - 1481, 1491 and 1501 Yonge Street; 25, 27 and 29 Heath Street and 30 Alvin Avenue

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No.10 of the report (May 13, 2008) from the Acting Director, Community Planning, Toronto and East York Community District.
2. City Council amend the Toronto Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 11, subject to amending Section 2.1.(c) to read:

“(c) The west facing main wall of the first storey of the building at 1481, 1491, 1501 Yonge Street will be set back at least 1.5 metres at grade from the Yonge Street property line.”
3. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 12;
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and/or draft Zoning By-law Amendments as may be required;
5. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, to secure:
 - a. that the owner shall design and construct the park, including the public art component, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division and the General Manager of Parks Forestry and Recreation;

- b. that the owner shall agree to dedicate an area of 736 m² as shown on the approved site plan to the City as the owner's entire obligation for the land component for the parkland dedication requirements under Section 42 of the Planning Act and the City's Alternative Rate Parkland Dedication By-law.

The owner shall transfer ownership of the park lands to the City prior to the issuance of the first above grade building permit or the transfer may be timed according to other such arrangement that may be satisfactory to the Chief Planner and Executive Director of the City Planning Division and to the General Manager of Parks Forestry and Recreation.

The City shall grant the owner, park occupancy for construction staging purposes for a nominal fee.

The owner shall complete the base park and above base park construction to the satisfaction of the Chief Planner and Executive Director of the City Planning Division and the General Manager of Parks, Forestry and Recreation prior to the registration of the final condominium on the lot;

- c. that the above base park construction costs shall be borne by the owner but such costs will also cover the owner's cash-in-lieu portion of the Section 42 park dedication levy under the Alternative Rate Parkland Dedication By-law. The construction costs for above base park improvements which includes the public art component of the project and the cash-in-lieu of park land dedication shall be secured by a letter of credit in the amount of \$2,000,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit.

Such amount shall increase in accordance with the increase in the Non-Residential Construction Price Index from the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement or, if the site specific by-laws for the project are appealed to the Ontario Municipal Board, from the date of the Board order approving the by-laws, to the date of submission of the funds by the owner to the City.

Park construction costs are estimated at \$2,000,000.00. The cash-in-lieu portion of the Section 42 park levy which in today's dollars is estimated at \$1,100,000.00 will be deducted from this amount leaving an estimated park construction cost of \$900,000.00 as the community benefit under Section 37.

No portion of the cash-in-lieu Section 42 park levy or of the Section 37 contribution shall be used for base park construction;

- d. a guarantee that the owner shall design and construct the westbound right turn lane within the Heath Street East right-of-way, to the satisfaction of the Director of Technical Services, as shown on the plans and drawings submitted with this application. Design and construction costs, including all costs associated with

the approved pavement marking and signage plans, will be entirely borne by the owner. Such guarantee will be secured by a letter of credit in the amount of \$150,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit.

The construction of such Heath Street East improvements shall be completed within 6 months (allowing for delays resulting from poor winter weather conditions) of the construction start of the development (including demolition and excavation).

- e. a guarantee that the owner designs and constructs a street widening on the west side of Alvin Avenue, to the satisfaction of the Director of Technical Services, as shown on the plans and drawings submitted with this application. Design and construction costs of the Alvin Avenue widening, including all costs associated with the approved pavement marking and signage report will be entirely borne by the owner. Such guarantee will be secured by a letter of credit in the amount of \$101,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit.

The construction of such Alvin Avenue improvements shall be completed within 6 months (allowing for delays resulting for poor winter weather conditions) of the construction start of the development (including demolition and excavation);

- f. a guarantee that the owner shall design and construct improvements to the sidewalks in the Yonge Street and Alvin Avenue rights-of-way, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division and the Director of Technical Services, as shown on the plans and drawings. Such work is to include, sidewalk upgrade treatments to mark the entrance to the public park from Yonge Street and to mark the public access to the privately owned landscaped open space from Alvin Avenue . Design and construction costs of sidewalk improvements in the Yonge Street and Alvin Avenue rights-of way will be entirely borne by the owner. Such guarantee will be secured by a letter of credit in the amount of \$24,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit;
- g. the owner shall make a cash contribution of \$250,000.00, prior to the registration of the last condominium on the lot, which is to be held in a dedicated reserve fund administered at the discretion of the General Manager of Parks, Forestry and Recreation for mechanical maintenance of equipment installed in the park including water circulating equipment relating to the operation of the water wall or reflective pond, decorative lighting, and heating elements of pedestrian walkways and for the watering system equipment necessary for the establishment and maintenance of espalier plants in the proposed living wall;
- h. that the owner shall develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, an appropriate Construction Mitigation Plan and Resident Communication Strategy prior to the

issuance of the first building permit (including demolition and/or excavation permit), and the owner shall also be required to meet with a Resident Construction Liaison Committee on a regular basis during the construction planning and execution process, and this Resident Construction Liaison Construction Committee membership and meeting schedule is to be established by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor's office;

- i. that the owner shall agree to grant an easement in favour of the City over the walkway that the owner will construct through the private landscaped open space that connects the proposed linear public park to Alvin Avenue as shown on the approved plans and drawings to the satisfaction of the Director of Community Planning, Toronto and East York District prior to the registration of the last condominium on the lot;
 - j. that the owner shall agree to grant an easement in favour of the City over the condominium access driveway leading from Alvin Avenue and over the short term visitor parking to facilitate maintenance of the park;
 - k. that the owner shall incorporate, in the construction of the building, exterior materials to be shown on 1:50 scale drawings along Alvin Avenue, Yonge Street and Heath Street East with building materials labelled to the approval of the Chief Planner and Executive Director; and
 - l. that the owner shall agree to design and construct a new landscaping treatment for the north side of Heath Street East (on the lands owned by Yorkminster Park Baptist Church) following the construction of the proposed right turn lane as mentioned in 5(d) above.
6. City Council require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of the first above grade building permit;
 7. City Council require the owner to provide and maintain an irrigation system for the proposed trees within the public road allowances, including an automatic timer designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with backflow preventer to the satisfaction of the General Manager of Parks, Forestry and Recreation;
 8. City Council require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the City entering into a Site Plan Agreement with the owner, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
 9. City Council require the owner to provide for any improvements to the municipal infrastructure in connection with the Site Servicing Assessment and Traffic Impact Study, should it be determined that upgrades are required to the infrastructure to support

this development according to the Site Servicing Assessment and Traffic Impact Study as accepted by the Executive Director, Technical Services;

10. City Council require the owner to contact the Traffic Operations section a minimum of six months prior to construction of the project in order to allow for the necessary reports and by-laws to be enacted in conjunction with the proposed road improvements identified in recommendation 5 above; and
11. City Council require the owner to submit a letter to the City, prior to the introduction of the necessary Bills to City Council for enactment, committing to withdrawing the owners appeals to the new Official Plan once the site and area specific Official Plan and Zoning By-law amendments are brought into force and effect.

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No.10 of the report (May 13, 2008) from the Acting Director, Community Planning, Toronto and East York Community District;
2. City Council amend the Toronto Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 11, subject to amending Section 2.1.(c) to read:

“(c) The west facing main wall of the first storey of the building at 1481, 1491, 1501 Yonge Street will be set back at least 1.5 metres at grade from the Yonge Street property line.”
3. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 12;
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and/or draft Zoning By-law Amendments as may be required;
5. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, to secure:
 - a. that the owner shall design and construct the park, including the public art

component, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division and the General Manager of Parks Forestry and Recreation;

- b. that the owner shall agree to dedicate an area of 736 m² as shown on the approved site plan to the City as the owner's entire obligation for the land component for the parkland dedication requirements under Section 42 of the Planning Act and the City's Alternative Rate Parkland Dedication By-law.

The owner shall transfer ownership of the park lands to the City prior to the issuance of the first above grade building permit or the transfer may be timed according to other such arrangement that may be satisfactory to the Chief Planner and Executive Director of the City Planning Division and to the General Manager of Parks Forestry and Recreation.

The City shall grant the owner, park occupancy for construction staging purposes for a nominal fee.

The owner shall complete the base park and above base park construction to the satisfaction of the Chief Planner and Executive Director of the City Planning Division and the General Manager of Parks, Forestry and Recreation prior to the registration of the final condominium on the lot;

- c. that the above base park construction costs shall be borne by the owner but such costs will also cover the owner's cash-in-lieu portion of the Section 42 park dedication levy under the Alternative Rate Parkland Dedication By-law. The construction costs for above base park improvements which includes the public art component of the project and the cash-in-lieu of park land dedication shall be secured by a letter of credit in the amount of \$2,000,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit.

Such amount shall increase in accordance with the increase in the Non-Residential Construction Price Index from the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement or, if the site specific by-laws for the project are appealed to the Ontario Municipal Board, from the date of the Board order approving the by-laws, to the date of submission of the funds by the owner to the City.

Park construction costs are estimated at \$2,000,000.00. The cash-in-lieu portion of the Section 42 park levy which in today's dollars is estimated at \$1,100,000.00 will be deducted from this amount leaving an estimated park construction cost of \$900,000.00 as the community benefit under Section 37.

No portion of the cash-in-lieu Section 42 park levy or of the Section 37 contribution shall be used for base park construction;

- d. a guarantee that the owner shall design and construct the westbound right turn

lane within the Heath Street East right-of-way, to the satisfaction of the Director of Technical Services, as shown on the plans and drawings submitted with this application. Design and construction costs, including all costs associated with the approved pavement marking and signage plans, will be entirely borne by the owner. Such guarantee will be secured by a letter of credit in the amount of \$150,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit.

The construction of such Heath Street East improvements shall be completed within 6 months (allowing for delays resulting from poor winter weather conditions) of the construction start of the development (including demolition and excavation).

- e. a guarantee that the owner designs and constructs a street widening on the west side of Alvin Avenue, to the satisfaction of the Director of Technical Services, as shown on the plans and drawings submitted with this application. Design and construction costs of the Alvin Avenue widening, including all costs associated with the approved pavement marking and signage report will be entirely borne by the owner. Such guarantee will be secured by a letter of credit in the amount of \$101,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit.

The construction of such Alvin Avenue improvements shall be completed within 6 months (allowing for delays resulting for poor winter weather conditions) of the construction start of the development (including demolition and excavation);

- f. a guarantee that the owner shall design and construct improvements to the sidewalks in the Yonge Street and Alvin Avenue rights-of-way, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division and the Director of Technical Services, as shown on the plans and drawings. Such work is to include, sidewalk upgrade treatments to mark the entrance to the public park from Yonge Street and to mark the public access to the privately owned landscaped open space from Alvin Avenue . Design and construction costs of sidewalk improvements in the Yonge Street and Alvin Avenue rights-of way will be entirely borne by the owner. Such guarantee will be secured by a letter of credit in the amount of \$24,000.00 to be submitted by the owner prior to the issuance of the first above grade building permit;
- g. the owner shall make a cash contribution of \$250,000.00, prior to the registration of the last condominium on the lot, which is to be held in a dedicated reserve fund administered at the discretion of the General Manager of Parks, Forestry and Recreation for mechanical maintenance of equipment installed in the park including water circulating equipment relating to the operation of the water wall or reflective pond, decorative lighting, and heating elements of pedestrian walkways and for the watering system equipment necessary for the establishment and maintenance of espalier plants in the proposed living wall;

- h. that the owner shall develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, an appropriate Construction Mitigation Plan and Resident Communication Strategy prior to the issuance of the first building permit (including demolition and/or excavation permit), and the owner shall also be required to meet with a Resident Construction Liaison Committee on a regular basis during the construction planning and execution process, and this Resident Construction Liaison Construction Committee membership and meeting schedule is to be established by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor's office;
 - i. that the owner shall agree to grant an easement in favour of the City over the walkway that the owner will construct through the private landscaped open space that connects the proposed linear public park to Alvin Avenue as shown on the approved plans and drawings to the satisfaction of the Director of Community Planning, Toronto and East York District prior to the registration of the last condominium on the lot;
 - j. that the owner shall agree to grant an easement in favour of the City over the condominium access driveway leading from Alvin Avenue and over the short term visitor parking to facilitate maintenance of the park;
 - k. that the owner shall incorporate, in the construction of the building, exterior materials to be shown on 1:50 scale drawings along Alvin Avenue, Yonge Street and Heath Street East with building materials labelled to the approval of the Chief Planner and Executive Director; and
 - l. that the owner shall agree to design and construct a new landscaping treatment for the north side of Heath Street East (on the lands owned by Yorkminster Park Baptist Church) following the construction of the proposed right turn lane as mentioned in 5(d) above.
6. Require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of the first above grade building permit;
 7. Require the owner to provide and maintain an irrigation system for the proposed trees within the public road allowances, including an automatic timer designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with backflow preventer to the satisfaction of the General Manager of Parks, Forestry and Recreation;
 8. Require the owner to submit to the Executive Director of Technical Services for review and acceptance, prior to the City entering into a Site Plan Agreement with the owner, a site servicing review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
 9. Require the owner to provide for any improvements to the municipal infrastructure in

connection with the Site Servicing Assessment and Traffic Impact Study, should it be determined that upgrades are required to the infrastructure to support this development according to the Site Servicing Assessment and Traffic Impact Study as accepted by the Executive Director, Technical Services;

10. Require the owner to contact the Traffic Operations section a minimum of six months prior to construction of the project in order to allow for the necessary reports and by-laws to be enacted in conjunction with the proposed road improvements identified in recommendation 5 above; and
11. Require the owner to submit a letter to the City, prior to the introduction of the necessary Bills to City Council for enactment, committing to withdrawing the owners appeals to the new Official Plan once the site and area specific Official Plan and Zoning By-law amendments are brought into force and effect.

Committee Decision Advice and Other Information

The Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning and the City Solicitor to report directly to Council, if necessary, on the issues raised in the public presentations related to 1497-1499 Yonge Street.

The Toronto and East York Community Council held a statutory public meeting on June 10, 2008 and notice was given in accordance with the Planning Act.

Summary

An application has been submitted to permit the construction of a 15-storey mixed commercial/residential building on Yonge Street, a 37-storey residential building which is to be central to the site's south end next to the existing 22-storey office building at 22 St Clair Avenue East and a 16-storey residential building located north of the mid-block connection which steps down to 3.5-storey townhouses on Heath Street and on Alvin Avenue at the above noted addresses.

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

- (a) the large size of the development site which would allow construction of the proposed buildings without resulting in over-building on the subject lands;
- (b) the proposed redevelopment and residential intensification is of an underutilized surface parking lot and commercial property located at an important regional centre;
- (c) the compliance of this proposal with the development criteria for new development in Mixed Use Areas and in Apartment Neighbourhood designations of the Official Plan;
- (d) the compliance of this proposal with the development criteria in the former City of Toronto Official Plan;
- (e) the proximity of the site to transit, retail, service and entertainment facilities and places of employment;

- (f) the attention that has been given in the design of this project to the reduction of shadow impact of the proposed new buildings on the surrounding Neighbourhoods designated area;
- (g) the attention that has been given by the applicant to the streetscape and building details. Façade treatment varies according to the use and design of the existing facing buildings; and
- (h) the community benefits that would be available as a result of approval and construction of this development including, a new park of exceptional quality and a public open space system linking Yonge Street and Alvin Avenue, intersection improvements at Yonge and Heath Streets and Alvin Avenue pavement widening at the south end of the street near St. Clair Avenue.

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

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13437.pdf>

Communications (Committee)

- (May 19, 2008) letter from Donald Ivison (TE.Main.TE16.9.1)
- (June 5, 2008) letter from Edward Mercer (TE.New.TE16.9.2)
- (June 9, 2008) letter from Alison Himel (TE.New.TE16.9.3)
- (June 6, 2008) letter from John Shepherd (TE.New.TE16.9.4)
- (June 9, 2008) letter from Caroline Richard, Sweeny, Sterling and Finlayson Architects (TE.New.TE16.9.5)
- (June 5, 2008) e-mail from Brian Toews (TE.New.TE16.9.6)
- (June 10, 2008) e-mail from Cathie Macdonald, Deer Park Residents' Group (TE.New.TE16.9.7)
- (June 10, 2008) letter from Janet Skelton, Deer Park Ratepayers' Group (TE.New.TE16.9.8)
- (January 23, 2007) letter from Roger Wilson (TE.New.TE16.9.9)

Speakers (Committee)

Peter Clewes, Architects Alliance
 Cathie Macdonald, Deer Park Residents' Group
 Janet Skelton, Deer Park Ratepayers' Group
 John Shepherd
 Edward Mercer
 Roy Linden
 Roger Wilson
 Todd Evershed, Fasken, Martineau, DuMoulin, LLP
 Dermot Sweeny, Sweeny, Sterling, Finlayson Architects
 Cynthia MacDougall, McCarthy Tetrault
 Cary Green, 1495 Yonge Street Development

TE16.10	Adopted			Ward: 14
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Final Report - Application to amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project - 124 Spencer Avenue

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning by-law Amendment attached as Amendment No. 7 of the report (May 21, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. Before introducing the necessary Bill to City Council for enactment, the owner complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
3. Before introducing the necessary Bill to City Council for enactment, the owner must obtain any necessary encroachment agreements.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Statutory - Planning Act, RSO 1990

(May 21, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning by-law Amendment attached as Amendment No. 7 of the report (May 21, 2008) from the Acting Director, Community Planning, Toronto and East York District;
2. Before introducing the necessary Bill to City Council for enactment, the owner complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director,

Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment;

3. Before introducing the necessary Bill to City Council for enactment, the owner must obtain any necessary encroachment agreements; and
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on June 10, 2008 and notice was given in accordance with the Planning Act.

Summary

This application proposes to amend Zoning By-law 438-86, as amended, to maintain eleven dwelling units in a converted house within the residential building at 124 Spencer Avenue.

This proposal meets the criteria of the Parkdale Resolution Conflict Process for the regularization of bachelorette units, which were approved by City Council in February, 2000. The building meets Fire Code and Building Code (subject to the comments below) and would encourage the physical maintenance and upgrading of the existing stock of housing in the City. It provides decent, safe, affordable housing and would maintain the stability of the neighbourhood by preserving the housing balance that has existed in the neighbourhood.

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-13192.pdf>)

Communications (Committee)

(June 9, 2008) letter from Walter Jarsky (TE.New.TE16.10.1)

Speakers (Committee)

Walter Jarsky

TE16.26	Amended			Ward: 20, 27
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Road Alterations - Bloor Street Transformation Project

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council approve altering Bloor Street by narrowing the pavement, generally as shown in the prints of Drawing Nos. 421F-9190 to 9197, dated January 2008 attached to the report (May 21, 2008) from the Director, Transportation Services, Toronto and East York District.
2. City Council amend the parking regulations as outlined in Appendix 1, upon completion of the construction of the proposed road alterations identified in Part 1.
3. A copy of the letter (June 23, 2008) from Kathryn Holden [Communication TE16.26.9] be referred to the General Manager, Transportation Services, with a request that he take into consideration the design elements provisions to help guide pedestrians who are blind or have limited vision and incorporate necessary changes to the design.
4. The following motion be referred to the Toronto and East York Community Council for consideration:

Moved by Councillor Moscoe:

- “1. That provision be made in the design for the return of as many of the existing vendors as may be possible.
2. That the Executive Director of Municipal Licensing and Standards be requested to find alternate locations for existing vending permit holders that are required to be moved during the construction phase.
3. That those vendors that are unable to be accommodated be provided with an alternative location in as close proximity as possible to their present location.
4. That vendors be advised of their right to appeal the provisions of their relocation to the Toronto and East York Community Council.”

City Council Decision Advice and Other Information

City Council considered this Item with Motion Without Notice MM22.16, moved by Councillor Rae, seconded by Councillor Carroll, headed "Bloor Street Transformation Project - Financing and Maintenance Agreement(s)".

(May 21, 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 altering Bloor Street by narrowing the pavement, generally as shown in the prints of Drawing Nos. 421F-9190 to 9197, dated January 2008 attached to the report (May 21, 2008) from the Director, Transportation Services, Toronto and East

York District; and

2. Amend the parking regulations as outlined in Appendix 1, upon completion of the construction of the proposed road alterations identified in Recommendation 1.

Financial Impact

The financial arrangements for the Bloor Street Transformation Project were approved in principle by City Council in 2005 (A Proposed Financing Model for the Bloor Street Transformation Project), with considerable contribution from the BIA. Funding is available in the approved 2008 Transportation Services Capital Budget, WBS Element CTP 806-27 – Bloor Street Transformation. The Chief Financial Officer and Deputy City Manager is submitting a report detailing the financial and legal agreements to the Executive Committee.

Summary

Transportation Services is seeking authority from City Council for roadway alterations on Bloor Street, between Avenue Road and St. Paul's Square (east of Church Street). This work is proposed as part of the Bloor Street Transformation Project. The prime element of the Project includes narrowing the curb-to-curb pavement width of Bloor Street resulting in wider sidewalks. A wide range of enhanced streetscaping, planting, surface treatments and other features will be provided under this project.

The proposed narrowing of the roadway will establish a high quality, safe and comfortable environment for pedestrians on Bloor Street with relatively minor impacts to the level of service for motorists. In conjunction with this work and at the request of the Bloor Yorkville BIA, a "No Stopping" prohibition on Bloor Street, from Avenue Road to St. Paul's Square will be introduced to reduce congestion and improve the overall environment for all stakeholders.

Related reports to enable implementation of this project, which has been previously endorsed by City Council, namely related to financing details and award of the contract, are being submitted for concurrent approval by Council.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13290.pdf>

Appendix

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13291.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13292.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13293.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13294.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13295.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13296.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13297.pdf>

Attachment 7

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13298.pdf>

Attachment 8

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13299.pdf>

Attachment 9

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13300.pdf>

Attachment 10

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13301.pdf>

Attachment 11

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13302.pdf>

Attachment 12

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13303.pdf>**Communications (Committee)**

(June 9, 2008) e-mail from Deborah Sabadash (TE.New.TE16.26.1)

(June 9, 2008) e-mail from Hamish Wilson (TE.New.TE16.26.2)

(June 9, 2008) letter from Albert Koehl, Ecojustice (TE.New.TE16.26.3)

(June 10, 2008) letter from Angela Bischoff (TE.New.TE16.26.4)

(June 10, 2008) submission from Jacqui Wilson, submitted by Kristen Courtney (TE.New.TE16.26.5)

Communications (City Council)

(June 16, 2008) e-mail from Kristen Courtney (CC.Main.TE16.26.6)

(June 11, 2008) e-mail from Deborah Sabadash (CC.Main.TE16.26.7)

(June 20, 2008) e-mail from Krista Darin (CC.Supp.TE16.26.8)

(June 23, 2008) letter from Kathryn Holden (CC.New.TE16.26.9)

Speakers (Committee)

Angela Bischoff (Submission Filed)

Hamish Wilson (Submission Filed)

Kristen Courtney (Submission Filed)

Dennis Glasgow

Peter Clewes, Architects Alliance

TE16.27	Adopted			Ward: 28
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Extension of Lane and Sidewalk Closure Duration – Richmond Street East**City Council Decision**

City Council on June 23 and 24, 2008, adopted the following motion:

City Council approve the following actions:

1. continue to close the sidewalk and curb lane on the north side of Richmond Street East between a point 4 metres west of Sherbourne Street and a point 86 metres west of Sherbourne Street, until August 31, 2008; and
2. return Richmond Street East to its pre-construction traffic parking regulations when the project is completed.

(May 20, 2008) Presentation from Director, Transportation Services Toronto and East York District

Committee Recommendations

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

1. Continue to close the sidewalk and curb lane on the north side of Richmond Street East between a point 4 metres west of Sherbourne Street and a point 86 metres west of Sherbourne Street, until August 31, 2008; and
2. Return Richmond Street East to its pre-construction traffic parking regulations when the project is completed

Financial Impact

There is no financial impact on the City. Celotti Building Corporation will bear the costs.

Summary

Celotti Building Corporation is building a six-storey condominium at 294 Richmond Street East, on the north-east corner of Richmond Street East and Sherbourne Street. They need to continue to keep the north sidewalk and north curb lane closed on Richmond Street East in order to complete construction.

They must also continue to keep the east half of Stonecutters Lane closed on the flank of the property. This issue is dealt with in a companion report "Extension of Lane Closure Duration – Stonecutters Lane" requiring Toronto and East York Community Council approval.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13320.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13321.pdf>

TE16.29	Adopted			Ward: 30
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Extension of corner stopping prohibition – Greenwood Avenue

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motion:

1. City Council prohibit stopping on the east side of Greenwood Avenue between Mountalan Avenue and a point 15 metres south.

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

Committee Recommendations

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

1. Prohibit stopping on the east side of Greenwood Avenue between Mountalan Avenue and a point 15 metres south.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services 2008 Operating Budget	\$100.00

Summary

Transportation Services is requesting approval from City Council to extend the existing stopping prohibition on the east side of Greenwood Avenue at Mountalan Avenue. The extended "No Stopping" zone will improve sightlines at the intersection and enhance safety for cyclists; however, it will result in the loss of one on-street parking space.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13318.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13319.pdf>

TE16.30	Amended			Ward: 20
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Closure for Construction - Adelaide Street West

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motion:

City Council approve the following actions:

1. close the curb lane and sidewalk on the south side Adelaide Street West, from a point 37 metres east of Brant Street to a point 60 metres further east, from June 2008 to June 2010;
2. implement a “No Stopping Anytime” regulation on the south side of Adelaide Street West, from a point 37 metres east of Brant Street to a point 60 metres further east;
3. adjust the "No Parking Anytime" regulation on the south side of Adelaide Street West, from a point 15 metres west of Morrison Street to a point 15 metres west of Charlotte Street, to indicate:
 - a. from a point 15 metres west of Morrison Street to a point 37 metres east of Brant Street; and
 - b. from a point 97 metres east of Brant Street to a point 15 metres west of Charlotte Street;
4. adjust the “No Stopping, 7:00 a.m. to 9:00 a.m. Monday to Friday except Public Holidays” regulation on the south side of Adelaide Street West, from a point 15 metres west of Morrison Street to Spadina Avenue, indicate:
 - a. from a point 15 metres west of Morrison Street to a point 37 metres east of Brant Street; and
 - b. from a point 97 metres east of Brant Street to Spadina Avenue;
5. adjust the “No Stopping, 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays” on the south side of Adelaide Street West from Brant Street to Spadina Avenue to indicate:
 - a. from Brant Street to a point 37 metres east thereof; and
 - b. from a point 97 metres east of Brant Street to Spadina Avenue; and
6. return Adelaide Street West to its pre-construction traffic and parking regulations when the project is completed.

(May 21, 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 curb lane and sidewalk on the south side Adelaide Street West, from a point 37 metres east of Brant Street to a point 60 metres further east, from June 2008 to June 2010.
2. Implement a “No Stopping Anytime” regulation on the south side of Adelaide Street West, from a point 37 metres east of Brant Street to a point 60 metres further east.
3. Adjust the “No Parking Anytime” regulation on the south side of Adelaide Street West, from Portland Street to a point 15 metres west of Charlotte Street to indicate:
 - a. from Portland Street to a point 37 metres east of Brant Street; and
 - b. from a point 97 metres east of Brant Street to a point 15 metres west of Charlotte Street.
4. Adjust the “No Stopping, 7:00 a.m. to 9:00 a.m., except Saturdays, Sundays and Public Holidays” regulation on the south side of Adelaide Street West, from Portland Street to Spadina Avenue to indicate:
 - a. from Portland Street to a point 37 metres east thereof; and
 - b. from a point 97 metres east of Brant Street to Spadina Avenue.
5. Adjust the “No Stopping, 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays” on the south side of Adelaide Street West from Brant Street to Spadina Avenue to indicate:
 - a. from Brant Street to a point 37 metres east thereof; and
 - b. from a point 97 metres east of Brant Street to Spadina Avenue.
6. Return Adelaide Street West to its pre-construction traffic and parking regulations when the project is completed.

Summary

Crestford Developments is building a 10-storey hotel at 399 Adelaide Street West. Transportation Services is requesting authority to close the sidewalk and curb lane on the south side of Adelaide Street West fronting the property for 24 months to enable construction of this project.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13308.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13309.pdf>

TE16.33	Amended			Ward: 20
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Closure for Construction - Front Street West

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motion:

City Council approve the following actions:

1. close the curb lane and sidewalk on the north side Front Street West between a point 83.2 metres west of Portland Street and a point 30.5 metres further west thereof, from May 2008 to December 2009;
2. rescind the “No Parking Anytime” regulation on the north side of Front Street West, from Bathurst Street to Angus Place;
3. rescind the “No Parking, 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public holidays” regulation on the north side of Front Street West, from Spadina Avenue to Angus Place;
4. adjust the regulation authorizing the operation of parking machines, on the north side of Front Street West, between a point 69 metres east of Bathurst Street and Portland Street, from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 a.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours, to indicate:
 - a. from Portland Street to a point 83.2 metres west thereof; and
 - b. from a point 113.7 metres west of Portland Street to a point 69 metres east of Bathurst Street;
5. prohibit parking, from 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public holidays, on the north side of Front Street West:
 - a. from Spadina Avenue to a point 83.2 metres west of Portland Street; and
 - b. from a point 113.7 metres west of Portland Street to a point 69 metres east of Bathurst Street;
6. prohibit stopping at all times on the north side of Front Street West, between a point 83.2 metres west of Portland Street and a point 30.5 metres further west thereof, from May 2008 to December 2009;
7. prohibit parking at all times on the north side of **Front Street West**, from a point 69

metres east of Bathurst Street to Bathurst Street;

8. prohibit standing from 7:00 a.m. to 7:00 p.m., Monday to Friday on the south side of Niagara Street, from a point 102.0 metres east of Bathurst Street to a point 16 metres further east;
9. require the applicant to pay to the Toronto Parking Authority a fee to cover lost parking revenues resulting from the curb lane closure for the duration of this project; and
10. return Front Street West to its pre-construction traffic and parking regulations when the project is completed.

(May 20, 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 curb lane and sidewalk on the north side Front Street West between a point 83.2 metres west of Portland Street and a point 30.5 metres further west thereof, from May 2008 to December 2009.
2. Rescind the “No Parking Anytime” regulation on the north side of Front Street East, from Bathurst Street to Angus Place.
3. Rescind the “No Parking, 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public holidays” regulation on the north side of Front Street West, from Spadina Avenue to Angus Place.
4. Adjust the regulation authorizing the operation of parking machines, on the north side of Front Street West, between a point 69 metres east of Bathurst Street and Portland Street, from 8:00 a.m. to 4:00 p.m. and 6:00 p.m. to 9:00 a.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and 1:00 p.m. to 9:00 p.m., Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours, to indicate:
 - a. from Portland Street to a point 83.2 metres west thereof; and
 - b. from a point 113.7 metres west of Portland Street to a point 69 metres east of Bathurst Street.
5. Prohibit parking, from 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and public holidays, on the north side of Front Street East:
 - a. from Spadina Avenue to a point 83.2 metres west of Portland Street; and
 - b. from a point 113.7 metres west of Portland Street to a point 69 metres east of

Bathurst Street.

6. Prohibit stopping at all times on the north side of Front Street West, between a point 83.2 metres west of Portland Street and a point 30.5 metres further west thereof, from May 2008 to December 2009.
7. Prohibit parking at all times on the north side of Front Street East, from a point 69 metres east of Bathurst Street to Bathurst Street.
8. Prohibit standing from 7:00 a.m. to 7:00 p.m., Monday to Friday on the south side of Niagara Street, from a point 102.0 metres east of Bathurst Street to a point 16 metres further east.
9. Require the applicant to pay to the Toronto Parking Authority a fee to cover lost parking revenues resulting from the curb lane closure for the duration of this project.
10. Return Front Street West to its pre-construction traffic and parking regulations when the project is completed.

Summary

Buttcon Limited is building a 13-storey hotel at 560 Front Street West. Transportation Services is requesting authority to close the north sidewalk and the westbound curb lane and temporarily amend parking regulations on Front Street West and on a section of Niagara Street for 20 months to enable construction of this project.

This report also recommends rescinding/adjusting several parking regulations on this section of Front Street West that should have been changed at the time parking machines were installed.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13378.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13379.pdf>

TE16.34	Adopted			Ward: 20
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Closure for Construction - Bedford Road

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motion:

City Council approve the following actions:

1. close the curb lane and sidewalk on the east side Bedford Road from Bloor Street West to a point 65 metres north, from May 2008 to December 2009;
2. rescind the “No Parking Anytime” regulation on the east side of Bedford Road, from Bloor Street West to a point 85 metres north;
3. implement a “No Stopping Anytime” regulation on the east side of Bedford Road from Bloor Street West to a point 85 metres north; and
4. return Bedford Road to its pre-construction traffic and parking regulations when the project is completed.

(May 22, 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 curb lane and sidewalk on the east side Bedford Road from Bloor Street West to a point 65 metres north, from May 2008 to December 2009.
2. Rescind the “No Parking Anytime” regulation on the east side of Bedford Road, from Bloor Street West to a point 85 metres north.
3. Implement a “No Stopping Anytime” regulation on the east side of Bedford Road from Bloor Street West to a point 85 metres north.
4. Return Bedford Road to its pre-construction traffic and parking regulations when the project is completed.

Summary

H & R Developments is building a 32-storey condominium at 1 Bedford Road. Transportation Services is requesting authority to close the sidewalk and curb lane on the east side of Bedford Road fronting the property for 20 months to enable construction of this project.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13412.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13413.pdf>

Declared Interests (Committee)

The following member(s) declared an interest:

Deputy Mayor Joe Pantalone - Has a property interest in the area.

Declared Interests (City Council)

The following member(s) declared an interest:

Deputy Mayor Joe Pantalone - in that he has a property interest in the area.

TE16.37	Adopted			Ward: 22
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Introduction of Overnight On-Street Permit Parking – Davisville Avenue

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. Schedule A of Municipal Code Chapter 925, Permit Parking, be amended to incorporate Davisville Avenue, between McCord Road and Martin Road; to operate on the south side during the hours of 12:01 a.m. and 10:00 a.m., 7 days a week.
2. The existing parking prohibition operating from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Davisville Avenue, from McCord Road to Bayview Avenue be rescinded.
3. Parking be prohibited from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Davisville Avenue, from Martin Road to Bayview Avenue.

(May 21, 2008) Report from Manager, Traffic Planning/Right of Way Management
 Transportation Services, Toronto and East York District

Committee Recommendations

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

1. Schedule A of Municipal Code Chapter 925, Permit Parking, be amended to incorporate Davisville Avenue, between McCord Road and Martin Road; to operate on the south side during the hours of 12:01 a.m. and 10:00 a.m. 7 days a week.
2. the existing parking prohibition operating from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Davisville Avenue, from McCord Road to Bayview Avenue be rescinded; and
3. that parking be prohibited from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Davisville Avenue, from Martin Road to Bayview Avenue;

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2008 operating budget	\$150.00

Summary

Transportation Services is requesting approval from City Council to introduce overnight on-street permit parking on the south side of Davisville Avenue, between McCord Road and Martin Road, under the operating hours of 12:01 a.m. to 10:00 a.m., 7 days a week.

As overnight on-street permit parking is already in place on Davisville Avenue, between Forsyth Crescent and McCord Road, adding this additional block will increase the number of parking spaces available within the inventory by 5 parking spaces.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13391.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13392.pdf>

TE16.48	Adopted			Ward: 30
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Naming of Proposed Private Lanes and Walkways - 825 Dundas Street East**City Council Decision**

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council authorize an exception to its policy of avoiding similar sounding street names to permit the proposed lanes and walkways at 825 Dundas Street East to be named Frances Loring Lane, Florence Wyle Lane, Kay Macpherson Lane and Mary Ann Shadd Lane.
2. City Council direct that Intracorp Projects Limited pay the cost, estimated to be in the amount of \$3,900.00, for the fabrication and installation of street name signs.
3. City Council direct that the owners or their successors shall maintain, at their own risk, the signage installed under Part 2.
4. City Council authorize and direct the appropriate City officials to take the necessary

action to give effect thereto, including the introduction of a naming by-law.

(May 21, 2008) Report from City Surveyor

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 proposed lanes and walkways at 825 Dundas Street East to be named Frances Loring Lane, Florence Wyle Lane, Kay Macpherson Lane and Mary Ann Shadd Lane;
2. direct that Intracorp Projects Limited pay the cost, estimated to be in the amount of \$3,900.00, for the fabrication and installation of street name signs;
3. direct that the owners or their successors shall maintain, at their own risk, the signage installed under Recommendation 2; and
4. authorize and direct the appropriate City Officials to take the necessary action to give effect thereto, 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 proposed lanes and walkways at the residential development at 825 Dundas Street East be named Frances Loring Lane, Florence Wyle Lane, Kay Macpherson Lane and Mary Ann Shadd Lane. Naming the lanes and walkways will facilitate the identification of the proposed units fronting thereon.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13428.pdf>

TE16.51	Adopted			Ward: 18, 19, 20, 27, 30
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Fire Routes - Designation of Fire Routes and amendment to Chapter 880

City Council Decision

City Council on June 23 and 14, 2008, adopted the following motions:

1. Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 761 Bay Street, 385 Brunswick Avenue, 1401 Dupont Street, 470 Unwin Avenue and 420A Wellington Street West.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make the designated Fire Routes.

(May 22, 2008) Report from Toronto Fire Services

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 761 Bay Street, 385 Brunswick Avenue, 1401 Dupont Street, 470 Unwin Avenue, and 420A Wellington Street West, and
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make the designated Fire Routes.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13165.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13166.pdf>

TE16.52	Adopted			Ward: 19, 20
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Fire Routes - Designation of Fire Routes and amendment to Chapter 880

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 30 – 38 Avenue Road and 1001 Queen Street West.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

(May 22, 2008) Presentation from Toronto Fire Services

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes – 30 – 38 Avenue Road and 1001 Queen Street West; and
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to modify previously designated fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13162.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13164.pdf>

TE16.54	Adopted			Ward: All
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Endorsement of Events for Liquor Licensing Purposes

City Council Decision

City Council on June 23 and 24, 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 from 11:00 a.m. until 4:00 a.m. on October 4, 2008, for Satori Restaurant, 735 Queen Street West, in conjunction with Nuit Blanche Toronto;
2. permission to extend the patio licences of the establishments listed in the communication (March 11, 2008) from Bonnie Taylor, St. Lawrence Market Neighbourhood, to permit the sale and service of food and beverages from 12:00 p.m. to 11:00 p.m. on August 21, 22 and 23, 2008, and from 12:00 p.m. to 9:00 p.m. on August 24, 2008, in conjunction with the 8th Annual Scotiabank Toronto Buskerfest Festival;
3. permission to extend the licences of the establishments listed in the communication (May 6, 2008) from David Wootton, Church Wellesley Village Business Improvement Area, to permit the sale and service of alcohol on five feet of the public roadway, in conjunction with the Fifth Annual Church Street Fetish Fair;
4. permission to extend the liquor licence of the Brazen Head Irish Pub to serve alcohol on an outside area from 11:00 a.m. to 1:00 a.m. on July 24, 2008, at 165 East Liberty Street (north parking lot area) in conjunction with the Major League Soccer – All Star Game Event;
5. permission for Fab Concepts Inc. to serve alcohol on an outside area from 11:00 a.m. to 1:00 a.m. on July 24, 2008, at 165 East Liberty Street (north parking lot area) in conjunction with the Major League Soccer – All Star Game Event;
6. permission to extend the liquor licence of the Renaissance Hotel Downtown at 1 Blue Jays Way to service a series of outdoor Pre Sporting Game Events to be held in the parkette located at the north end of the Hotel property adjacent to the main hotel entrance on the following dates and times:
 - August 14, 2008 from 4:30 p.m. to 7:30 p.m.;
 - August 15, 2008 from 4:30 p.m. to 7:30 p.m.;
 - August 19, 2008 from 4:30 p.m. to 7:30 p.m.;
 - August 20, 2008 from 4:30 p.m. to 7:30 p.m.;
 - August 21, 2008 from 4:30 p.m. to 7:30 p.m.;
 - August 22, 2008 from 4:30 p.m. to 7:30 p.m.;
 - August 23, 2008 from 11:00 a.m. to 2:00 p.m.; and
 - August 24, 2008 from 11:00 p.m. to 2:00 p.m.
7. permission for an outdoor beer garden where alcohol will be served on July 19, 2008,

from 8:00 a.m. to 11:00 p.m., in conjunction with the Sorauren Park Summer Festival/Fundraiser;

8. permission to extend the licence of the Factory Theatre, 125 Bathurst Street, to encompass the outdoor courtyard to permit the sale and service of alcohol until 12:30 a.m. for the duration of the SummerWorks Festival;
9. permission to extend the licences of the establishments listed in the communication (June 3, 2008) from David Wootton, Church Wellesley Village Business Improvement Area to permit the sale and service of alcohol on five feet of the public roadway in conjunction with the Second Annual Queer Literary Festival;
10. permission to extend the outdoor patio licences of the establishments listed in the communication (May 30, 2008) from Christine Dais, Krinos Taste of the Danforth 2008, and the presence of outdoor beverage gardens where alcohol will be served on Friday, August 8, 2008, from 4:00 p.m. to 3:00 a.m., Saturday, August 9, 2008, from noon to 3:00 a.m., Sunday, August 10, 2008, from noon to 8:00 p.m., in conjunction with the 15th Annual Krinos Taste of the Danforth;
11. permission to extend the patio areas of the establishments listed in the communication (June 10, 2008) from Councillor Vaughan to permit the sale and service of alcohol, on the dates and times listed, on the public right-of-way, in conjunction with Pedestrian Sundays in Kensington Market; and
12. proposed beer tents for the following events in conjunction with the Scotiabank Caribana Festival:
 - King and Queen Show at Lamport Stadium on Thursday, July 31, 2008 from 7:00 p.m. to 12:00 a.m.;
 - Pan Alive at Lamport Stadium on Friday, August 1, 2008 from 7:00 p.m. to 12:00 a.m.;
 - Scotiabank Caribana Parade in Marilyn Bell Park and Exhibition Place on Saturday, August 2, 2008 from 10:00 a.m. to 10:00 p.m.; and
 - De-Caribana Island Lime on Olympic Island on Sunday, August 3, 2008, from 12:00 noon to 8:00 p.m.

Committee Recommendations

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

1. permission to serve alcohol from 11:00 a.m. until 4:00 a.m. on October 4 for Satori Restaurant, 735 Queen Street West, in conjunction with Nuit Blanche Toronto;
2. permission to extend the patio licences of the establishments listed in the

- communication (March 11, 2008) from Bonnie Taylor, St. Lawrence Market Neighbourhood to permit the sale and service of food and beverages from 12:00 p.m. to 11:00 p.m. on August 21, 22 and 23, 2008 and from 12:00 p.m. to 9:00 p.m. on August 24, 2008, in conjunction with the 8th Annual Scotiabank Toronto Buskerfest Festival;
3. permission to extend the licences of the establishments listed in the communication (May 6, 2008) from David Wootton, Church Wellesley Village Business Improvement Area to permit the sale and service of alcohol on five feet of the public roadway, in conjunction with the Fifth Annual Church Street Fetish Fair;
 4. permission to extend the liquor licence of the Brazen Head Irish Pub to serve alcohol on an outside area from 11:00 a.m. to 1:00 a.m. on July 24, 2008 at 165 East Liberty Street (north parking lot area) in conjunction with the Major League Soccer – All Star Game Event;
 5. permission for Fab Concepts Inc. to serve alcohol on an outside area from 11:00 a.m. to 1:00 a.m. on July 24, 2008 at 165 East Liberty Street (north parking lot area) in conjunction with the Major League Soccer – All Star Game Event;
 6. permission to extend the liquor licence of the Renaissance Hotel Downtown at 1 Blue Jays Way to service a series of outdoor Pre Sporting Game Events to be held in the parkette located at the north end of the Hotel property adjacent to the main hotel entrance on the following dates and times:
 - August 14, 2008 from 4:30 p.m. to 7:30 p.m.
 - August 15, 2008 from 4:30 p.m. to 7:30 p.m.
 - August 19, 2008 from 4:30 p.m. to 7:30 p.m.
 - August 20, 2008 from 4:30 p.m. to 7:30 p.m.
 - August 21, 2008 from 4:30 p.m. to 7:30 p.m.
 - August 22, 2008 from 4:30 p.m. to 7:30 p.m.
 - August 23, 2008 from 11:00 a.m. to 2:00 p.m.
 - August 24, 2008 from 11:00 p.m. to 2:00 p.m.
 7. permission for an outdoor beer garden where alcohol will be served on July 19, 2008 from 8:00 a.m. to 11:00 p.m. in conjunction with the Sorauren Park Summer Festival/Fundraiser;
 8. permission to extend the licence of the Factory Theatre, 125 Bathurst Street, to encompass the outdoor courtyard to permit the sale and service of alcohol until 12:30 a.m. for the duration of the SummerWorks Festival;
 9. permission to extend the licences of the establishments listed in the communication (June 3, 2008) from David Wootton, Church Wellesley Village Business Improvement Area to permit the sale and service of alcohol on five feet of the public roadway in conjunction with the Second Annual Queer Literary Festival;
 10. permission to extend the outdoor patio licences of the establishments listed in the

communication (May 30, 2008) from Christine Dais, Krinos Taste of the Danforth 2008, and the presence of outdoor beverage gardens where alcohol will be served on Friday, August 8, 2008 from 4:00 p.m. to 3:00 a.m., Saturday, August 9, 2008 from noon to 3:00 a.m., Sunday, August 10, 2008 from noon to 8:00 p.m. in conjunction with the 15th Annual Krinos Taste of the Danforth;

11. permission to extend the patio areas of the establishments listed in the communication (June 10, 2008) from Councillor Vaughan to permit the sale and service of alcohol, on the dates and times listed, on the public right of way, in conjunction with Pedestrian Sundays in Kensington Market;
12. proposed beer tents for the following events in conjunction with the Scotiabank Caribana Festival:
 - King and Queen Show at Lamport Stadium on Thursday, July 31, 2008 from 7:00 p.m. to 12:00 a.m.
 - Pan Alive at Lamport Stadium on Friday, August 1, 2008 from 7:00 p.m. to 12:00 a.m.
 - Scotiabank Caribana Parade in Marilyn Bell Park and Exhibition Place on Saturday, August 2, 2008 from 10:00 a.m. to 10:00 p.m.
 - De-Caribana Island Lime on Olympic Island on Sunday, August 3, 2008, from 12:00 noon to 8:00 p.m.

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. The Festival of the Holy Spirit taking place on June 21 and 22, 2008, at Santa Cruz Church, 142 Argyle Street;
2. The Festival of our Lady of the Angels taking place on August 16 and 17, 2008, at Santa Cruz Church, 142 Argyle Street;
3. 8th Annual Scotiabank Toronto Buskerfest Festival taking place August 21 - 24, 2008 on Front Street between Jarvis and Church Streets and Front Street between Church and Yonge Streets, including part of the Church/Front Street intersection;
4. Fifth Annual Church Street Fetish Fair taking place on August 17, 2008 from 11:00 a.m. to 10:00 p.m. encompassing the boundaries of the Church Wellesley Village Business Improvement Area, Gloucester Street south to Alexander Street along Church Street;
5. Toronto Argonauts Football Club 2008 Streetfest taking place on July 3, 2008 from 5:00 p.m. to 7:00 p.m. at the Rogers Centre Parking lot located on Bremner Boulevard between Rees Street and Van de Water;
6. SummerWorks Theatre Festival taking place from August 7 – 17, 2008;

7. Nuit Blanche Toronto Festival taking place October 4 and 5, 2008
8. Second Annual Queer Literary Festival taking place on August 24, 2008 from 11:00 a.m. to 7:00 p.m. encompassing the boundaries of the Church Wellesley Village Business Improvement Area, Gloucester Street south to Alexander Street along Church Street;
9. 15th Annual Krinos Taste of the Danforth to be held on Danforth Avenue, between Broadview Avenue and Jones Avenue as follows:
 - Friday, August 8, 2008 from 4:00 p.m. to 3:00 a.m.
 - Saturday, August 9, 2008 from noon to 3:00 a.m.
 - Sunday, August 10, 2008 from noon to 8:00 p.m.
10. Pedestrian Sundays in Kensington Market taking place on June 29, 2008, July 27, 2008, August 17, 2008 and August 31, 2008;
11. Scotiabank Caribana Festival 2008 taking place from July 31 – August 31, 2008

Summary

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

Background Information (Committee)

Scotiabank Toronto Buskerfest Festival - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13748.pdf>)

Church Street Fetish Fair - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13749.pdf>)

Queer Literary Festival - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13750.pdf>)

Taste of Danforth - List of Establishments

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13751.pdf>)

Letter from Councillor Vaughan respecting Pedestrian Sundays in Kensington Market

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13752.pdf>)

Communications (Committee)

(May 21, 2008) fax from Father Antonio Pereira, Santa Cruz Church, respecting the Festival of the Holy Spirit to be held on June 21 and 22, 2008 at 142 Argyle Street (TE.Main.TE16.54.1)

(May 21, 2008) fax from Father Antonio Pereira, Santa Cruz Church, respecting the Festival of Our Lady of the Angels to be held on August 16 and 17, 2008 at 142 Argyle Street (TE.Main.TE16.54.2)

(May 14, 2008) letter from Richard Bailey, Satori, respecting Nuit Blanche to be held on October 4, 2008 from 11:00 a.m. to 4:00 a.m. at 735 Queen Street West (TE.Main.TE16.54.3)

(March 11, 2008) letter from Bonnie Taylor, St. Lawrence Market Neighbourhood BIA, respecting the Scotiabank Toronto Buskerfest Festival to be held at various establishments from August 21-23, 2008 from 12:00 noon to 11:00 p.m. and on August 24, 2008 from 12:00 noon to 9:00 p.m. (TE.Main.TE16.54.4)

(May 8, 2008) letter from Councillor Rae respecting the Church Street Fetish Fair to be held on

- August 17, 2008 from 11:00 a.m. to 10:00 p.m. at various establishments on Church Street (TE.Main.TE16.54.5)
- (May 26, 2008) letter from Jost Rittershaus, Brazen Head Irish Pub, respecting the Major League Soccer - All Star Game Event, to be held on July 24, 2008, from 11:00 a.m. to 1:00 a.m., at 165 East Liberty Street, north parking lot area (TE.Main.TE16.54.6)
- (May 26, 2008) e-mail from Ginalyn Gamboa, Fab Concepts Inc., respecting the Major League Soccer - All Star Game Event to be held on July 24, 2008 from 11:00 a.m. to 1:00 a.m., at 165 East Liberty Street (TE.Main.TE16.54.7)
- (May 27, 2008) fax from Jeremy Kahnert, Toronto Argonauts Event and Marketing Team, respecting Streetfest, to be held on July 3, 2008 from 5:00 p.m. to 7:00 p.m. at the Rogers Centre parking lot, located on Bremner Boulevard, between Rees Street and Van de Water Crescent (TE.Main.TE16.54.8)
- (May 27, 2008) fax from Stephen Froemmel, Renaissance Toronto Hotel Downtown, respecting Pre-Sporting Game Events to be held August 14 - 22, 2008 from 4:30 p.m. to 7:30 p.m. and August 23 - 24, 2008 from 11:00 a.m. to 2:00 p.m., in the Parkette at 1 Blue Jays Way (TE.Main.TE16.54.9)
- (May 26, 2008) letter from Vincent Lawrence, Parkdale Community Recreation Centre, respecting the Sorauren Park Summer Festival / Fundraiser to be held on July 19, 2008 from 8:00 a.m. to 11:00 p.m. at Sorauren Park, Dundas Street West and Lansdowne Avenue (TE.Main.TE16.54.10)
- (May 27, 2008) letter from Michael Rubenfeld respecting the SummerWorks Theatre Festival to be held on August 7-17, 2008 until 12:30 a.m., at The Factory Theatre, 125 Bathurst Street (TE.Main.TE16.54.11)
- (May 29, 2008) e-mail from Acting Administrator, Toronto and East York Community Council, respecting Nuit Blanche to be held on October 4 and 5, 2008 (TE.Main.TE16.54.12)
- (June 3, 2008) letter from Councillor Rae respecting the Queer Literary Festival to be held on August 24, 2008, from 11:00 a.m. to 7:00 p.m. at various establishments (TE.Supp.TE16.54.13)
- (May 30, 2008) letter from Christine Dais, Nimas Group, respecting the Krinos Taste of The Danforth 2008 to be held on August 8 - 10, 2008 at various times and establishments on Danforth Avenue, between Broadview Avenue and Jones Avenue (TE.Supp.TE16.54.14)
- (June 3, 2008) letter from Colleen Smith and Megan Valde, Factory Theatre, respecting The Summerworks Theatre Festival to be held August 7 - 17, 2008 at 125 Bathurst Street (TE.New.TE16.54.15)
- (June 10, 2008) letter from Councillor Vaughan respecting Pedestrian Sundays in Kensington Market to be held on June 29, July 27, August 17 and August 31, 2008 at various times on Augusta Avenue and Baldwin Street (TE.New.TE16.54.16)
- (June 10, 2008) letter from Councillor Mihevc respecting the Scotiabank Caribana Festival to be held from July 31 to August 3, 2008 at various times and locations (TE.New.TE16.54.17)

TE16.55	Adopted			Ward: 20
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Renaming of a Portion of Duncan Street and Placing of "Mirvish" Recognition Signs

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council approve the renaming of Duncan Street, between King Street West and Pearl Street as “Ed Mirvish Way”.
2. City Council direct City officials to take the necessary action including the introduction of a by-law.

(May 22, 2008) Report from City Surveyor

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the renaming of Duncan Street, between King Street West and Pearl Street as “Ed Mirvish Way”; and
2. City Council direct City officials to take the necessary action including the introduction of a by-law.

Summary

This report responds to the January 15, 2008, request of the Toronto and East York Community Council to rename a portion of Duncan Street, between King Street West and Pearl Street, “Ed Mirvish Way” and to place “Mirvish” recognition signs in this vicinity. The street renaming proposal does not fully conform to the existing policy and requires City Council’s approval.

The General Manager of Park, Forestry and Recreation will be reporting separately with respect to the renaming of the Bathurst Subway parkette to “Anne and Ed Mirvish Parkette”.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13570.pdf>

TE16.56	Amended			Ward: 21
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Rental Housing Demolition and Conversion Application - 530 - 532 St. Clair Avenue West

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council approve the application to demolish the existing buildings at 530-532 St. Clair Avenue West which contain 6 residential rental units, pursuant to Municipal Code Chapters 667 and 363, subject to the following conditions under Chapter 667:
 - a. the owner of the property shall provide 6 residential rental units with affordable rents in a redevelopment on the subject lands no later than five (5) years from the day demolition of the existing buildings is commenced;
 - b. the owner of the lands shall submit an application for required Planning approvals to permit the redevelopment of the subject lands and adjacent properties on St. Clair Avenue West for the remainder of the block no later than three (3) years from the day demolition of the existing buildings is commenced;
 - c. the owner of the property shall provide the City with a Letter of Credit in the amount of \$450,000.00 (\$75,000 per unit);
 - d. the owner of the property register a restriction on title to the property pursuant to section 118 of the Land Titles Act to the satisfaction of the City Solicitor; and
 - e. the owner of the property shall enter into an agreement to the satisfaction of the Chief Planner and Executive Director and the City Solicitor to secure the foregoing conditions pursuant to Municipal Code 667 and Section 111 of the City of Toronto Act.
2. City Council authorize the Chief Planner and Executive Director, City Planning to issue a preliminary approval to the application to demolish the residential rental units under Municipal Code Chapter 667 after the satisfaction of the conditions in Parts 1.c., d. and e.
3. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner has issued the preliminary approval in Part 2, on the condition that:
 - a. the Owner remove all debris and rubble from the site immediately after demolition;
 - b. the Owner erect a fence in accordance with the provisions of Municipal Code Chapter 363, Article III if deemed appropriate by the Chief Building Official;
 - c. the Owner maintain the site free of garbage and weeds in accordance with the Municipal Code Chapters 632-5 and 629-10, Paragraph B;
 - d. the Owner backfill any holes on the property with clean fill; and
 - e. in accordance with Section 33 of the Planning Act, on the Owner's failure to complete the new building within the time specified in condition 1 (a), the City

Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand (\$20,000) dollars for each dwelling unit contained for which the demolition permits are issued, and that each sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish residential property is issued, such payment, lien or charge will be mutually exclusive of securities held by the City through an agreement pursuant to Section 111 of the City of Toronto Act.

4. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act, after the Chief Planner and Executive Director has given preliminary approval under Part 2, which permit may be included in the demolition permit for Chapter 667 under § 363-11.1E, of the Municipal Code.
5. Council acknowledge that the owner intends to apply to the City for planning approvals for properties located at 524-534 St. Clair Avenue West to construct a mixed-use development. To develop the above-noted properties, the owner will require the demolition of rental units and will necessitate a further application under the City's Rental Housing Demolition and Conversion By-law. In accordance with the By-law, the buildings at 530-532 St. Clair Avenue West and any other adjacent buildings that comprise lands subject to the planning approvals are deemed to be a "related group of buildings". As such, Council further acknowledges that the applicant through this further application may:
 - a. seek Council's approval to replace the demolished rental dwelling units within the related group of buildings off-site; or
 - b. seek Council's approval to provide cash-in-lieu of replacement units through an accompanying amendment to the Official Plan; or
 - c. not replace any rental units if it is determined by the Chief Planner and Executive Director, City Planning that there are less than 6 rental dwelling units within the related group of buildings and therefore Municipal Code Chapter 667 and 363 do not apply.

Statutory - City of Toronto Act, 2006

(May 30, 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 to demolish the existing buildings at 530-532 St. Clair Avenue West which contain 6 residential rental units, pursuant to Municipal Code Chapters 667 and 363, subject to the following conditions under Chapter 667:

- a. The owner of the property shall provide 6 residential rental units with affordable rents in a redevelopment on the subject lands no later than five (5) years from the day demolition of the existing buildings is commenced;
 - b. The owner of the lands shall submit an application for required Planning approvals to permit the redevelopment of the subject lands and adjacent properties on St. Clair Avenue West for the remainder of the block no later than two (2) years from the day demolition of the existing buildings is commenced;
 - c. The owner of the property shall provide the City with a Letter of Credit in the amount of \$450,000.00 (\$75,000 per unit);
 - d. The owner of the property register a restriction on title to the property pursuant to section 118 of the Land Titles Act to the satisfaction of the City Solicitor; and
 - e. The owner of the property shall enter into an agreement to the satisfaction of the Chief Planner and Executive Director and the City Solicitor to secure the foregoing conditions pursuant to Municipal Code 667 and Section 111 of the City of Toronto Act.
2. City Council authorize the Chief Planner and Executive Director, City Planning to issue a preliminary approval to the application to demolish the residential rental units under Municipal Code Chapter 667 after the satisfaction of the conditions in Recommendation 1 c, d and e.
3. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner has issued the preliminary approval in Recommendation 2, on the condition that:
- a. The Owner remove all debris and rubble from the site immediately after demolition;
 - b. The Owner erect a fence in accordance with the provisions of Municipal Code Chapter 363, Article III if deemed appropriate by the Chief Building Official;
 - c. The Owner maintain the site free of garbage and weeds in accordance with the Municipal Code Chapters 632-5 and 629-10, Paragraph B;
 - d. The Owner backfill any holes on the property with clean fill; and
 - e. In accordance with Section 33 of the Planning Act, on the Owner's failure to complete the new building within the time specified in condition 1 (a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand (\$20,000) dollars for each dwelling unit contained for which the demolition permits are issued, and that each sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish residential property is issued, such payment,

lien or charge will be mutually exclusive of securities held by the City through an agreement pursuant to Section 111 of the City of Toronto Act.

4. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act, after the Chief Planner and Executive Director has given preliminary approval under Recommendation 2, which permit may be included in the demolition permit for Chapter 667 under § 363-11.1E, of the Municipal Code.

Committee Decision Advice and Other Information

The Toronto and East York Community Council requested the City Solicitor and Chief Planner and Executive Director, City Planning to report directly to Council, if necessary, on the issues raised in the letter from Jason Park, Fraser, Milner Casgrain, LLP.

The Toronto and East York Community Council held a statutory public meeting on June 10, 2008 and notice was given in accordance with the City of Toronto Act, 2006.

Summary

This application seeks permission to demolish six residential rental dwelling units, located at 530-532 St. Clair Avenue West. The demolition of residential rental property is prohibited under Chapter 667 of the Toronto Municipal Code unless a permit has been issued under Section 111 of the City of Toronto Act.

The applicant has approvals and is currently constructing a 22-storey mixed use development at 500 St. Clair Avenue West, situated on the same block as the subject property. Once demolished, the applicant proposes to use the property at 530-532 St. Clair Avenue West as construction access and staging for the approved 22-storey development, which is under construction.

Staff support the conditional demolition approval in order to avoid closing a lane of traffic on either St. Clair Avenue West or Bathurst Street, which already experiences heavy levels of congestion. The applicant has yet to submit a development application under the Planning Act to amend the Zoning By-Law to permit the redevelopment of the rest of the block, westbound to Raglan Avenue, which includes 524 to 534 St. Clair Avenue West.

This report recommends approval of the application to demolish the building containing 6 residential rental dwelling units, subject to conditions under Chapter 667 of the Municipal Code and pursuant to Section 111 of the City of Toronto Act.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13563.pdf>

Background Information (City Council)

(June 20, 2008) supplementary report from the Chief Planner and Executive Director, City Planning, and the City Solicitor (TE16.56a)

<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-14266.pdf>

Communications (Committee)

(June 9, 2008) letter from Jason Park, Fraser Milner Casgrain, LLP (TE.New.TE16.56.1)

Speakers (Committee)

Jason Park, Fraser, Milner, Casgrain, LLP

TE16.60	Adopted			Ward: 19
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Appeal to Committee of Adjustment Decision and Request for Legal Staff attendance at the Ontario Municipal Board – A0519/07TEY - 586 College Street

City Council Decision

City Council on June 23 and 24, adopted the following motions:

1. City Council endorse the action of the Community Council in having requested the City Solicitor to seek an adjournment of the Ontario Municipal Board hearing scheduled for June 17, 2008, regarding 586 College Street.
2. City Council instruct the City Solicitor to appear at the Ontario Municipal Board Hearing in support of the decision of the Committee of Adjustment respecting 586 College Street.

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

Committee Recommendations

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

1. endorse the action of the Community Council in having requested City Solicitor to seek an adjournment of the Ontario Municipal Board hearing scheduled for June 17, 2008 regarding 586 College Street; and
2. instruct the City Solicitor to appear at the Ontario Municipal Board Hearing in support of the decision of the Committee of Adjustment respecting 586 College Street.

Summary

On February 27, 2008, the Committee of Adjustment refused an application from 586 College Street to expand the existing restaurant to the second floor of the building, to construct a rear one-storey ground floor addition, and to establish a patio to the rear. In its ruling, the Committee stated that “the variances requested are not minor in nature, are not desirable for the appropriate development and use of the subject property and do not maintain the general intent

and purpose of the Zoning By-law and the Official Plan.”

There is a long history of community and municipal intervention on College Street/Little Italy between Bathurst Street and Ossington Avenue. In 2004, this involvement led to the first Avenue Study under the City of Toronto’s New Official Plan. Extensive meetings were held with area residents, members of the Palmerston Area Residents’ Association, Little Italy Business Improvement Association, and City of Toronto Staff.

The results of the College Street Avenue Study resulted in a number of zoning changes including a prohibition on restaurants on the second floor of a building and a prohibition of rear patios in order to protect the privacy, peace, and quiet of the adjacent residential areas. Please see clause 1(ii) in appendix 4 of the attached Final Report - Avenues Study for details (attached).

On June 17, 2008, the owners of 586 College Street will present their appeal of the Committee of Adjustment refusal at the Ontario Municipal Board (OMB). This appeal, if permitted, will be in contravention of By-law 537-2005 (see attached) which sets out specific provisions relating to restaurant uses for lands within the Mixed Commercial Residential (MCR) zone on College Street between Bathurst Street and Ossington Avenue.

In order to protect for the comprehensive outcome and the integrity of the 2004 Avenue Study, the City Solicitor needs to be present at the OMB hearing.

Background Information (Committee)

Notice of Motion

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13620.pdf>

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13706.pdf>

Notice of Decision

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13705.pdf>

TE16.61	Adopted			Ward: 20
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Application for Liquor Licence - Steam Whistle Brewing - Manufacturer's Limited Liquor Sales Licence

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motion:

1. City Council advise the Alcohol and Gaming Commission of Ontario that it approves the issuance a Manufacturer's Limited Liquor Sales Licence ("By the Glass Licence") for Steam Whistle Brewing, 255 Bremner Boulevard.

(June 10, 2008) Letter from Councillor Adam Vaughan

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 Manufacturer's Limited Liquor Sales Licence ("By the Glass Licence") for Steam Whistle Brewing, 255 Bremner Boulevard.

Summary

For consideration at the June 10, 2008 meeting of the Toronto and East York Community Council.

Background Information (Committee)

E-mail from Councillor Vaughan

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13708.pdf>

TE16.63	Adopted			Ward: 28
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Liquor license endorsement for the Young Centre for the Performing Arts-55 Mill St, Building 49

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motion:

1. City Council advise the Alcohol and Gaming Commission of Ontario that it approves the issuance a sales licence, including a stadium endorsement, which would permit the sale and service of alcohol in areas including, but not limited to, tiered and sloped seating within the premises known as the Young Centre for the Performing Arts.

(June 9, 2008) Member Motion from Councillor Pam McConnell

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 sales licence, including a stadium endorsement, which would permit the sale and service of alcohol in areas including, but not limited to, tiered and sloped seating within the premises known as the Young Centre for the Performing Arts.

Summary

Request that the following motion be added to the June 10th, 2008 meeting of the TEYCC.

Background Information (Committee)

Letter from Councillor McConnell

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13707.pdf>)

TE16.64	Adopted			Ward: 20
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Application for removal of conditions to an existing liquor licence - 393 King Street West "El Bandito" (The Premises)

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario (the "AGCO") that the application to remove conditions on the liquor licence at 393 King Street West (the "Premises"), is not in the public interest, having regard to the needs and wishes of the residents, and that the Registrar should issue a Proposal to Refuse to Remove Conditions of a licence.
2. City Council request the AGCO to provide the City with an opportunity to participate in any proceedings with regard to the conditions attached to the liquor licence at the Premises.
3. City Council authorize and direct the City Solicitor to attend all proceedings before the AGCO on this matter and to take all necessary actions so as to give effect to Parts 1 and 2.

(June 10, 2008) Member Motion from Councillor Adam Vaughan

Committee Recommendations

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

1. direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario (the "AGCO") that the application to remove conditions on the liquor licence at 393 King Street West (the "Premises"), is not in the public interest, having regard to the needs and wishes of the residents, and that the Registrar should issue a Proposal to Refuse to Remove Conditions of a licence;
2. request the AGCO to provide the City with an opportunity to participate in any proceedings with regard to the conditions attached to the liquor licence at the Premises;

3. authorize and direct the City Solicitor to attend all proceedings before the AGCO on this matter and to take all necessary actions so as to give effect to Recommendations 1 and 2.

Summary

An application for the removal of conditions to an existing liquor licence has been made by the licensee at 393 King Street West operating under the name "El Bandito" (the "Premises").

Background Information (Committee)

Letter from Councillor Adam Vaughan

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13810.pdf>)

TE16.65	Adopted			Ward: 20
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Application for Liquor Licence - 600 King Street West "Bier Markt"

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario (the "AGCO") that the issuance of a liquor licence for the Bier Markt at 600 King Street West (the "Premises"), is not in the public interest having regard to the needs and wishes of the residents and that the Registrar should issue a Proposal to Review the liquor licence application.
2. City Council request the AGCO to provide the City of Toronto with an opportunity to participate in any proceedings with respect to the Premises.
3. City Council authorize and direct the City Solicitor to attend all proceedings before the AGCO in this matter and to take all necessary actions so as to give effect to Parts 1 and 2, including adding conditions to any liquor licence issued for the Premises, in consultation with the Ward Councillor, which address the issues as set out above, including but not limited to ensuring that the establishment not operate as a nightclub, noise, safety, signage, lighting and litter.

(June 10, 2008) Member Motion from Councillor Adam Vaughan

Committee Recommendations

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

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

Ontario (the “AGCO”) that the issuance of a liquor licence for the Bier Markt at 600 King Street West (the “Premises”), is not in the public interest having regard to the needs and wishes of the residents and that the Registrar should issue a Proposal to Review the liquor licence application;

2. request the AGCO to provide the City of Toronto with an opportunity to participate in any proceedings with respect to the Premises;
3. authorize and direct the City Solicitor to attend all proceedings before the AGCO in this matter and to take all necessary actions so as to give effect to Recommendations 1 and 2, including adding conditions to any liquor licence issued for the Premises, in consultation with the Ward Councillor, which address the issues as set out above including but not limited to ensuring that the establishment not operate as a nightclub, noise, safety, signage, lighting and litter.

Summary

An application for a new liquor licence has been made for the premises at 600 King Street West, to be operated under the name of “Bier Markt” (the “Premises”). This application for a liquor licence is not in the public interest unless certain conditions are addressed.

Background Information (Committee)

Letter from Councillor Adam Vaughan

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13811.pdf>

TE16.67	Amended			Ward: 30
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Appeal of Committee of Adjustment Decision - 216 Hamilton Street

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. The City Solicitor and appropriate City staff, including Planning and Urban Forestry staff, be authorized to attend the Ontario Municipal Board hearing to contest the appeals for 216 Hamilton Street as they relate to proposed variances No. 4 (minimum distance between sidewalls), No. 5 (maximum deck height above grade), No. 6 (75 percent soft landscaping requirement) and No. 7 (integral garages on lots with frontage less than 7.62 metres).
2. The Ontario Municipal Board be requested to impose the following conditions upon any severances and variances as may be approved:
 - a. the owner apply (pursuant to the City of Toronto Municipal Code, Chapter 813, Article II, Trees on City Streets, and Article III, Private Tree Protection) for any

- permits, as may be required, to do work that Urban Forestry may determine would affect either City owned or privately owned protected trees;
- b. the owner agrees to comply, if such permits are issued, with the associated conditions;
 - c. for clarity, for the purposes of sections 104(3)(c) of the City of Toronto Act, 2006, S.O. 2006, c.11, Schedule A, neither the approval of any consent to sever nor the imposition of these conditions shall be construed as imposing a condition permitting the injury or destruction of any tree(s); and
 - d. these conditions be secured by an agreement(s) between the City and the owner.
3. The appropriate City officials be authorized to execute any agreement(s) imposed by the Ontario Municipal Board to secure these conditions.

(June 10, 2008) Member Motion from Councillor Paula Fletcher

Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the City Solicitor and appropriate City staff, including Planning and Urban Forestry staff, to attend the Ontario Municipal Board hearing to contest the appeal for 216 Hamilton Street as it relates to proposed variances No. 4 (minimum distance between side walls), No. 5 (maximum deck height above grade), No. 6 (75% soft landscaping requirement) and No. 7 (integral garages on lots with frontage less than 7.62 metres).

Summary

Councillor Fletcher requesting that the Toronto and East York Community Council recommend to City Council that the City Solicitor and such staff as may be appropriate, including Planning and Urban Forestry staff, to attend the Ontario Municipal Board hearing to contest the appeal as it relates to proposed variances no. 4 (minimum distance between side walls), no. 5 (maximum deck height above grade), no. 6 (75% soft landscaping requirement) and no. 7 (integral garages on lots with frontage less than 7.62 metres).

Background Information (Committee)

Member Motion

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13773.pdf>

Attachment 1 - Staff Report 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13774.pdf>

Attachment 2 - Staff Report 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13775.pdf>

Attachment 3 - Minor Variance 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13776.pdf>

Attachment 4 - Minor Variance 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13777.pdf>

Attachment 5 - Minor Variance 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13778.pdf>

Communications (Committee)

(June 10, 2008) letter from Alicia Dodd (TE.New.TE16.67.1)

Submitted Tuesday, June 10, 2008

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