

Toronto and East York Community Council

Meeting No. 24
Meeting Date Thursday, March 26, 2009
Start Time 9:30 AM
Location Committee Room 1, City Hall

Contact Rosalind Dyers,
Committee Administrator
Phone 416-392-7033
E-mail teycc@toronto.ca
Chair Councillor Pam McConnell

Toronto and East York Community Council		
Councillor Sandra Bussin Councillor Janet Davis Councillor Paula Fletcher Councillor Adam Giambrone	Councillor Pam McConnell (Chair) Councillor Joe Mihevc Councillor Case Ootes Councillor Joe Pantalone	Councillor Gord Perks Councillor Kyle Rae Councillor Adam Vaughan (Vice-Chair) Councillor Michael Walker

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Schedule of Timed Items

10:00 a.m.: Items 1 to 16
 11:00 a.m.: Items 17 to 30
 12:00 noon: Items 31 to 37

Declaration of Interest under the *Municipal Conflict of Interest Act***Confirmation of Minutes – February 9, 2009****Speakers/Presentations – A complete list will be distributed at the meeting**

Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.

TE24.1	ACTION	10:00 AM		Ward: 19
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Permanent Closure of a Portion of the Public Lane at the Rear of 860-862 Richmond Street West

Statutory - City of Toronto Act, 2006

Origin

(March 6, 2009) Draft By-law from the City Solicitor

Recommendations

The City Solicitor recommends that:

1. City Council enact the draft by-law from the City Solicitor to permanently close a portion of the public lane at the rear of 860-862 Richmond Street West as a public lane.

Summary

To enact a By-law to permanently close a portion of a public lane at the rear of 860-862 Richmond Street West and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE23.31, as adopted by City Council at its meeting held on February 23, 24 and 25, 2009.

Background Information

TE24.1 - 860-862 Richmond St. West-Public Lane Closing By-law
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19611.pdf>

TE24.2	ACTION	10:00 AM		Ward: 27
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Permanent Closure of the Public Lane at the Rear of 51 Grosvenor Street and 76 Grenville Street

Statutory - City of Toronto Act, 2006

Origin

(March 11, 2009) Draft By-law from the City Solicitor

Recommendations

The City Solicitor recommends that:

1. City Council enact the draft by-law from the City Solicitor to permanently close the public lane at the rear of 51 Grosvenor Street and 76 Grenville Street as a public highway.

Summary

To enact a By-law to permanently close the public lane at the rear of 51 Grosvenor Street and 76 Grenville Street as a public highway and be sold upon the terms and conditions set out in Government Management Committee Item 20.5, as adopted by City Council at its meeting held on January 27 and 28, 2009.

Background Information

TE24.2 - 51 Grosvenor & 76 Grenville-Public Lane Closing By-law
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19612.pdf>)

TE24.2 - 51 Grosvenor & 76 Grenville - Map
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19613.pdf>)

TE24.3	ACTION	10:00 AM		Ward: 28
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Final Report - 2 Eastern Avenue and 90 Trinity Street - Official Plan Amendment and Zoning Application

Statutory - Planning Act, RSO 1990

Origin

(March 4, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 10.

2. City Council amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11.
3. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the applicant to resolve any outstanding concerns with the City's Technical Services Division, including, but not limited to:
 - a. ramp slope requirements;
 - b. loading space requirements;
 - c. calculations for water demand analysis with hydrant testing; and
 - d. any improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that upgrades to such infrastructure is required to support the development.

Summary

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

This application proposes to demolish the existing one-storey commercial building at 2 Eastern Avenue and 90 Trinity Street to facilitate the development of an eight-storey (30 metre high) mixed-use building consisting of 61 residential condominium units and one retail unit at-grade. The total gross floor area for the proposed development is 5,980 square metres, creating an overall site density of 5.27 times the lot area.

The proposed eight-storey building represents a built form, massing and materiality that is appropriate and will result in an important redevelopment of an under-utilized parcel in King-Parliament on a view terminus.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.3 - Staff Report - 2 Eastern Ave. and 90 Trinity St. Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19614.pdf>)

Communications

(March 5, 2009) e-mail from Pawel Terek (TE.Main.TE24.3.1)

TE24.4	ACTION	10:00 AM		Ward: 14
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Final Report - 54A Galley Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

Statutory - Planning Act, RSO 1990

Origin

(March 4, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division 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.
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. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Summary

This application proposes to amend Zoning By-law 438-86, as amended, to maintain four dwelling units in a converted house within the residential building at 54A Galley Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution 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 would provide safe, affordable housing and maintain the stability of the neighbourhood by continuing the housing balance that has existed in the neighbourhood.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.4 - Staff Report - 54A Galley Avenue - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19615.pdf>)

TE24.5	ACTION	10:00 AM		Ward: 14
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Final Report - 69 Wilson Park Road - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

Statutory - Planning Act, RSO 1990

Origin

(March 4, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division 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.
2. Before introducing the necessary Bill to City Council for enactment, the owner shall 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 shall submit a landscape plan and complete all work substantially in accordance with the landscape plan to the satisfaction of the Director, Community Planning, Toronto and East York District.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Summary

This application proposes to amend Zoning By-law 438-86, as amended, to maintain four dwelling units in a converted house within the residential building at 69 Wilson Park Road.

This proposal meets the criteria of the Parkdale Conflict Resolution 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 would provide safe, affordable housing and maintain the stability of the neighbourhood by continuing the housing balance that has existed in the neighbourhood.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.5 - Staff Report - 69 Wilson Park Road - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19616.pdf>)

TE24.6	ACTION	10:00 AM		Ward: 14
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157 Cowan Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project**Origin**

(March 12, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Toronto and East York Community Council defer Zoning By-law Amendment Application 04 143988 SHY 14 OZ to the April 21, 2009 Toronto and East York Community Council meeting.

Summary

This report recommends that the Toronto and East York Community Council defer the application for Zoning By-law Amendment for the property at 157 Cowan Avenue to the April 21, 2009 meeting to allow for further consultation with City staff.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.6 - Staff Report - 157 Cowan Avenue- Parkdale Pilot Project

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19617.pdf>)

TE24.7	ACTION	10:00 AM		Ward: 21
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Final Report - 356, 358, 360 and 362 Spadina Road - Residential Rental Demolition Application under Municipal Code Chapter 667

Statutory - Planning Act, RSO 1990

Origin

(February 19, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council approve the application to demolish the three residential buildings at 356, 358, and 360 Spadina Road, which comprise five existing residential rental units and one formerly owner-occupied house, pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667:
 - a. that all necessary approvals from the Committee of Adjustment for the related applications for the development of the proposed religious centre at 356, 358, and 362 Spadina Road are received; and
 - b. that the house at 362 Spadina Road comprising two residential rental units be retained.
2. City Council authorize the Chief Planner to issue a preliminary approval to the application under Municipal Code Chapter 667 after:
 - a. the condition in Recommendation 1 a. has been satisfied; and
 - b. the issuance of Site Plan Approval by the Chief Planner pursuant to Section 114 of the City of Toronto Act, 2006.
3. City Council authorize the Chief Building Official to issue a section 111 permit under Municipal Code Chapter 667 after the Chief Planner has given the preliminary approval in Recommendation 2.
4. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act, no earlier than issuance of a building permit for the development of the religious centre, and after the Chief Planner has given the preliminary approval in Recommendation 2, which permit may be included in the demolition permit for Chapter 667 under § 363-11.1E, of the Municipal Code on condition that :
 - a. The Owner remove all debris and rubble immediately after demolition.
 - b. The Owner backfill any holes on the property with clean fill.
 - c. The Owner erect a fence in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Deputy Chief Building Official.
 - d. The Owner maintain the site free of garbage and weeds, in accordance with the Municipal Code Chapters 632-5 and 629-10.

Summary

This application proposes to demolish six dwelling units, five of which are rental housing units, located in three buildings at 356, 358, and 360 Spadina Road. One of the buildings was an owner-occupied house. The demolition or conversion of rental housing is prohibited without a

permit issued under the City of Toronto's Rental Housing Demolition and Conversion By-law (Chapter 667 of the Municipal Code).

The City has not issued a building permit for this development. The owner is proposing a redevelopment involving these properties and a related building at 362 Spadina Road, which contains two existing rental units. The redevelopment is currently under review in separate but related applications for a consent, minor variances, and site plan approval. The proposal involves the retention of 362 Spadina Road and the construction of a religious centre.

The owner is not proposing to replace the five rental housing units to be demolished, however, will be retaining two existing rental units at 362 Spadina Road.

This report recommends approval of the application to demolish the three properties without requiring replacement of the rental housing units on condition that the necessary approvals are received to permit the redevelopment as proposed, including the issuance of a building permit.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.7 - Staff Report - 356, 358, 360 and 362 Spadina Road - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19618.pdf>)

TE24.8	ACTION	10:00 AM	Delegated	Ward: 20
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Simcoe Street Pedestrian Promenade Plan, Queen Street West to Queens Quay West

Origin

(March 4, 2009) Report from the Director, Community Planning, Toronto and East York District, and the Director, Transportation Services, Toronto and East York District

Recommendations

The City Planning Division and Transportation Services Division recommend that Toronto and East York Community Council:

1. Endorse the Simcoe Street Pedestrian Promenade Plan, Front Street West to Queens Quay West including Attachment 7: Action Items for Plan Implementation.
2. Approve the reconfiguration of the intersection of Lower Simcoe Street and Lake Shore Boulevard West, generally as shown in the print of Drawing No. 421F-9488, dated December 2008, in Attachment 6.

3. Direct Transportation Services staff to modify curbs, paint new four metre wide zebra striped crosswalks and provide four metre wide sidewalk curb cuts at the intersection of Lake Shore Boulevard West and Lower Simcoe Street in conjunction with the proposed modifications in Recommendation 2.
4. Direct Transportation Services staff to design and install a pedestrian crossing, as a marked crosswalk, on the east side of Simcoe Street at Station Street and install any necessary pedestrian advisory features subject to necessary funds being approved.
5. Direct Transportation Services staff to report on the installation of bike lanes on the section of Simcoe Street from Queen Street West to Front Street West by Summer 2009.
6. Direct City Planning staff to report on the Simcoe Street Pedestrian Promenade Plan, between Front Street West to Queen Street West, by Summer 2009.

Summary

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision. Toronto and East York Community Council's endorsement is sought for the proposed pedestrian improvements on Simcoe Street from Front Street West to Queens Quay West, to substantially enhance the pedestrian environment and safety in this rapidly urbanizing corridor linking the downtown and waterfront.

Financial Impact

The recommendations in this report have no financial impact. Most of the improvements presented in this report can be secured through development applications that are or may be approved in the area such as 151 Front Street West, 18 York Street (west block), 16 York Street and 25 Lower Simcoe Street. Any shortfall may be dealt with by funding within the Transportation Services Capital Budget as future budgets permit. Some of the improvements need to be further developed and assessed in terms of their potential financial impact and funding requirements. These financial impacts, including the identification of any potential funding partnerships with other levels of government, will be addressed in any future reports required for the approval of these specific improvements.

The painting of crosswalks and the removal of the right-turn channels at the southwest and northeast corners of Lower Simcoe Street and Lake Shore Boulevard can be completed with the funds obtained from Marathon Realty Company Limited (now Fairmont Developments Ltd.). The payment in the amount of \$20,599.60 for the Lower Simcoe Street and Lakeshore Boulevard West intersection improvement has been received by the City and deposited in a Customer Account.

Staff have a site plan application for 25 Lower Simcoe Street which abuts the right-turn channel at the northeast corner of Lower Simcoe Street and Lake Shore Boulevard West. This right-turn channel is currently closed due to Enwave construction. Although the right-turn channel would be removed, curbs adjusted and temporary asphalt pavement installed prior to the development of this site, the developer will have the obligation to install final paving treatment as part of the development. A similar approach was taken when the two right-turn channels were removed at the northeast and northwest corners of York Street and Lake Shore

Boulevard West. When development is completed at 15 York Street and 16 York Street, the developer will have the responsibility to construct upgraded pavement in the area.

The installation of bird caging and river rock under the F. G. Gardiner Expressway, as set out in this report, is estimated to cost \$150,000. This can be accommodated in the Transportation Services budget for capital work under the Gardiner Expressway (Transportation Capital Account CTP122-1-49).

Many of the streetscape improvements will be completed through the opening of the Simcoe Street tunnel (painting crosswalks at Front Street West and Simcoe Street, painting a crosswalk at Station Street and Lower Simcoe Street, and crosswalks at Bremner Boulevard and Lower Simcoe Street), Union Station Revitalization Project (wayfinding signage) and requirements of Official Plan Amendment, Rezoning, Site Plan Approval applications for residential, mixed use and office buildings along Simcoe Street (upgraded landscaping and paving).

Background Information

TE24.8 - Staff Report - Simcoe Street Pedestrian Promenade Plan
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19619.pdf>

TE24.9	ACTION	10:00 AM	Delegated	Ward: 28
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Lower Jarvis Street Pedestrian Promenade Plan, Front Street East to Queens Quay East

Origin

(March 6, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division and Transportation Services Division recommend that Toronto and East York Community Council:

1. Endorse the Lower Jarvis Street Pedestrian Promenade Plan, Front Street East to Queens Quay as identified in Attachment 3.
2. Direct Transportation Services staff to implement the changes to the intersection of Lower Jarvis Street and Lake Shore Boulevard East, generally as shown in the print of Drawing No. 421F-9493, dated November 2008, in Attachment 4.
3. Direct City staff to implement the Action Items for Plan Implementation in Attachment 5.

Summary

This staff report is about a matter which Community Council has been delegated authority from City Council to make a final decision. Toronto and East York Community Council's endorsement is sought for the proposed pedestrian improvements on Lower Jarvis Street from

Front Street East to Queens Quay East, to substantially enhance the pedestrian environment and safety in this rapidly urbanizing corridor linking the downtown and waterfront.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.9 - Staff Report - Lower Jarvis Street Pedestrian Promenade Plan
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19620.pdf>)

TE24.10	ACTION	10:00 AM		Ward: 20
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Demolition and Replacement of a Structure within the East Annex Heritage Conservation District - 38A & B Boswell Avenue

Origin

(January 28, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council approve the issuance of a demolition permit for the designated “C” rated buildings at 38A and B Boswell Avenue.
2. City Council approve the proposed replacement building for the property at 38A and B Boswell Avenue, substantially in accordance with the plans and drawings prepared by Richard Wengle Architect Inc, dated December 11, 2008.

Summary

This report recommends approval of the demolition permit of the two storey building at 38A and B Boswell Avenue (which collapsed during renovation) and the approval of the replacement structure based on the submitted elevation.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.10 - Staff Report - 38A & B Boswell Avenue
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19621.pdf>)

10a Demolition and Replacement of a Structure within the East Annex Heritage Conservation District - 38A & B Boswell Avenue (Ward 20 Trinity-Spadina)

Origin

(February 20, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council approve the issuance of a demolition permit for the designated “C” rated buildings at 38A and B Boswell Avenue.
2. City Council approve the proposed replacement building for the property at 38A and B Boswell Avenue, substantially in accordance with the plans and drawings prepared by Richard Wengle Architect Inc, dated December 11, 2008.

Summary

Advising that the Toronto Preservation Board on February 20, 2009, considered the report (January 28, 2009) from the Director, Policy and Research, City Planning Division, respecting 38A and B Boswell Avenue, Demolition and Replacement of a Structure within the East Annex Heritage Conservation District (Ward 20 Trinity-Spadina).

Background Information

TE24.10a - Letter from Toronto Preservation Board - 38A & B Boswell Ave
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19622.pdf>

TE24.11	ACTION	10:00 AM		Ward: 21
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106 Wychwood Park - Ontario Municipal Board Appeal - Request for Direction Report

Origin

(March 2, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor and other necessary staff to attend the Ontario Municipal Board hearing to settle the appeal for variances and consent at 106 Wychwood Park, based on the revised plans attached to this report.

2. City Council authorize the City Solicitor and necessary staff to draft terms of settlement to present to the Ontario Municipal Board at its scheduled hearing.

Summary

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The application before the Ontario Municipal Board (OMB) is to sever the subject property into two lots, demolish the existing dwelling and construct two new detached dwellings. The application for variances and consent were before the Committee of Adjustment on February 27, 2008 and were refused. The applicant appealed the refusal to the OMB and City Council authorized the City Solicitor and staff to attend the OMB hearing in support of the Committee of Adjustments' refusal.

Since the OMB appeal, City staff held several meetings with the applicant, area residents and the local Councillor. These discussions resulted in the submission of revised plans, which Heritage Preservation Services staff recommended approval of, subject to several conditions. The Toronto Preservation Board recommended refusal of the revised application.

The purpose of this report is discuss the settlement offer based on the revised plans and recommend that City Council direct staff to appear at the OMB to settle the appeal. This alters City Council's previous directions to appear in opposition to the initial proposal.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.11 - Staff Report - 106 Wychwood Park OMB Appeal
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19623.pdf>

TE24.12	ACTION	10:00 AM		Ward: 21
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Demolition and Replacement with Two New Structures within the Wychwood Park Heritage Conservation District - 106 Wychwood Park

Origin

(January 29, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council approve the issuance of a demolition permit for the structure at 106 Wychwood Park.
2. City Council approve two new structures on the property at 106 Wychwood Park, substantially in accordance with the plans and drawings prepared by Phillip H. Carter Architect, dated January 28, 2009, subject to the owner:

- a. prior to the issuance of any building permit for 106 Wychwood Park, including a permit for demolition, excavation and /or shoring of the subject property; the owner shall:
 - provide building permit drawings with elevations that secure materials and detailing to the satisfaction of the Manager, Heritage Preservation Services;
 - provide a grading and excavation plan to the satisfaction of the Manager, Heritage Preservation Services;
 - provide a detailed landscape plan with revised arborist report and tree protection plan. Plans shall be accompanied with itemized cost estimates. Information shall be to the satisfaction of the Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services;
 - provide a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the above item (3) to the satisfaction of Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services; and
- b. prior to the release of the Letter of Credit:
 - complete the work as described in item (3) above, which includes the implementation of the tree protection plan, to the satisfaction of Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services.

Summary

This report recommends approval of the demolition of the two-storey single family residential structure at 106 Wychwood Park (Attachment No.1) on the east side of the Park.

In conjunction with the demolition request, the project would construct two new residential structures on the site at 106 Wychwood Park (one structure at the “lot of record” adjacent to 106 Wychwood).

The property at 106 Wychwood Park is within the Wychwood Park Heritage Conservation District and the proposal meets the intent of the District Plan.

Although the Wychwood Park District Plan recommends that no demolitions should be permitted in the Park, the existing structure does not contribute to the character and importance of the district. In general, the period of greatest significance is defined within the guidelines as between the years 1905 and 1917, which represent the period in which development in the district was based upon the Canadian interpretation of the English Arts and Crafts movement. Houses constructed in the 1920s and 1930s are considered to be less important, but also may contribute to the district. The subject property has been identified as constructed between 1950

and 1962 and therefore is non-contributing within the district in terms of built form. It is also identified as being incompatible with its neighbours.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.12 - Staff Report - 106 Wychwood Park-Demolition and Replacement
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19624.pdf>)

12a Demolition and Replacement with Two New Structures within the Wychwood Park Heritage Conservation District - 106 Wychwood Park

Origin

(February 20, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council reject issuance of the demolition permit.
2. The existing building might be altered following Heritage Conservation District guidelines, subject to the following conditions:
 - tree protection regulation compliance;
 - density regulation compliance;
 - landscape plan for driveway and planting scheme in compliance with HCD guidelines.
3. Should a new heritage permit application be made, the application come back to Heritage Preservation Services and the Toronto Preservation Board for consideration and that Heritage Preservation Services notify the local Councillor immediately.

Summary

Advising that the Toronto Preservation Board on February 20, 2009, considered the report (January 29, 2008) from the Director, Policy and Research, City Planning Division, respecting 106 Wychwood Park - Demolition and Replacement with Two New Structures within the Wychwood Park Heritage Conservation District (Ward 21 St. Pauls).

Background Information

TE24.12a - Letter from Toronto Preservation Board-106 Wychwood Park
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19625.pdf>)

TE24.13	ACTION	10:00 AM		Ward: 20
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Demolition and Replacement of a Structure within the Queen Street West Heritage Conservation District - 327-333 Queen Street West

Origin

(January 28, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

This City Planning Division recommends that:

1. City Council approve the issuance of a demolition permit for the buildings at 327-329-331-333 Queen Street West within the Queen Street West Heritage Conservation District.
2. City Council approve the proposed replacement building for the property at 327-333 Queen Street West, substantially in accordance with the plans and drawings prepared by Aedificia Architecture + Design, dated October 9th, 2008; subject to the owner:
 - a. Prior to the issuance of any building permit for the replacement structure located at 327-333 Queen Street West, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall continue to work with HPS regarding refinement of the final façade design, including providing building permit drawings securing the following components; (1) satisfactory exterior materials with acceptable details and finishes (no cement or concrete material); (2) storefront and entry elevations with materials and details notated; (3) recessed upper window elements, including details such as, horizontal sash bars or rails to break larger glazing surfaces; (4) inclusion of mullions (minimally 2" wide at ground level storefront (no use of butt joint storefront system); (5) stone cladding at water table or base element (below storefront framing). All drawing and information provided shall be satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends approval of the demolition of the three-storey contributory building at 331-333 Queen Street West (south side of the street) and the demolition of the two non-contributory one storey structures at 327-329 Queen Street West. The project would then consolidate the entire site to accommodate a new three storey replacement building.

The properties at 327-329-331-333 Queen Street West are included within the Queen Street West Heritage Conservation District, which extends from University Avenue to Bathurst Street.

The subject site is located on the south side of Queen Street West (Attachment No.1) between Peter Street (to the west) and John Street (to the east). The site has prominence as a termination of the view looking south down Beverley Street.

The recommendation to demolish the three-storey contributing building at 331-333 Queen Street West is based on the lack of remaining character and the deteriorated condition of the original fabric. A replacement structure has been submitted that respects the traditional solid to void relationships and scale of the district as well as expressing an interesting sculptural treatment of the façade with regards to detailing and overall composition.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.13 - Staff Report - 327-333 Queen St. West- Demolition and Replacement
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19626.pdf>)

13a Demolition and Replacement of a Structure within the Queen Street West Heritage Conservation District - 327-333 Queen Street West (Ward 20 Trinity-Spadina)

Origin

(February 20, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council approve the issuance of a demolition permit for the buildings at 327-329-331-333 Queen Street West within the Queen Street West Heritage Conservation District.
2. Recommendation 2 be deferred to allow staff to bring the application more in line with Heritage Conservation District characteristics.

Summary

Advising that the Toronto Preservation Board on February 20, 2009, considered the report (January 28, 2009) from the Director, Policy and Research, City Planning Division respecting 327-333 Queen Street West, Demolition and Replacement of a Structure within the Queen Street West Heritage Conservation District (Ward 20 Trinity-Spadina).

Background Information

TE24.13a - Letter from Toronto Preservation Board-327-333 Queen St. West
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19627.pdf>)

TE24.14	ACTION	10:00 AM		Ward: 27
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Demolition and Replacement of a Structure within the North Rosedale Heritage Conservation District - 5 Highland Avenue

Origin

(February 9, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council approve the request to demolish 5 Highland Avenue, an “unrated” structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. City Council approve plans for the replacement building in accordance with Section 42 (4) of the Ontario Heritage Act, subject to the owner:
 - a. Revising the plans to set back the garage and remove the U-shaped drive to the satisfaction of the Manager, Heritage Preservation Services.
 - b. Prior to the issuance of any building permit for the replacement structure located at 5 Highland Ave, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings and landscape plan satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve the demolition of an “unrated” house in the North Rosedale Heritage Conservation District (NRHCD) and approve the design of the replacement structure, in accordance with Section 42 (1) of the Ontario Heritage Act, with a condition that the plans are revised to the approval of the Manager, Heritage Preservation Services. The plans should be revised to set the integral double garage back from the front of the house and to eliminate the U-shaped driveway to maximize soft landscaping in the front yard, and preserve a mature City tree.

The existing structure does not contribute to the heritage character of the NRHCD and can be demolished.

The plans for the replacement structure need revision in order to be substantially in accordance with the NRHCD Plan Guidelines.

This consent under the Ontario Heritage Act is in addition to Site Plan approval under the Planning Act, the approval of variances to the existing zoning by-law by Committee of Adjustment and the securing of a demolition permit required under the Building Code Act.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.14 - Staff Report - 5 Highland Ave.-Demolition and Replacement
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19628.pdf>)

14a Demolition and Replacement of a Structure within the North Rosedale Heritage Conservation District - 5 Highland Avenue (Ward 27 Toronto Centre-Rosedale)

Origin

(February 20, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council approve the request to demolish 5 Highland Avenue, an “unrated” structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.
2. City Council approve plans for the replacement building in accordance with Section 42 (4) of the Ontario Heritage Act, subject to the owner:
 - a. Revising the plans to set back the garage, adjust the fenestration of the front façade and remove the U-shaped drive to the satisfaction of the Manager, Heritage Preservation Services.
 - b. Prior to the issuance of any building permit for the replacement structure located at 5 Highland Ave, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings and landscape plan satisfactory to the Manager, Heritage Preservation Services.

Summary

Advising that the Toronto Preservation Board on February 20, 2009, considered the report (February 9, 2009) from the Director, Policy and Research, City Planning Division respecting 5 Highland Avenue, Demolition and Replacement of a Structure within the North Rosedale Heritage Conservation District (Ward 27 Toronto Centre-Rosedale).

Background Information

TE24.14a - Letter from Toronto Preservation Board-5 Highland Ave
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19629.pdf>)

TE24.15	ACTION	10:00 AM		Ward: 14
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2154 Dundas Street West

Origin

(February 2, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 2154 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

The property at 2154 Dundas Street West is listed on the City of Toronto Inventory of Heritage Properties. The owner has requested that the property be designated under Part IV, Section 29 of the Ontario Heritage Act as part of a redevelopment application. The property contains a former industrial building that is undergoing conversion to residential condominiums.

Financial Impact

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

Background Information

TE24.15 - Staff Report - 2154 Dundas St. West-Intention to Designate
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19630.pdf>

15a Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 2154 Dundas Street West (Ward 14 Parkdale-High Park)

Origin

(February 20, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council state its intention to designate the property at 2154 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

Advising that the Toronto Preservation Board on February 20, 2009, considered the report (February 2, 2009) from the Director, Policy and Research, City Planning Division respecting 2154 Dundas Street West - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act (Ward 14 Parkdale-High Park).

Background Information

TE24.15a - Letter from Toronto Preservation Board-2154 Dundas Street West
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19631.pdf>)

TE24.16	ACTION	10:00 AM		Ward: 18
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 166 Beaconsfield Avenue

Origin

(February 4, 2009) Report from the Director of Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 166 Beaconsfield Avenue (George Barrett House) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 166 Beaconsfield Avenue (George Barrett House) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

The owner of the property at 166 Beaconsfield Avenue has requested the designation of the property under Part IV, Section 29 of the Ontario Heritage Act. The property contains a late 19th century residential building that meets the criteria for municipal designation prescribed by the Province of Ontario.

The property owner has been restoring the heritage attributes of the property since 2001. The proposed designation of the site will enable the owner to qualify for the Toronto Heritage Grant Program, which funds restoration work.

Financial Impact

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

Background Information

TE24.16 - Staff Report - 166 Beaconsfield Ave.-Intention to Designate
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19632.pdf>)

16a Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 166 Beaconsfield Avenue (Ward 18 Davenport)

Origin

(February 20, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. City Council include the property at 166 Beaconsfield Avenue (George Barrett House) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 166 Beaconsfield Avenue (George Barrett House) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

Advising that the Toronto Preservation Board on February 20, 2009, considered the report (February 4, 2009) from the Director, Policy and Research, City Planning Division respecting 166 Beaconsfield Avenue - Intention to Designate under Part IV, Section 29, of the Ontario Heritage Act (Ward 18 Davenport).

Background Information

TE24.16a - Letter from Toronto Preservation Board-166 Beaconsfield Ave
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19633.pdf>)

TE24.17	ACTION	11:00 AM	Delegated	Ward: 20
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Sign Variance - 345 Adelaide Street West

Origin

(January 27, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council refuse the request for variances to maintain, for third party advertising purposes, two non-illuminated fascia signs and two non-illuminated projecting signs on the north elevation of the building and nine non-illuminated fascia signs and one non-illuminated projecting sign on the west elevation of the building at 345 Adelaide Street West.

Summary

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

This report reviews and makes recommendations on a request by Madiha Khan on behalf of Great Gulf Homes for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal code to maintain, for third party advertising purposes, two non-illuminated fascia signs and two non-illuminated projecting signs on the north elevation of the building and nine non-illuminated fascia signs and one non-illuminated projecting sign on the west elevation of the building at 345 Adelaide Street West.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.17 - Staff Report - 345 Adelaide St. West - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19634.pdf>

TE24.18	ACTION	11:00 AM	Delegated	Ward: 27
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Sign Variance - 1073 Yonge Street

Origin

(January 28, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council refuse the request for variances to permit, for third party advertising purposes, a non-illuminated fascia sign on the south elevation of the building at 1073 Yonge Street.

Summary

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

This report reviews and makes recommendations on a request by Richard Levinsky of Levinsky Realty Services Inc. Brokerage for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, a non-illuminated third party fascia sign on the south elevation of the building at 1073 Yonge Street.

Staff recommends refusal of the application. The variance is not minor and not within the general intent and purpose of the Municipal Code.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.18 - Staff Report - 1073 Yonge Street - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19635.pdf>

TE24.19	ACTION	11:00 AM	Delegated	Ward: 30
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Residential Demolition Application - 461 Jones Avenue

Origin

(February 9, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

1. Approve the application to demolish the subject residential building with the following condition:
 - a. All debris and rubble be removed immediately after demolition.
 - b. Any holes on the property be backfilled with clean fill.
 - c. The owner shall ensure that the dust control measures approved by the Medical Officer of Health are implemented during demolition.
 - d. All mould contaminated material must be handled and disposed according to Ministry of Labour regulations and any applicable guidelines including the Canadian Construction Association and the Environmental Abatement Council of Ontario, or in the alternative,
2. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site.

Summary

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

In accordance with Section 33 of the Planning Act and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 461 Jones Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Financial Impact

Not applicable.

Background Information

TE24.19 - Staff Report - 461 Jones Ave.-Residential Demolition Application
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-19848.pdf>

TE24.20	ACTION	11:00 AM	Delegated	Ward: 30
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Residential Demolition Application - 1219-1223 Danforth Avenue

Origin

(March 3, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

1. Approve the application to demolish the subject residential building with the following conditions:
 - a. All debris and rubble be removed immediately after demolition.
 - b. Any holes on the property be backfilled with clean fill.
 - c. Prior to the issuance of the demolition permit the owner provide the following:
 - i. A report prepared by a professional engineer outlining the demolition methodology to be undertaken in order to ensure the protection of the heritage building (Allenby Theatre at 1211-1217 Danforth Avenue) against any damage that may result from the demolition of the subject buildings (1219-1223 Danforth Avenue).
 - ii. The appropriate “Commitment to General Reviews by Architect and Engineer” form completed by the owner and a professional engineer to ensure the appropriate field review takes place during the demolition.
 - iii. A plan or report outlining the methodology to be undertaken of any resulting repairs or re-cladding of the east face of the heritage building. The methodology outlined should be in accordance with recognized heritage conservation practices and shall be to the satisfaction of the Manager of Heritage Preservation Services. Alternatively,
2. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site.

Summary

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

In accordance with Section 33 of the Planning Act and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 1219-1223 Danforth Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit. The owner of the buildings to be demolished also own the properties immediately and adjacent to the west municipally known as 1195, 1211-1217 Danforth as well as 637 Greenwood Avenue.

Financial Impact

Not applicable

Background Information

TE24.20 - Staff Report - 1219-1223 Danforth Ave.-Residential Demolition
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19637.pdf>)

(Deferred from February 9, 2009 - 2009.TE.23.11)

TE24.21	ACTION	11:00 AM	Delegated	Ward: 32
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Front Yard Parking Appeal - 243 Eastwood Road

Origin

(January 19, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 243 Eastwood Road.

Summary

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

Transportation Services has assessed an appeal from the owner of 243 Eastwood Road for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.21 - Staff Report - 243 Eastwood Rd.-Front Yard Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19096.pdf>)

TE24.21 - Staff Report - 243 Eastwood Road - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19097.pdf>
 TE24.21 - Staff Report - 243 Eastwood Road - Appendix B
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19098.pdf>
 TE24.21 - Staff Report - 243 Eastwood Road - Appendix C
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19099.pdf>
 TE24.21 - Staff Report - 243 Eastwood Road - Appendix D
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19100.pdf>

TE24.22	ACTION	11:00 AM	Delegated	Ward: 22
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Front Yard Parking Appeal for a Second Vehicle - 212 Belsize Drive

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking for a second vehicle at 212 Belsize Drive.

Summary

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

Transportation Services has assessed an appeal from the owner of 212 Belsize Drive for front yard parking for a second vehicle. We do not recommend approval for front yard parking for a second vehicle at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.22 - Staff Report - 212 Belsize Drive - Front Yard Parking
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19638.pdf>
 TE24.22 - Staff Report - 212 Belsize Drive - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19639.pdf>
 TE24.22 - Staff Report - 212 Belsize Drive - Appendix B
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19640.pdf>
 TE24.22 - Staff Report - 212 Belsize Drive - Appendix C
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19641.pdf>
 TE24.22 - Staff Report - 212 Belsize Drive - Appendix D
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19642.pdf>

TE24.23	ACTION	11:00 AM	Delegated	Ward: 22
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Front Yard Parking Appeal - 58 Duggan Avenue

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 58 Duggan Avenue.

Summary

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

Transportation Services has assessed an appeal from the owner of 58 Duggan Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.23 - Staff Report - 58 Duggan Ave. - Front Yard Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19643.pdf>)

TE24.23 - Staff Report - 58 Duggan Ave. - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19644.pdf>)

TE24.23 - Staff Report - 58 Duggan Ave. - Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19645.pdf>)

TE24.23 - Staff Report - 58 Duggan Ave. - Appendix C
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19646.pdf>)

TE24.23 - Staff Report - 58 Duggan Ave. - Appendix D
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19647.pdf>)

TE24.24	ACTION	11:00 AM	Delegated	Ward: 29
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Front Yard Parking Appeal - 253 Linsmore Crescent

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 253 Linsmore Crescent.

Summary

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

Transportation Services has assessed an appeal from the owner of 253 Linsmore Crescent for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.24 - Staff Report - 253 Linsmore Crescent - Front Yard Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19648.pdf>)

TE24.24 - Staff Report - 253 Linsmore Crescent - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19649.pdf>)

TE24.24 - Staff Report - 253 Linsmore Crescent - Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19650.pdf>)

TE24.24 - Staff Report - 253 Linsmore Crescent - Appendix C
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19651.pdf>)

TE24.24 - Staff Report - 253 Linsmore Crescent - Appendix D
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19652.pdf>)

TE24.25	ACTION	11:00 AM	Delegated	Ward: 31
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Front Yard Parking Appeal - 110B Holborne Avenue

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 110B Holborne Avenue.
2. Request the owner to remove all paving, other than the walkway, and restore the area to soft landscaping.

Summary

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

Transportation Services has assessed an appeal from the owner of 110B Holborne Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.25 - Staff Report - 110B Holborne Ave. - Front Yard Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19653.pdf>)

TE24.25 - Staff Report - 110B Holborne Ave. - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19654.pdf>)

TE24.25 - Staff Report - 110B Holborne Ave. - Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19655.pdf>)

TE24.25 - Staff Report - 110B Holborne Ave. - Appendix C
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19656.pdf>)

TE24.25 - Staff Report - 110B Holborne Ave. - Appendix D
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19657.pdf>)

TE24.26	ACTION	11:00 AM	Delegated	Ward: 32
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Front Yard Parking Appeal for a Second Vehicle - 220 and 222 Kenilworth Avenue

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking for a second vehicle at 220 and 222 Kenilworth Avenue.
2. Request that the owner remove the existing asphalt paving and restore the area to soft landscaping.
3. Request that the owner pay for the removal of the obsolete ramp.

Summary

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

Transportation Services has assessed an appeal from the owner of 220 and 222 Kenilworth Avenue for front yard parking for a second vehicle, at both locations. We do not recommend approval for front yard parking for a second vehicle at these locations because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Front Yard Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19659.pdf>)

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Appendix A1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19660.pdf>)

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Appendix A2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19661.pdf>)

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19662.pdf>)

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Appendix C1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19663.pdf>)

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Appendix C2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19664.pdf>)

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Appendix D1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19665.pdf>)

TE24.26 - Staff Report - 220 & 222 Kenilworth Ave. - Appendix D2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19849.pdf>)

TE24.27	ACTION	11:00 AM	Delegated	Ward: 22
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Circular Driveway - 44 Old Forest Hill Road

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the owner's request to permit the maintenance of the portion of the driveway forming part of a circular driveway within the public right of way fronting 44 Old Forest Hill Road.

2. Deny the owner's request for the ramp installation to service the circular driveway.
3. Require the owner to restore the portion of the driveway forming part of the driveway that does not provide access to the existing garage within the public right of way to soft landscaping.

Summary

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

Transportation Services has assessed a request from the agent of the owner of 44 Old Forest Hill Road to permit the maintenance of a circular driveway and the construction of a ramp to service the circular driveway within the public right of way fronting 44 Old Forest Hill Road.

Transportation Services has reviewed the proposal and does not recommend approval as it does not meet the guidelines established by Transportation Services for the construction of circular driveways as affecting the public right of way.

The owner together with any other interested parties will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.27 - Staff Report - 44 Old Forest Hill Road-Circular Driveway
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19666.pdf>

TE24.27 - Staff Report - 44 Old Forest Hill Road-Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19667.pdf>

TE24.28	ACTION	11:00 AM	Delegated	Ward: 14
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 30 Radford Avenue

Origin

(March 10, 2009) Report from the Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council:

1. Not grant the fence exemption.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing wooden fence, in the rear yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the rear yard abutting a public laneway can be constructed to a height of 2.5 metres.

The existing wooden fence is located in the rear yard. The section of fence on south side of property line is constructed to a height of 2.9 metres (9 feet and 5 inches) and 3.7 metres (12 feet and 2 inches) in length and is not in compliance with the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE24.28 - Staff Report - 30 Radford Ave. - Fence Exemption Request
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19668.pdf>

TE24.28 - Staff Report - 30 Radford Ave. - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19669.pdf>

TE24.29	ACTION	11:00 AM	Delegated	Ward: 20
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 865 Bathurst Street

Origin

(March 10, 2009) Report from the Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council:

1. Not grant the fence exemption.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing wooden fence, in the rear yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the rear yard can be constructed to a height of 2 metres.

The existing wooden fence is located in the rear yard. The section of fence on north side of property line spans a length of 20.41 metres (67 feet). The section of fence closest to the

building wall that spans 4.72 metres (15 feet and 6 inches) is constructed to a height of 2.89 metres (9 feet and 6 inches). This section of the fence is not in compliance with the By-law. The remainder of the fence which spans 15.69 metres (51 feet and 6 inches) is constructed to a height of 1.89 metres (6 feet).

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE24.29 - Staff Report - 865 Bathurst St. - Fence Exemption Request
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19670.pdf>)

TE24.29 - Staff Report - 865 Bathurst St. - Attachment 1, 2 and 3
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19671.pdf>)

TE24.30	ACTION	11:00 AM	Delegated	Ward: 20
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 332 Richmond Street West

Origin

(March 10, 2009) Report from the Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council:

1. Not grant the fence exemption.

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision. The applicant being the business operator is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing fence, at the front, side and rear of the property, to exceed the maximum allowable height. The Fence By-law provides that a fence can be constructed to a height of 2.5 metres.

The section of fence on south side of the property is constructed to a height of approximately 4.88 metres (16 feet) and 3.54 metres (11 feet and 7 inches) in length. The section of fence on east side of the property is constructed to a height of approximately 4.52 metres (14 feet and 10 inches) and 6.79 metres (22 feet and 3 inches) in length. The section of fence on north side of the property is constructed to a height of approximately 4.52 metres (14 feet and 10 inches) and 12.65 metres (41 feet and 6 inches) in length. All three sections of fence are not in compliance with the By-law. See Attachments 1 to 4.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE24.30 - Staff Report - 332 Richmond St. West-Fence Exemption Request

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19672.pdf>)

TE24.30 - Staff Report - 332 Richmond St. West-Attachments 1 & 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19673.pdf>)

TE24.30 - Staff Report - 332 Richmond St. West-Attachments 3 & 4

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19674.pdf>)

TE24.31	ACTION	12:00 PM	Delegated	Ward: 22
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 281 Oriole Parkway

Origin

(March 10, 2009) Report from the Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption.

Alternatively, should Community Council grant the exemption to the Fence By-law, the following restrictions and safety measures will be installed:

1. All windows being part of the enclosure on the main structure shall have guards permanently installed to prevent the passage of a spherical object having a diameter of more than 100 millimetres.
2. Doors opening above the pool area will be protected by a 1.2 metre guard.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The purpose of this report is to consider a request by the owner of 281 Oriole Parkway to be exempted from Chapter 447–Fences, Section 447-3 C 2(a), Access Protection. This section states that, where a wall of a building forms part of a swimming pool enclosure, any access point to the enclosed area in the wall shall, be no closer than 1.2 metres horizontally to the water's edge in the pool and Section 447-3 E (1)(a), Construction Standards, A swimming pool enclosure, including any gate forming part of the enclosure shall, be no closer than 1.2 metres horizontally to the water's edge in the pool.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE24.31 - Staff Report - 281 Oriole Parkway-Fence Exemption Request
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19675.pdf>)

TE24.31 - Staff Report - 281 Oriole Parkway - Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19676.pdf>)

TE24.31 - Staff Report - 281 Oriole Parkway - Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19677.pdf>)

TE24.32	ACTION	12:00 PM	Delegated	Ward: 27
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 2 Castle Frank Road

Origin

(March 10, 2009) Report from the Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The purpose of this report is to consider a request by the owner of 2 Castle Frank Road to be exempted from Chapter 447 – Fences, Section 447-2(B). This section states that the maximum height of a fence in the front yard cannot exceed 1.2 metres. There are two sections of front yard fence that exceed the height requirement. Both sections are constructed of solid wood and lattice and stand approximately 2.04 metres in height. Section 1 is measured at 13.7 metres in length, along the west property line. The second section of front yard fence is 6.27 metres in length along the east property line. Attachments 1-5 are photographs of the fence.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE24.32 - Staff Report - 2 Castle Frank Rd. - Fence Exemption Request
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19678.pdf>)

TE24.32 - Staff Report - 2 Castle Frank Rd. - Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19679.pdf>)

TE24.32 - Staff Report - 2 Castle Frank Rd. - Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19680.pdf>)

TE24.32 - Staff Report - 2 Castle Frank Rd. - Attachment 3
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19681.pdf>)

TE24.32 - Staff Report - 2 Castle Frank Rd. - Attachment 4
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19682.pdf>)

TE24.32 - Staff Report - 2 Castle Frank Rd. - Attachment 5
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19683.pdf>

TE24.33	ACTION	12:00 PM	Delegated	Ward: 31
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 51 Epsom Avenue

Origin

(March 2, 2009) Report from the Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing wooden fence, in the front yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the front yard area can be constructed to a height of 1.2 metres.

The existing chain link fence in the front yard consists of a section of fence 1.5 metres in length that is 1.88 metres in height which is not in compliance with the by-law. (Attachments 1 and 2)

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE24.33 - Staff Report - 51 Epsom Ave. - Fence Exemption Request
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19684.pdf>

TE24.33 - Staff Report - 51 Epsom Ave. - picture 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19685.pdf>

TE24.33 - Staff Report - 51 Epsom Ave. - picture 2
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19686.pdf>

TE24.34	ACTION	12:00 PM	Delegated	Ward: 32
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447-Fences at 170 Lawlor Avenue

Origin

(February 9, 2009) Report from the Municipal Licensing and Standards Division, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant, being the property owner is seeking exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit the existing wooden fence, in the front yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the front yard area can be constructed to a height of 1.2 metres.

The existing wooden fence in the front yard consists of 3 sections of fencing with 2 sections being situated on private property with a portion of the second section and the entire third section being situated on public road allowance. The sections located on private property are not in compliance with the by-law. In determining fence height where there is a grade change within 1 meter on either side of the subject fence the average height is used as a base for determining overall fence height. In this instance an elevated patio has been constructed to a height of .25 meters therefore the allowable fence height when averaged at ½ of .25 meters equals .125 meters as the base height already above grade that must be factored in when calculating fence height.

The 2 sections of fence on private property consist of one section closest to the house constructed to a height of 1.95 metres with a length of 1.83 metres. The second section out from the house is constructed to a height of 1.65 metres with a length of 1.52 metres. A portion of the second section along with the third section which runs perpendicular to the terminal post of the second section is located entirely on public property.

For purposes of this report the Fence Exemption only applies to the sections or portions located on the private property with the remaining portions located on public property being subject to a report from Transportation Services.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE24.34 - Staff Report - 170 Lawlor Ave. - Fence Exemption Request
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-19687.pdf>

TE24.34 - Staff Report - 170 Lawlor Ave. - picture 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19688.pdf>
 TE24.34 - Staff Report - 170 Lawlor Ave. - picture 2
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19689.pdf>
 TE24.34 - Staff Report - 170 Lawlor Ave. - picture 3
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19690.pdf>
 TE24.34 - Staff Report - 170 Lawlor Ave. - picture 4
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19691.pdf>

TE24.35	ACTION	12:00 PM	Delegated	Ward: 32
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Various Encroachments - 170 Lawlor Avenue

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the maintenance of the wooden screen fence, stone retaining wall and step within the public right of way fronting 170 Lawlor Avenue, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - b. maintain the encroachments at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Municipal Licensing and Standards;
 - d. remove the fence, retaining wall and step upon receiving 90 days' written notice to do so; and
 - e. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer to the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

Summary

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

Transportation Services has assessed a request from the owners of 170 Lawlor Avenue to allow the maintenance of a wooden screen fence ranging in height from 1.2 m to 1.52 m surmounted on top of a 0.18 m stone landing within the public right of way fronting 170 Lawlor Avenue. In addition, there exists a stone retaining wall measuring 0.13 to 0.3 m in height, along with dry laid pavers forming a step situated 0.33 m back of the City sidewalk within the public right of way fronting 170 Lawlor Avenue.

Although the height of the fence exceeds the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks which requires fences to be constructed no more than 1.0 m in height for fences on the frontage of lots and notwithstanding the reduced setback of the retaining wall and step from the rear edge of the City sidewalk, they do not impact negatively on the public right of way. Transportation Services recommends approval of these encroachments.

The owners will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.35 - Staff Report - 170 Lawlor Ave. - Various Encroachments
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19692.pdf>)

TE24.35 - Staff Report - 170 Lawlor Ave. - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19693.pdf>)

TE24.36	ACTION	12:00 PM	Delegated	Ward: 31
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Fence and Gates - 524 Strathmore Boulevard

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the maintenance of the 1.2 m high wood frame fence with iron railings and iron gates within the public right of way at 524 Strathmore boulevard, subject to the property owners reducing the height of the gates to 1.2 m and entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- a. maintain the fence and gates at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - b. remove the fence and gates upon receiving 90 days' written notice to do so; and
 - c. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer to the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

Summary

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

Transportation Services has assessed a request from the owners of 524 Strathmore Boulevard, to allow the maintenance of a 1.2 m high wood frame fence with iron railings along with 2.1 m high iron gates with a wood frame that encroach within the public right of way fronting 524 Strathmore Boulevard.

Although the fence exceeds the maximum allowable height requested under the Municipal Code and does not meet the required setback from the back of the City sidewalk, these encroachments do not impact negatively on the public right of way and Transportation Services has no objection to the maintenance provided that the gates are reduced to 1.2 m in height.

The owners together with any interested parties will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.36 - Staff Report - 524 Strathmore Blvd. - Fence and Gates
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19694.pdf>)

TE24.36 - Staff Report - 524 Strathmore Blvd. - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19695.pdf>)

TE24.37	ACTION	12:00 PM	Delegated	Ward: 22
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Glycol Heating System and Retaining Wall - 742 Avenue Road

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the maintenance of the concrete retaining wall together with the glycol heating system within the public right of way at 742 Avenue Road, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - b. maintain the retaining wall and the glycol heating system at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - d. remove the encroachments upon receiving 90 days' written notice to do so; and
 - e. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from a representative of the owner of 742 Avenue Road to allow the maintenance of various encroachments within the public right of way including a glycol heating system and a concrete retaining wall which has been constructed immediately back of the City sidewalk rather than the required 0.46 m setback.

Although the concrete retaining wall does not provide the required setback from the back of the City sidewalk under the Municipal Code, the retaining wall, together with the glycol heating system, do not impact negatively on the public right of way. Transportation Services recommends approval of these encroachments.

The owner together with any other interested parties will be given an opportunity to make a deputation before Community Council.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.37 - Staff Report - 742 Avenue Rd. - Glycol Heating System

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19696.pdf>)

TE24.37 - Staff Report - 742 Avenue Rd. - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19697.pdf>)

TE24.38	ACTION			Ward: 19
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Preliminary Report - 1030 King Street West - Rezoning Application

Origin

(February 25, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.
4. Toronto and East York Community Council determine that the development of the lands at 1030 King Street West completes the pattern of development for this segment of King Street West, that overall infrastructure is available and that development can proceed prior to the completion of an Avenue study.

Summary

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

The application proposes to redevelop the property at 1030 King Street West with a terraced 9 to 15 storey condominium containing approximately 673 residential units and having just over 49,000m² of gross floor area, which includes approximately 5,500m² of commercial retail space fronting King Street.

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

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.38 - Staff Report - 1030 King St. West - Preliminary Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19699.pdf>)

TE24.39	ACTION			Ward: 19
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Preliminary Report - 259 Dovercourt Road - Rezoning Application

Origin

(March 5, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

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

This application proposes to construct two new semi-detached dwellings and a new single detached dwelling, each being two storeys in height, at the rear of the property at 259 Dovercourt Road. The new “laneway houses” would front and have vehicular access off Skey Lane. The existing three storey semi-detached dwelling fronting Dovercourt Road would be maintained.

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

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.39 - Staff Report - 259 Dovercourt Road - Preliminary Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19700.pdf>)

TE24.40	ACTION			Ward: 21
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Preliminary Report - 1950 Bathurst Street, 89 Dewbourne Avenue - Rezoning Application

Origin

(March 2, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.

2. Notice for the community consultation meetings be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the western portion of the existing building that houses the Leo Baeck Day School and the Temple's own supplementary schools, and to construct in its place a new six storey addition, plus mechanical penthouse, containing facilities used for synagogue and school related functions at 1950 Bathurst Street and 89 Dewbourne Avenue.

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

Planning staff circulated the application to other City departments for review and comment. With Council's direction, staff will host community consultation meetings in April 2009. Staff targets a Final Report in the third quarter of 2009. This target date assumes the applicant will provide all required information in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.40 - Staff Report - 1950 Bathurst St and 89 Dewbourne Avenue
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19701.pdf>

TE24.41	ACTION			Ward: 22
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Preliminary Report - 469 and 471 Merton Street - Rezoning Application

Origin

(March 12, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. The community consultation meeting that was scheduled at the request of the Ward Councillor on Tuesday, March 10, 2009 be deemed to satisfy the requirement for such meeting as normally held after the Preliminary Planning Report has been heard on a Community Council agenda. Notice was given to include landowners and residents

slightly beyond 120 metres of the site.

2. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to expand the existing Sunnybrook School building which is a private school located at 469 Merton Street. The applicant proposes to construct a two-storey addition plus basement on the adjacent property to the east at 471 Merton Street. The existing house at 471 Merton Street will be demolished.

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

A community consultation meeting was held in the neighbourhood on Tuesday, March 10, 2009. A statutory public meeting is targeted for summer of 2009. This target date assumes that the applicant will provide all required information, including any revised plans, in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.41 - Staff Report - 469 & 471 Merton St. - Preliminary Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19702.pdf>)

TE24.42	ACTION			Ward: 28
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Preliminary Report - 132 Berkeley Street - Rezoning Application

Origin

(March 2, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for April 2nd, 2009 together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

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

This application proposes a 21-storey residential rental building containing 238 dwelling units with 2 levels of below-grade parking at 132 Berkeley Street.

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

The next step is to undertake a community consultation meeting, to enable the public to review and provide input on the application and ask questions of City staff and the applicant. Also scheduled for the application is an appearance before the Design Review Panel. Staff are seeking significant reductions in height in order to move forward with approval of this application.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.42 - Staff Report - 132 Berkeley Street - Preliminary Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19703.pdf>)

TE24.43	ACTION			Ward: 28
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Preliminary Report - Part of 5-7 The Esplanade - Official Plan and Rezoning Applications

Origin

(March 5, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

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

The proposal is for the development of a 31-storey building consisting of a 4-storey mixed-use podium and a 27-storey 259 unit residential tower. A total of 528 parking spaces will be provided on site with 377 of those for use by the adjacent building proposed at 1 Front Street. Parking will be accommodated within 6 underground levels and within portions of the podium. The parking area would be accessed from The Esplanade. A pedestrian connection to 1 Front Street East is being proposed and the plan accommodates for a future PATH bridge connection over Yonge Street abutting the railway.

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

A community consultation meeting will be held in the neighbourhood in Spring 2009. A statutory public meeting is targeted for late 2009 or early 2010. The target dates assume that the applicant will provide all required information in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.43 - Staff Report - 5-7 The Esplanade - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19704.pdf>

Communications

(January 22, 2009) e-mail from Kenneth Smith (TE.Main.TE24.43.1)

TE24.44	ACTION			Ward: 28
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Preliminary Report - 545, 555 and 565 Sherbourne Street - Rezoning Application

Origin

(March 9, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

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

Summary

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

The site is located in St. James Town. This application proposes the redevelopment of the existing commercial podium at 545, 555 and 565 Sherbourne Street and the addition of a 38-storey residential tower and 3-storey street-level townhouses along Bleecker Street with a total of 408 new rental units. The existing podium over Earl Street between Sherbourne Street and Bleecker Street is proposed to be demolished.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.44 - Staff Report - 545, 555 & 565 Sherbourne St- Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19705.pdf>

TE24.45	ACTION			Ward: 28
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Preliminary Report - West Don Lands - Phase 2 Zoning By-law Amendment, Lifting of the "H" Holding Symbol and Draft Plan of Subdivision Applications

Origin

(February 26, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site, as well as the West Don Lands Committee.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

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

The applications propose to permit the redevelopment of the West Don Lands, Phase 2 (shown on the map below) for a range of residential, commercial, institutional, industrial and recreational and open space uses.

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

Staff will hold a community consultation meeting, as required by the Planning Act. This meeting is targeted for April, 2009.

This application has been circulated to City divisions and external agencies, where appropriate, for comment.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.45 - Staff Report - West Don Lands - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19706.pdf>

TE24.46	ACTION			Ward: 19
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21 Grand Magazine Street (known as Block 5 within the Fort York Neighbourhood and formally known as part of 620 Fleet Street) - Amendment to the Amended and Restated Section 37 Agreement

Origin

(March 4, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council authorize an amendment to Section 4.2 of the Amended and Restated Section 37 Agreement (dated February 16, 2007, as amended), as it applies to 21 Grand

Magazine Street (Block 5) in the Fort York Neighbourhood, to reflect the decision of the Committee of Adjustment (A0121/09TEY) and to provide for an increase to the maximum size specification for 20 of the required affordable bachelor and one-bedroom dwelling units from 62 square metres of Residential Gross Floor Area to 67 square metres, as applicable only to 21 Grand Magazine Street (Block 5) in the Fort York Neighbourhood, to the satisfaction of the City Solicitor.

2. City Council authorize the Chief Planner to approve as appropriate, further amendments to the Amended and Restated Section 37 Agreement (dated February 16, 2007, as amended, to also reflect any adjustments to the unit sizes in the Low-End-of-Market Housing provisions applicable to Block 3B in the Fort York Neighbourhood, as may be approved by the Committee of Adjustment and where such amendment is required as a condition pursuant to the Committee's authority under Section 45(9) of the Planning Act.
3. City Council authorize execution of the amending agreements as contemplated in this report as well as all necessary action to give effect to the foregoing.

Summary

This report proposes an amendment to the Amended and Restated Section 37 Agreement registered on title to lands that include 21 Grand Magazine Street (Block 5) in the Fort York Neighbourhood.

The site recently received Site Plan Approval for 2 residential towers and a townhouse development with a total of 325 dwelling units. The site specific zoning and related Amended and Restated Section 37 Agreement require that at least 30% of the total units are of a smaller size to assist City Council in implementing its policy of having affordable housing and low-end-of-market housing in new developments. The applicant proposes to increase the maximum size requirement for 20 of the required bachelor and one bedroom units from 62 square metres to 67 square metres.

The Committee of Adjustment recently approved a minor variance to the Zoning By-law to permit this change conditional upon amendment to the Amended and Restated Section 37 Agreement to reflect the same.

This report reviews and recommends approval of the proposed amendments.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.46 - Staff Report - 21 Grand Magazine Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19707.pdf>)

TE24.47	ACTION			Ward: 28
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Final Report - 567 Shuter Street - Extension of By-law 1147-2008 Exempting the Lands from Part Lot Control

Origin

(March 6, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council enact a By-law to extend the term of By-law No. 1147-2008 to allow the unsold lots formally known as 549 and 551 Shuter Street [Part of Lot 5 (west side of River Street), Registered Plan 108, designated as Parts 4 & 6 on Plan 66R-23568] to be exempt from Part Lot Control for an additional one year period substantially in accordance with the draft By-law included as Attachment 2 of this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

Summary

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

This report recommends that By-law No. 1147-2008 be extended for an additional one year period to allow the unsold lots formerly known as 567 Shuter Street to be exempt from Part Lot Control thus allowing additional time for the sale and conveyance of the unsold lots to individual purchasers.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.47 - Staff Report - 567 Shuter Street - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19708.pdf>)

TE24.48	ACTION			Ward: 32
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Final Report - 2230 Gerrard Street East - Part Lot Control Application

Origin

(February 26, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council enact a part lot control exemption by-law with respect to the subject property for Block 51 of Plan 66M-2414 to be prepared to the satisfaction of the City Solicitor and to expire two years from the date of its passing.
2. City Council require the Owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the part lot control exemption by-law.
3. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

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.

An application has been submitted to permit exemption from part lot control for the property known as 2230 Gerrard Street East.

The requested exemption from the part lot control provisions of the Planning Act is required to create conveyable lots for the 3 blocks of townhouses and two new city-owned roads that were approved by the Ontario Municipal Board.

This report reviews and recommends approval of the part lot control exemption.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.48 - Staff Report - 2230 Gerrard Street East - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19709.pdf>

TE24.49	Action			Ward: 20
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Railway Lands Pedestrian Bridge - Request for Direction

Origin

(March 10, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. Staff be requested to submit a detailed report directly to Toronto and East York Community Council on March 26, 2009, or to City Council on April 6, 2009 with respect to the Railway Lands Pedestrian Bridge.

Summary

Staff have been negotiating with Concord Adex, GO Transit, and CN Rail to implement Concord Adex's obligations with respect to building a pedestrian bridge over the rail corridor, east of Portland Street. Due to strict time constraints related to the construction schedule, staff will require direction from City Council at the April 6, 2009 meeting. A detailed report will be submitted directly to City Council.

Background Information

TE24.49 - Revised Staff Report - Railway Lands Pedestrian Bridge
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19710.pdf>

TE24.50	ACTION		Delegated	Ward: 18
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Sign Variance - 900 Dufferin Street

Origin

(January 27, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit an illuminated tower sign (Item No. 1) in the form individual letters to identify "Dufferin Mall"; an illuminated canopy sign (Item No. 2) in the form individual letters to identify "Dufferin Mall", over the mall entrance No. 1 and four signs showing life style images at the second floor level (Item No. 4) on the north side of mall entrance No.1. Also proposed is an illuminated canopy sign (Item No. 11) in the form of individual letters to identify Dufferin Mall over mall entrance No. 4 and Life style image signs above the mall entrance No. 4. It is also proposed to remove an existing pedestal sign located along the north portion of Dufferin Street frontage of the property and to install an illuminated replacement pedestal sign (Item No. 16) at the northeast

corner of the property at 900 Dufferin Street. This approval should be granted on condition that energy efficient lights be used.

2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lisa Ng of Forward Signs Inc., on behalf of Dufferin Mall Holdings Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an illuminated tower sign (Item No. 1) in the form individual letters to identify “Dufferin Mall”; an illuminated canopy sign (Item No. 2) in the form individual letters to identify “Dufferin Mall”, over the mall entrance No. 1 and four signs showing life style images at the second floor level (Item No. 4) on the north side of mall entrance No.1. Also proposed is an illuminated canopy sign (Item No. 11) in the form of individual letters to identify Dufferin Mall over mall entrance No. 4 and Life style image signs above the mall entrance No. 4. It is also proposed to remove an existing pedestal sign located along the north portion of Dufferin Street frontage of the property and to install an illuminated replacement pedestal sign (Item No. 16) at the northeast corner of the property at 900 Dufferin Street.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.50 - Staff Report - 900 Dufferin Street - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19711.pdf>

TE24.51	ACTION		Delegated	Ward: 20
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Sign Variance - 25 Bishop Tutu Boulevard

Origin

(February 16, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve a non-illuminated mural sign for third party advertising purposes, painted directly on the north elevation of the building at 25 Bishop Tutu Boulevard.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Dan LeFave, Manager Commercial Business Development of Toronto Community Housing Corporation for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal code to permit, for third party advertising purposes, a non-illuminated mural sign painted directly on the north elevation of the building at 25 Bishop Tutu Boulevard.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.51 - Staff Report - 25 Bishop Tutu Blvd. - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19713.pdf>

TE24.52	ACTION		Delegated	Ward: 20
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Sign Variance - 931 Manning Avenue

Origin

(January 9, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, an illuminated fascia sign on the north elevation and one illuminated awning sign on the northwest corner of the building for identification purposes, at 931 Manning Avenue on condition that the sign be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights be used.

2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Karina Olivares of Daniel Johnson Architect Inc., on behalf of Starbucks Coffee Co., for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an illuminated fascia sign on the north elevation and one illuminated round shape fascia sign on the northwest corner of the building for identification purposes, at 931 Manning Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.52 - Staff Report - 931 Manning Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19714.pdf>

TE24.53	ACTION		Delegated	Ward: 20
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Sign Variance - 155 Wellington Street West

Origin

(February 9, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, three illuminated Wind Baffles/pedestal signs (functional architectural features) on the northeast corner of the property, one illuminated pedestal sign containing a LED display panel located just west of the entrance to the under ground parking along Wellington Street West frontage of the property, one illuminated overhead fascia sign over the entry and exit ramp to the underground parking on the Wellington Street West frontage of the building, one illuminated overhead fascia sign for shipping and receiving on the Simcoe Street frontage of the building at 155 Wellington Street West on condition that the energy efficient lights be used.

2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Andy Stretch of Kramer Design Associates Ltd. on behalf of Cadillac Fairview Corporation, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, three illuminated Wind Baffles/pedestal signs on the northeast corner of the property and one illuminated pedestal sign containing a small LED display panel, located just west of the entrance to the under ground parking along Wellington Street West frontage of the property. Further proposed is one illuminated overhead fascia sign over the entry and exit ramps to the underground parking on the Wellington Street West frontage of the building and one illuminated overhead fascia sign for shipping and receiving area on the Simcoe Street frontage of the building at 155 Wellington Street West. All of the proposed signs are for first party identification purposes.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.53 - Staff Report - 155 Wellington Street West - Sign Variance
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19715.pdf>)

TE24.54	ACTION		Delegated	Ward: 21
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Sign Variance - 160 Kendal Avenue

Origin

(February 26, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, a non-illuminated fascia sign on the Kendal Avenue frontage of the building at 160 Kendal Avenue (146 Kendal Avenue) for identification purposes.

2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Gary Dies of Signage Source, on behalf of George Brown College, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit a first party non-illuminated fascia sign on the Kendal Avenue frontage of the building at 160 Kendal Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.54 - Staff Report - 160 Kendal Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19716.pdf>

TE24.55	ACTION		Delegated	Ward: 22
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Sign Variance - 7 Eglinton Avenue East

Origin

(January 27, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the replacement of an existing non-illuminated projecting sign (cross) used for identification purposes, with a newly designed non-illuminated projecting sign (cross) on the north elevation of the building at 7 Eglinton Avenue East.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Robert Manning of Gregory Signs Ltd., on behalf of Salvation Army for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit the replacement of an existing non-illuminated projecting sign (cross) used for identification purposes, with a newly designed non-illuminated projecting sign (cross) on the north elevation of the building at 7 Eglinton Avenue East.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.55 - Staff Report - 7 Eglinton Avenue East - Sign Variance
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19717.pdf>)

TE24.56	ACTION		Delegated	Ward: 22
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Sign Variance - 650 Mount Pleasant Road

Origin

(February 3, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, an illuminated projecting sign, an illuminated ground sign and an illuminated overhead fascia signs over the entrance to an under ground parking garage, on the Mount Pleasant Road elevation of the building at 650 Mount Pleasant Road, on condition that the energy efficient lights be used.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Dominic Rotundo on behalf of Chateau Royal Developments, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code and from the Former Metropolitan Toronto By-law No. 118 And 211-79 as amended to permit an illuminated projecting sign, an illuminated ground sign and an illuminated overhead fascia sign located over the entrance and exit ramps to

the under ground parking garage, on the Mount Pleasant Road frontage of the building at 650 Mount Pleasant Road. All of the proposed signs are for first party identification purposes.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.56 - Staff Report - 650 Mount Pleasant Road - Sign Variance
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19718.pdf>)

TE24.57	ACTION		Delegated	Ward: 27
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Sign Variance - 555 University Avenue

Origin

(January 22, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated bronze sculpture in the form of a football placed on top of a rectangular pedestal, at the northwest portion, along the University Avenue frontage of the property at 555 University Avenue.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Apryl Krienke of Nadine International Inc. on behalf of Hospital for Sick Children for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, a non-illuminated bronze sculpture in the form of a football placed on top of a rectangular pedestal, at the northwest portion, along the University Avenue frontage of the property at 555 University Avenue. The proposed bronze sculpture is considered a sign used for identification purposes.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.57 - Staff Report - 555 University Avenue - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19719.pdf>)

TE24.58	ACTION		Delegated	Ward: 31
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Sign Variance - 809 A-809 O'Connor Drive

Origin

(February 16, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, for identification purposes, replacement of an existing illuminated fascia sign with a newly designed illuminated fascia sign on the front elevation of the building at 809A-809 O'Connor Drive, on condition that energy efficient lights be used.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Denis Richard of Steel Art Signs Corp., on behalf of Kitchens by Marathon for approval of a variance from By-law No. 64-87 of the former City of East York to permit the replacement of an existing illuminated fascia sign with a newly designed first party illuminated fascia sign on the front elevation of the building at 809A-809 O'Connor Drive.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.58 - Staff Report - 809A-809 O'Connor Drive - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19720.pdf>

TE24.59	ACTION		Delegated	Ward: 29
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Sign Variance - 164 Danforth Avenue

Origin

(February 6, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council approve the request for a variance to permit an illuminated fascia sign for identification purposes, at the first floor level, on the front elevation of the building at 164 Danforth Avenue, on condition that the energy efficient lights are used.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Jon Dunnill, on behalf of Energia Athletics Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit a first party illuminated fascia sign at the first floor level, on the front elevation of the building at 164 Danforth Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.59 - Staff Report - 164 Danforth Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19721.pdf>

TE24.60	ACTION		Delegated	Ward: 28
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Sign Variance - 300 Adelaide Street East

Origin

(February 12, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non- illuminated projecting sign to the east side of main entrance at 300 Adelaide Street East.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Stephanie South on behalf of George Brown College, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code and from Former Metropolitan Toronto By-law 118–Section 2(a) (1) to permit a first party non-illuminated projecting sign to the east side of main entrance at 300 Adelaide Street East.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.60 - Staff Report - 300 Adelaide Street East - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19722.pdf>

TE24.61	ACTION		Delegated	Ward: 27
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Sign Variance - 491 Church Street

Origin

(February 18, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, an illuminated fascia sign containing an electronic message board at the second storey level, a pink and blue triangle with vertical banners for architectural enhancement of the façade at the second floor level and to replace four existing illuminated fascia signs with four newly designed illuminated fascia signs, at the first floor level on the front elevation of the building at 491 Church Street on condition that the fascia sign with electronic message board at the second floor be turned off from 11:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights be used.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Claudio A Santo Architect on behalf of Pink Triangle Press for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an illuminated fascia sign containing an electronic message board at the second storey level, a pink and blue triangle with vertical banners for architectural enhancement of the façade at the second floor level and to replace four existing illuminated fascia signs with four newly designed illuminated fascia signs, at the first floor level on the front elevation of the building at 491 Church Street. All 6 signs would be for first party identification purposes.

Staff recommends approval of the application on condition that the proposed fascia sign containing an electronic message board located at the second floor level is turned off from 11:00 p.m. to 7:00 a.m. by means of an automated timing device. The variances are minor and within the general intent and purpose of the Municipal Code; and.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.61 - Staff Report - 491 Church Street - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19724.pdf>)

TE24.62	ACTION		Delegated	Ward: 30
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Sign Variance - 356 Eastern Avenue

Origin

(February 10, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

Toronto Building recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, two illuminated fascia signs to represent “Spaces-Self Storage” at the fifth floor level, on the east and west elevations of the building and one illuminated fascia sign in the form individual letters to represent “Self Storage” at the south side of west elevation of the building and one illuminated ground sign along the west frontage of the property at 356 Eastern Avenue, on condition that the fascia sign located at the north portion of the west elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights are used.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Denis Richard of Steel Art Signs Corp., on behalf of Cooper Construction Ltd., for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs to represent “Spaces-Self Storage” at the fifth floor level, on the east and west elevations of the building and one illuminated fascia sign in the form individual letters to represent “Self Storage” at the south portion of west elevation of the building and one illuminated ground sign along the west frontage of the property at 356 Eastern Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE24.62 - Staff Report - 356 Eastern Avenue - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19725.pdf>)

(Deferred from January 13, 2009 - 2009.TE22.39, February 9, 2009 - 2009.TE23.34)

TE24.63	ACTION		Delegated	Ward: 22
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All-way "Stop" Sign Control - Forest Hill Road and Larratt Street

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize the installation of "Stop" signs on Forest Hill Road at Larratt Street.

Summary

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

Transportation Services has investigated and been requested to report to Toronto and East York Community Council by Councillor Michael Walker on implementing all-way "Stop" sign control at the intersection of Forest Hill Road and Larratt Street.

Staff's investigation indicates that the intersection of Forest Hill Road and Larratt Street does not satisfy Council's adopted criteria for the installation of all-way "Stop" sign control. Therefore, installation of "Stop" signs on Forest Hill Road at Larratt Street, to create all-way stop control is not recommended.

Financial Impact

There are no funding implications resulting from the adoption of the foregoing recommendation. If Toronto and East York Community Council approves the installation of "Stop" signs on Forest Hill Road at Larratt Street, the estimated cost of \$500.00 can be accommodated in the Transportation Services Division Interim 2009 Operating Budget.

Background Information

TE24.63 - Staff Report - Forest Hill Road and Larratt St

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19726.pdf>)

TE24.63 - Staff Report - Drawing No. 421F-9517

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19852.pdf>)

TE24.64	ACTION		Delegated	Ward: 22
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Installation of "Stop" Signs - First Lane East of Yonge Street, at Rosehill Avenue and at Pleasant Boulevard

Origin

(February 20, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of "Stop" signs on the first lane east of Yonge Street, at Rosehill Avenue and at Pleasant Boulevard.

Summary

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

Transportation Services has been requested by Councillor Michael Walker to report to Toronto and East York Community Council on posting "Stop" signs on the first lane east of Yonge Street, at Rosehill Avenue and at Pleasant Boulevard.

Investigation indicates the installation of "Stop" signs is unnecessary and is not recommended.

Financial Impact

There is no financial impact with the adoption of the staff recommendation. If, however, Toronto and East York Community Council decides to authorize the installation of "Stop" signs on the subject lane for northbound traffic at Pleasant Boulevard and southbound traffic at Rosehill Avenue, funds in the estimated amount of \$400.00 are available in the Transportation Services Division 2009 Interim Operating Budget.

Background Information

TE24.64 - Staff Report - Installation of Stop Signs

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19727.pdf>)

TE24.64 - Staff Report - Drawing No. 421F-9574

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19853.pdf>)

TE24.65	ACTION		Delegated	Ward: 27
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Proposed All-Way Stop Control - Charles Street East and St. Thomas Street

Origin

(February 24, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve a stop sign to be installed for westbound traffic on Charles Street West at St. Thomas Street.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to introduce an all-way stop control at the intersection of Charles Street West and St. Thomas Street.

The results of a traffic study undertaken at the intersection of Charles Street West and St. Thomas Street indicate that the intersection does satisfy the installation criteria for all-way stop control approved by Toronto City Council.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$500.00

Background Information

TE24.65 - Staff Report - Charles St. East and St. Thomas St

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19728.pdf>)

TE24.65 - Staff Report - Drawing No. 421F-9566

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19734.pdf>)

TE24.66	ACTION		Delegated	Ward: 27
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Proposed All-Way Stop Control - Yorkville Avenue and Hazelton Avenue

Origin

(March 5, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve a stop sign for westbound traffic on Yorkville Avenue at Hazelton Avenue.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to introduce an all-way stop control at the intersection of Yorkville Avenue and Hazelton Avenue. Installation of a stop sign on Yorkville Avenue will improve the environment for pedestrians, particularly during the spring and summer months when York Lane is heavily used by pedestrians.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$500.00

Background Information

TE24.66 - Staff Report - Yorkville Avenue and Hazelton Avenue
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19731.pdf>)

TE24.66 - Staff Report - Drawing No. 421F-9579
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19732.pdf>)

(Deferred from February 9, 2009 - 2009.TE23.32)

TE24.67	ACTION			Ward: 19, 20
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Mid-block Pedestrian Traffic Control Signal - Bathurst Street, North of Niagara Street

Origin

(January 16, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council approve the installation of a mid-block pedestrian traffic control signal on Bathurst Street, at a point approximately 37 metres north of Niagara Street.

Summary

Transportation Services is requesting authority from City Council to install a mid-block pedestrian traffic control signal on Bathurst Street, between Wellington Street West and Niagara Street.

The installation of a mid-block pedestrian traffic control signal on Bathurst Street, between Wellington Street and Niagara Street will provide a safe and effective crossing area for pedestrians wishing to cross Bathurst Street in the Wellington/Niagara neighbourhood and is recommended.

Financial Impact

The estimated cost of installing a pedestrian traffic control signal on Bathurst Street, between Wellington Street West and Niagara Street is about \$110,000. Funds in the amount of \$2,450,000 have been allocated in the 2009 Transportation Services Capital Budget for installation of traffic control signals. This work would be subject to competing priorities and available funding.

Background Information

TE24.67 - Staff Report - Bathurst Street - Pedestrian Traffic Control Signal

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19735.pdf>)

TE24.67 - Staff Report - Drawing No. 421F-9531

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19736.pdf>)

67a Traffic Control Signals - Bathurst Street and Wellington Street West

Origin

(February 23, 2009) Report from the Director, Transportation Services, Toronto and East York District

Summary

At its meeting of February 9, 2009, Toronto and East York Community Council deferred consideration of Item TE23-32 regarding installation of mid-block traffic signals on Bathurst Street, north of Niagara Street until its meeting of March 26, 2009 and requested staff to report on the implication of installing traffic control signals at Bathurst Street and Wellington Street West, as opposed to a mid-block location. This report provides that information.

Traffic studies determined the installation of traffic control signals at the intersection of Bathurst Street and Wellington Street West is feasible and can be technically justified. While

installation of traffic signals at this intersection will improve crossing safety for pedestrians, it could increase traffic infiltration by way of Wellington Street West in the neighbourhoods, east and west of Bathurst Street.

Financial Impact

There are no financial impacts associated with the receipt of this report for information.

Background Information

TE24.67a - Staff Report - Bathurst St. and Wellington St. West

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19800.pdf>)

TE24.67a - Staff Report - Drawing No. 421F-9568

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19801.pdf>)

TE24.68	ACTION			Ward: 22
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Mid-block Pedestrian Traffic Control Signal - Yonge Street, south of Eglinton Avenue East/West

Origin

(March 3, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Approve the installation of a mid-block pedestrian traffic control signal on Yonge Street, at a point approximately 145 metres south of Eglinton Avenue East/West.

Summary

Transportation Services is requesting authority from City Council to install a mid-block pedestrian traffic control signal on Yonge Street, between Soudan Avenue and Eglinton Avenue East/West.

The installation of a mid-block pedestrian traffic control signal on Yonge Street, between Soudan Avenue and Eglinton Avenue East/West will provide a safe and effective crossing area for pedestrians wishing to cross Yonge Street.

Financial Impact

The estimated cost of installing a pedestrian traffic control signal on Yonge Street, between Eglinton Avenue East/West and Soudan Avenue is about \$110,000. Funds in the amount of \$2,450,000 have been allocated in the 2009 Transportation Services Capital Budget for installation of traffic control signals. This work would be subject to competing priorities and available funding.

Background Information

TE24.68 - Staff Report - Yonge Street - Pedestrian Traffic Control Signal
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19738.pdf>

TE24.68 - Staff Report - Drawing No. 421F-9581
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19739.pdf>

TE24.69	ACTION			Ward: 19
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Operation of the 2009 to 2011 Honda Indy Race at Exhibition Place

Origin

(March 9, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Grant authority to enter into a new three year agreement with Andretti Green Toronto, ULC, to permit the holding of the Honda Indy race in the years 2009, 2010 and 2011 on the terms and conditions as set out in this report, and such other terms and conditions as may be required by the General Manager of Transportation Services, in such form as required by the City Solicitor.
2. Approve an amendment to Chapter 937, Temporary Closing of Highways, of the City of Toronto Municipal Code, subject to the execution of the required agreement with Andretti Green Toronto, ULC, to delegate to the General Manager of Transportation Services the ability to temporarily close the public highways required for the purposes of the Honda Indy race in 2009, 2010 and 2011.
3. Approve an amendment to the parking regulations on both sides of Fleet Street, from Bathurst Street to Strachan Avenue, and on both sides of Strachan Avenue, from Lake Shore Boulevard West to King Street West, to prohibit stopping from 7:00 a.m. to 8:00 p.m. from July 9 to 12, 2009, inclusive, and extend to include July 13, 2009, if necessary.
4. Approve establishing a taxicab stand in the eastbound curblane of Lake Shore Boulevard West, between a point 30 metres east of Strachan Avenue and a point 30 metres west of Fort York Boulevard, from July 9 to 12, 2009, inclusive, and extended to include July 13, 2009, if necessary.

Summary

Transportation Services is seeking City Council authority to enter into a new three year agreement with Andretti Green Toronto, ULC for 2009 to 2011, and to amend certain traffic and parking regulations and Chapter 937, Temporary Closing of Highways, of the Municipal Code to enable the running of the 2009 Honda Indy race at Exhibition Place from July 9 to 12, 2009.

The 2009 Honda Indy race will use the same format as in previous years by previous automobile race organizers. Reports by staff of the municipal agencies, the Toronto Police Services and others indicate that previous races held annually from 1986 to 2007 have been managed in a highly professional manner and have resulted in few public complaints. Transportation Services will again activate the telephone answering “hot line” service to receive problems or complaints during the event. The “hot line” has been successfully activated from 2001 through the 2007 event seasons, enabling staff to deal with complaints immediately for the greatest customer satisfaction. The 2009 race plans have been carefully reviewed and staff are satisfied that the race can be accommodated with minimum public disruption. The main focus of the plan is to encourage race patrons to rely on public transit for travel to and from race events.

Financial Impact

The event organizer will be responsible for the costs associated with the 2009, 2010 and 2011 Honda Indy Race. In order to ensure the race is financially sustainable and is re-established as the premier motor sport event in Canada, staff from all City of Toronto divisions and agencies will work with the organizer to develop an event plan that minimizes the cost of the provision of City services. There are no direct financial implications to the City.

Background Information

TE24.69 - Staff Report - Operation of the 2009 to 2011 Honda Indy Race
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19802.pdf>

TE24.70	ACTION			Ward: 30
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Removal of Right-Turn-On-Red Prohibition - Don Roadway and Commissioners Street

Origin

(March 3, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Rescind the existing northbound right-turn-on-red prohibition on Don Roadway at Commissioners Street.

Summary

Transportation Services is seeking authority from City Council to rescind the existing northbound right-turn-on-red prohibition at the Don Roadway and Commissioners Street as this prohibition is no longer required. This prohibition was enacted in 2000 as part of the traffic management plan for the F.G. Gardiner Expressway East Demolition Project.

The removal of the right-turn-on-red prohibition will not result in any significant safety concern nor impact negatively on the level of service at this intersection.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 Interim Operating Budget	\$200.00

Background Information

TE24.70 - Staff Report - Don Roadway and Commissioners Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19744.pdf>)

TE24.70 - Staff Report - Drawing No. 421F-9600

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19745.pdf>)

TE24.71	ACTION			Ward: 32
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Traffic Control Signals - Gerrard Street East and Ted Reeve Drive/Osborne Avenue**Origin**

(March 3, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Not authorize replacement of the pedestrian crossover with traffic control signals at the intersection of Gerrard Street East and Ted Reeve Drive/Osborne Avenue.

Summary

Transportation Services has reviewed the need for traffic control signals to replace the pedestrian crossover (PXO) on Gerrard Street East at Ted Reeve Drive/Osborne Avenue at the request of Councillor Sandra Bussin.

The pedestrian crossover is operating properly, and visibility for drivers and pedestrians is satisfactory. A previous review of this pedestrian crossover had identified no operational or safety issues. Also, the number of pedestrians and vehicles using this intersection does not satisfy the technical criteria for the installation of traffic control signals.

Financial Impact

The adoption of the above-noted recommendation will not result in any financial impact.

Background Information

TE24.71 - Staff Report - Gerrard Street East and Ted Reeve Drive

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19746.pdf>)

TE24.71 - Staff Report - Drawing No. 421F-9584

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19747.pdf>)

TE24.71 - Staff Report - Drawing No. TCS3610

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19748.pdf>)

TE24.72	ACTION		Delegated	Ward: 21, 22
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Regulations to Deter Through Traffic Movement - Heath Street West, between Spadina Road and Avenue Road

Origin

(February 16, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Prohibit straight-through movement from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays (bicycles excepted) by eastbound traffic on Heath Street West, at Spadina Road.
2. Prohibit straight-through movement from 4:00 p.m. to 6:00 p.m., Monday to Friday, except public holidays (bicycles excepted) by westbound traffic on Heath Street West, at Avenue Road.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to prohibit:

- straight-eastbound traffic movement, from 7:00 a.m. to 9:00 a.m., Monday to Friday on Heath Street West, at Spadina Road; and
- straight-westbound traffic movement, from 4:00 p.m. to 6:00 p.m., Monday to Friday on Heath Street West, at Avenue Road.

These regulations could reduce traffic volume on Heath Street West by deterring cut-through traffic, between Spadina Road and Avenue Road during rush hour periods. In turn, this might also reduce traffic volumes on Heath Street West, east of Avenue Road.

It is desirable to deter commuter traffic from using local neighbourhood streets wherever feasible. However, the regulations outlined in this report could result in increased traffic volume on other local streets in the area.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services interim 2009 Operating Budget	\$1,000

Background Information

TE24.72 - Staff Report - Heath Street West

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19749.pdf>)

TE24.72 - Staff Report - Drawing No. 421F-9563

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19750.pdf>)

TE24.73	ACTION			Ward: 21, 22
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Regulations to Deter Cut-Through Traffic - Spadina Road at Shorncliffe Avenue and at Montclair Avenue**Origin**

(February 16, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Prohibit northbound right-turns, from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays (bicycles and school buses excepted) at Spadina Road and Montclair Avenue.
2. Prohibit southbound left-turns, from 7:00 a.m. to 9:00 a.m., Monday to Friday, except public holidays (bicycles excepted) at Spadina Road and Shorncliffe Avenue.

Summary

Transportation Services is requesting approval from City Council to prohibit:

- left turns, from 7:00 a.m. and 9:00 a.m., Monday to Friday, by southbound traffic at the intersection of Spadina Road and Shorncliffe Avenue; and
- right turns, from 7:00 a.m. and 9:00 a.m., Monday to Friday, by northbound traffic at the intersection of Spadina Road and Montclair Avenue.

These regulations in combination with implementation of through traffic restrictions at the intersections of Heath Street West/Spadina Road and Avenue Road/Heath Street West, outlined in a separate report to Toronto and East York Community Council (Reference Number Ts09026te.top.doc – Item TE24.72), are intended to reduce traffic volumes on Heath Street West, between Spadina Road and Avenue Road.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services interim 2009 Operating Budget	\$500

Background Information

TE24.73 - Staff Report - Spadina Rd. at Shorncliffe Ave

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19751.pdf>)

TE24.73 - Staff Report - Drawing No. 421F-9563

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19756.pdf>)

TE24.74	ACTION			Ward: 30, 32
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Reconfiguration of Intersection - Coxwell Avenue and Fairford Avenue/Gerrard Street East**Origin**

(March 5, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Approve the alteration of the roadway by removing the uncontrolled two-way channel on the southwest corner of the intersection of Coxwell Avenue and Fairford Avenue, generally as shown on the attached Drawing No. 421F-9140 dated December 2007.

Summary

Transportation Services is seeking authority to alter the intersection of Coxwell Avenue and Fairford Avenue/Gerrard Street East to improve the pedestrian environment and provide opportunities for streetscaping. The proposed modifications include the removal of the uncontrolled two-way channel on the southwest corner of the intersection.

The proposal will have minimal impact on the level of service provided to motorists and transit service at this intersection. Neighbourhood travel patterns and available parking will not be affected. Pedestrian environment and opportunities to improve the streetscape will be improved.

Financial Impact

In addition to the road and sidewalk work, the proposed reconfiguration of this intersection will require the relocation of other infrastructure such as catch basins, maintenance hole chambers and traffic signal poles. Preliminary cost estimates for this work are in the order of \$200,000.00. This project will be included in the Transportation Services Safety and Operational Improvement Program and construction would be subject to available funding and competing priorities.

Background Information

TE24.74 - Staff Report - Coxwell Ave. and Fairford Ave

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19752.pdf>)

TE24.74 - Staff Report - Drawing No. 421F-9031

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19753.pdf>)

TE24.74 - Staff Report - Drawing No. 421F-9140

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19754.pdf>)

TE24.74 - Staff Report - Drawing No. 421F-9564

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19755.pdf>)

TE24.75	ACTION		Delegated	Ward: 21
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Traffic Calming - Arlington Avenue

Origin

(February 26, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of speed humps on Arlington Avenue, between Earlsdale Avenue and Vaughan Road.

Summary

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

Transportation Services has investigated installing speed humps on Arlington Avenue, between Earlsdale Avenue and Vaughan Road, to address residents' concerns with the speed of traffic.

Staff's assessment indicates the criteria as set out in the Traffic Calming Policy has not been met. Therefore, installation of speed humps on Arlington Avenue is not recommended.

Financial Impact

The adoption of the above-noted recommendation will not result in any financial impact. If, however, Toronto and East York Community Council decides speed humps on Arlington Avenue, between Earlsdale Avenue and Vaughan Road, would be beneficial, the following financial impact will result:

1. The estimated cost for installing three speed humps would be \$9,000.00. Funds in the amount of \$410,000 are contained in the Transportation Services 2009 Capital Budget for traffic calming initiatives. Installing speed humps on Arlington Avenue is subject to competing priorities and funding availability.

Background Information

TE24.75 - Staff Report - Arlington Avenue - Traffic Calming
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19757.pdf>)

TE24.75 - Staff Report - Arlington Avenue - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19850.pdf>)

TE24.75 - Staff Report - Arlington Avenue - Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19851.pdf>)

TE24.75 - Staff Report - Drawing No. 421F-9562
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19758.pdf>)

TE24.76	ACTION		Delegated	Ward: 21
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Traffic Calming - Speed Hump Poll Results - Albany Avenue, Between Bridgman Avenue and Davenport Road

Origin

(February 26, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of speed humps on Albany Avenue, between Bridgman Avenue and Davenport Road.

Summary

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

This report summarizes the results of the traffic calming poll undertaken on Albany Avenue, between Bridgman Avenue and Davenport Road. The poll results indicated a response rate of less than 50 percent plus one, as required in the traffic calming policy. Accordingly, installation of speed humps is not recommended on Albany Avenue, between Bridgman Avenue and Davenport Road.

At the request of Councillor Joe Mihevc, we are providing the results of the poll.

Financial Impact

Adoption of the above-noted recommendation has no financial impact. If Toronto and East York Community Council decides to approve the installation of speed humps on Albany Avenue, the following financial impact will result:

1. the estimated cost of installing three speed humps on Albany Avenue, between Bridgman Avenue and Davenport Road is \$9,000. Funds in the amount of \$410,000 are contained in the Transportation Services 2009 Capital Budget for traffic calming initiatives. The installation of speed humps on Albany Avenue is subject to competing priorities and funding availability.

Background Information

TE24.76 - Staff Report - Albany Avenue - Speed Hump Poll Results
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19759.pdf>

TE24.76 - Staff Report - Drawing No. 421F-9443
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19760.pdf>

TE24.77	ACTION		Delegated	Ward: 29
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Traffic Calming - Proposed Installation of Speed Bumps - Plum Place

Origin

(March 9, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation of speed bumps on Plum Place, the north-south street bounded by Ainsworth Road, the first east-west public lane north of Danforth Avenue, Arundel Avenue and Logan Avenue, of the type and design noted and at the locations shown on Drawing No. 421F-9582 dated March 2009.

Summary

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

Transportation Services has assessed the feasibility and is recommending the installation of speed bumps on Plum Place, which is bounded by Ainsworth Road, the first east-west public lane north of Danforth Avenue, Arundel Avenue and Logan Avenue.

Financial Impact

Type of funding	Source of funds	Amount
Available within capital budget	Transportation Services Laneways Account No. CTP309-05	\$2,080.00

Background Information

TE24.77 - Staff Report - Traffic Calming - Plum Place
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19761.pdf>

TE24.77 - Staff Report - Drawing No. 421F-9582

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19762.pdf>)

TE24.78	ACTION		Delegated	Ward: 32
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Traffic Calming - Corley Avenue, Between Woodbine Avenue and Brookside Drive

Origin

(February 23, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends to Toronto and East York Community Council that:

1. Traffic calming not be installed on Corley Avenue, between Woodbine Avenue and Brookside Drive.

Summary

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

Transportation Services staff have reviewed whether traffic calming is warranted on Corley Avenue, between Woodbine Avenue and Brookside Drive. Our assessment indicates the criteria as set out in the traffic calming policy has not been satisfied. Therefore, speed humps should not be installed on Corley Avenue at this time.

Transportation Services staff was also requested to determine the feasibility of removing the pre-cast traffic islands on the east leg of the intersection of Corley Avenue and Golfview Avenue, contingent upon the installation of traffic calming on Corley Avenue. The traffic islands were installed in 2001 to address residents' concerns with vehicle speeds and wrong-way travel on Corley Avenue. The removal of the islands is feasible and would have a negligible impact on vehicle speeds because the intersection is all-way stop-controlled.

Financial Impact

The adoption of the above-noted recommendation will not result in any financial impact. If, however, Toronto and East York Community Council decides speed humps on Corley Avenue, between Woodbine Avenue and Brookside Drive, would be beneficial, the following financial impact will result:

1. The estimated cost for installing three speed humps would be \$9,000.00 and the cost of the removal of the traffic islands would be \$1,500. Funds in the amount of \$410,000.00 have been allocated in the Transportation Services 2009 Capital Budget for traffic calming initiatives. Installing speed humps on Corley Avenue would be subject to competing priorities and funding availability.

Background Information

TE24.78 - Staff Report - Traffic Calming - Corley Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19763.pdf>)

TE24.78 - Staff Report - Drawing No. 421F-9558

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19765.pdf>)

TE24.78 - Staff Report - Traffic Calming - Corley Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19764.pdf>)

TE24.79	ACTION		Delegated	Ward: 32
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Traffic Calming - Additional Speed Hump - Lee Avenue, Between Queen Street East and Norway Avenue

Origin

(February 17, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends to Toronto and East York Community Council that:

1. An additional speed hump be installed on Lee Avenue, between Queen Street East and Norway Avenue, and Drawing “No. 421F-5891, dated November 2000”, be replaced with Drawing No. 421F-9559, dated February 2009.

Summary

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

Transportation Services staff investigated the feasibility of installing an additional speed hump on Lee Avenue, between Queen Street East and Norway Avenue, to address a resident’s concerns with vehicle speeds.

It is feasible to install an additional speed hump on Lee Avenue, approximately 40 metres south of Williamson Road. The installation of the proposed speed hump may result in a slight reduction in vehicle speeds. However, emergency services vehicles would be slightly delayed.

Financial Impact

The estimated cost for installing one speed hump would be \$3,000.00. Funds in the amount of \$410,000.00 have been allocated in the Transportation Services 2009 Capital Budget for traffic calming initiatives. Installing an additional speed hump on Lee Avenue is subject to competing priorities and funding availability.

Background Information

TE24.79 - Staff Report - Traffic Calming - Lee Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19766.pdf>)

TE24.79 - Staff Report - Drawing No. 421F-9559

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19767.pdf>)

(Deferred from September 9, 2008 - 2008.TE18.79, October 7, 2008 - 2008.TE19.29, November 18, 2008 - 2008.TE20.63, and February 9, 2009 - 2009.TE23.36)

TE24.80	ACTION		Delegated	Ward: 22
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Rescind Alternate Side Parking – Hillsdale Avenue East

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the alternate side parking regulations and allow parking only on the north side on Hillsdale Avenue East, between Mount Pleasant Road and Forman Avenue.
2. Amend the parking regulations as outlined in Appendix A – Regulatory Changes, to implement the parking arrangement indicated in Recommendation 1.

Summary

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

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

Financial Impact

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

Background Information

TE24.80 - Staff Report - Hillsdale Avenue East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19768.pdf>)

TE24.80 - Staff Report - Hillsdale Avenue East - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19769.pdf>)

TE24.80 - Staff Report - Hillsdale Avenue East - Drawing No. 421F-9363

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19770.pdf>)

TE24.80 - Staff Report - Hillsdale Avenue East - Drawing No. 421F-9364
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19771.pdf>

TE24.80 - Staff Report - Hillsdale Ave East - Excerpt from TE18.79 Minutes
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19772.pdf>

Communications

(September 29, 2008) e-mail from Louise Smith (TE.Main.TE24.80.1)
 (October 2, 2008) e-mail from Angela Sakellariou (TE.Main.TE24.80.2)
 (October 5, 2008) e-mail from Mila Bozic (TE.Main.TE24.80.3)
 (October 6, 2008) e-mail from Patty Tse (TE.Main.TE24.80.4)
 (October 6, 2008) e-mail from Andrew Cribb (TE.Main.TE24.80.5)
 (October 6, 2008) e-mail from James J. Shanks, Blake, Cassels & Graydon LLP (TE.Main.TE24.80.6)
 (October 7, 2008) e-mail from April Kawaguchi, National Account Executive Marketing Ventures (TE.Main.TE24.80.7)
 (October 7, 2008) e-mail from Alex Brown, IT Project Manager, Enterprise IT Canadian Tire Corporation (TE.Main.TE24.80.8)
 (October 6, 2008) e-mail from Martha Sheppard (TE.Main.TE24.80.9)
 (February 9, 2009) e-mail from Christine Maxwell (TE.New.TE24.80.10)

TE24.81	ACTION		Delegated	Ward: 19
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One-Way Operation and Parking Regulations - Concord Avenue, South of Bloor Street West

Origin

(February 25, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve implementation of a one-way northbound regulation on Concord Avenue, from Bloor Street West to the first lane south of Bloor Street West.
2. Rescind the “No Parking, Anytime” regulation on both sides of Concord Avenue, from Bloor Street West to the first lane south.
3. Prohibit parking at all times on the east side of Concord Avenue, from Bloor Street West to the first lane south.
4. Approve installation of parking machines on the west side of Concord Avenue, from Bloor Street West to the first lane south, to operate from 8:00 a.m. to 6:00 p.m., Monday to Saturday, for a maximum period of three hours at a rate of \$1.50 per hour.

5. Approve implementation of a “No Parking Except By Permit, 12:01 a.m. to 7:00 a.m., daily” regulation on the west side of Concord Avenue, from Bloor Street West to the first lane south.

Summary

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

Transportation Services has been requested by Deputy Mayor Joe Pantalone to convert the section of Concord Avenue, between Bloor Street West and the first lane south, from two-way to one-way northbound operation. This change will also allow parking to be designated on the west side of Concord Avenue.

The proposed one-way northbound operation of Concord Avenue, south of Bloor Street West will provide additional on-street parking spaces but may result in minor impacts including displaced traffic.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$500.00

Background Information

TE24.81 - Staff Report - Concord Avenue - One-Way Operation

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19773.pdf>)

TE24.81 - Staff Report - Drawing No. 421F-9573

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19774.pdf>)

TE24.82	ACTION		Delegated	Ward: 20
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Amendments to Parking Regulations - Yarmouth Gardens

Origin

(February 23, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the parking regulations on Yarmouth Gardens outlined in Appendix “A”.
2. Adopt the parking regulations on Yarmouth Gardens outlined in Appendix “B”.

Summary

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

Transportation Services is requesting authority to rescind the alternate side parking regulations, provide parking at all times on the south side, adjust the hours of the on-street permit parking regulation and restrict parking to a maximum period of one hour outside permit parking hours on Yarmouth Gardens.

Implementation is feasible but street cleaning operations will potentially be less effective on the side of the street where parking occurs year round. Also, persons visiting in the area will have reduced parking opportunities. The changes to the parking regulations are supported by the residents and staff has no technical objection to their implementation.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$1000.00

Background Information

TE24.82 - Staff Report - Yarmouth Gardens - Amendments to Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19775.pdf>)

TE24.82 - Staff Report - Yarmouth Gardens - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19776.pdf>)

TE24.82 - Staff Report - Yarmouth Gardens - Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19777.pdf>)

TE24.82 - Staff Report - Yarmouth Gardens - Drawing No. 421F-9572
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19778.pdf>)

TE24.83	ACTION		Delegated	Ward: 21
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Temporary Changes to Parking Regulations - Bridgman Avenue, Dartnell Avenue and Howland Avenue

Origin

(March 9, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the existing parking regulations on Bridgman Avenue, Dartnell Avenue and Howland Avenue outlined in Appendix “A”, attached to this report.
2. Approve implementation of the parking regulations on Bridgman Avenue, Dartnell Avenue and Howland Avenue outlined in Appendix “B”, attached to this report.

3. Upon completion of the bridge reconstruction project on Bathurst Street, north of Dupont Street, grant authority to revert Bridgman Avenue, Dartnell Avenue and Howland Avenue, to parking regulations outlined in Appendix “A”.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to temporarily rescind the alternate side parking regulations on sections of Bridgman Avenue, Dartnell Avenue and Howland Avenue, during reconstruction of the railway bridge on Bathurst Street, north of Dupont Street. Restricting parking to one side of the street only will enhance traffic operation in the area and create less inconvenience for residents already impacted by the construction project.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services Interim 2009 Operating Budget	\$1,500.00

Background Information

TE24.83 - Staff Report - Bridgman, Dartnell and Howland Avenues
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19779.pdf>

TE24.83 - Staff Report - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19780.pdf>

TE24.83 - Staff Report - Appendix B
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19781.pdf>

TE24.83 - Staff Report - Drawing No. 421F-9588
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19782.pdf>

TE24.83 - Staff Report - Drawing No. 421F-9589
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19783.pdf>

TE24.83 - Staff Report - Drawing No. 421F-9590
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19784.pdf>

TE24.83 - Staff Report - Drawing No. 421F-9591
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19785.pdf>

TE24.83 - Staff Report - Drawing No. 421F-9592
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19786.pdf>

TE24.83 - Staff Report - Drawing No. 421F-9593
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19787.pdf>

TE24.84	ACTION		Delegated	Ward: 22
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Introduction of a New Permit Parking Area '14D'

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends to Toronto and East York Community Council that:

1. Schedule B of Municipal Code Chapter 925 be amended to incorporate a new permit parking area '14D', as attached in Appendix 'A' of this staff report.
2. The permit parking program on Cottingham Street, between Avenue Road and Poplar Plains Road; Mc Master Avenue, between Avenue Road and Rathnelly Avenue; MacPherson Avenue, between Avenue Road and Poplar Plains Road; and Rathnelly Avenue, between Poplar Plains Crescent and MacPherson Avenue; be converted from the street name program to the area based program.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to create a new permit parking area to be known as Area '14D'. This proposed area would comprise of the following streets: Cottingham Street, between Avenue Road and Poplar Plains Road; McMaster Avenue, between Avenue Road and Rathnelly Avenue; MacPherson Avenue, between Avenue Road and Poplar Plains Road; and Rathnelly Avenue, between Poplar Plains Crescent and MacPherson Avenue. Currently the permit parking program on these streets operate on a street name basis.

The grouping of these streets within the boundary of the proposed area '14D' would allow for the consolidation of an existing 126 on-street parking spaces that would be at the disposal of all existing permit holders and accommodate the current wait list of applicants on Cottingham Street.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services Interim 2009 operating budget	\$100.00

Background Information

TE24.84 - Staff Report - New Permit Parking Area 14D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19788.pdf>)

TE24.84 - Staff Report - New Permit Parking Area 14D - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19789.pdf>)

TE24.85	ACTION		Delegated	Ward: 27
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Proposed Parking Amendment - 157 Gerrard Street East

Origin

(February 24, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Prohibit standing from 8:00 a.m. to 9:00 p.m., Monday to Friday on the south side of Gerrard Street East from a point 31.5 metres east of George Street to a point 5.5 metres further east.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to introduce a patient drop-off and pick-up area fronting the Scott Clinic located at 157 Gerrard Street East.

It is feasible to replace one parking space with a pick-up/drop-off zone during the daytime hours. Overnight permit parking would not be affected, but one pay-and-display space will be lost.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Interim Operating Budget	\$500.00

The Toronto Parking Authority estimates loss of annual revenue associated with the removal of one pay-and-display parking space on the south side of Gerrard Street East, between Jarvis Street and Sherbourne Street, would be approximately \$6,048.00.

Background Information

TE24.85 - Staff Report - 157 Gerrard Street East-Proposed Parking Amendment

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19790.pdf>)

TE24.85 - Staff Report - Drawing No. 421F-9575

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19791.pdf>)

TE24.86	ACTION			Ward: 27
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Proposed Parking Amendments - Scholfield Avenue and MacLennan Avenue

Origin

(February 24, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council rescind the “No Parking Anytime” prohibition on the east/south side of Scholfield Avenue from Roxborough Street East to MacLennan Avenue.
2. City Council prohibit standing at all times on the east/south side of Scholfield Avenue from Roxborough Drive to Edgar Avenue/ MacLennan Avenue.
3. City Council prohibit standing at all times on the west side of MacLennan Avenue from Summerhill Avenue to Scholfield Avenue/Edgar Avenue.

Summary

Transportation Services is seeking approval from City Council to adjust the current parking regulations on the west side of MacLennan Avenue, between Summerhill Avenue and Edgar Avenue, and on the east side of Scholfield Avenue between Edgar Avenue and Highland Avenue.

The proposed parking amendments on MacLennan Avenue and Scholfield Avenue will improve the overall safety of these streets and ensure TTC service is not obstructed. The proposed parking amendments will result in the loss of twelve on-street parking spaces on MacLennan Avenue.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$1000.00

Background Information

TE24.86 - Staff Report - Scholfield and MacLennan Avenues

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19792.pdf>)

TE24.86 - Staff Report - Drawing No. 421F-9567

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19793.pdf>)

TE24.87	ACTION		Delegated	Ward: 27
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Parking Amendments - 22 South Drive (Rosedale Junior Public School)

Origin

(March 5, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the existing 10-minute parking permission on the east side of South Drive, from a point 80 metres south of Crescent Road to a point 42 metres further south, operating from 7:30 a.m. to 9:30 a.m., 11:30 a.m. to 1:30 p.m., and 3:30 p.m. to 6:00 p.m., Monday to Friday.
2. Rescind the existing parking prohibition on the east side of Park Road from a point 152.4 metres north of Rosedale Valley Road to South Drive that operates from 9:00 a.m. to 11:00 a.m., Monday to Friday.
3. Rescind the existing parking prohibition on the north side of Meredith Crescent from Park Road to Mount Pleasant Road that operates from 9:00 a.m. to 11:00 a.m., Monday to Friday.
4. Prohibit standing from 8:30 a.m. to 9:30 a.m., Monday to Friday on the east side of South Drive, from a point 80 metres south of Crescent Road to a point 42 metres further south.
5. Allow parking for a maximum period of 10 minutes from 11:30 a.m. to 1:30 p.m., and 3:30 p.m. to 6:00 p.m., Monday to Friday on the east side of South Drive, from a point 80 metres south of Crescent Road to a point 42 metres further south.
6. Prohibit parking from 9:30 a.m. to 11:00 a.m., Monday to Friday on the east side of Park Road from a point 152.4 metres north of Rosedale Valley Road to South Drive.
7. Prohibit parking from 9:30 a.m. to 11:00 a.m., Monday to Friday on the north side of Meredith Crescent from Park Road to Mount Pleasant Road.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to change the parking regulations in the vicinity of Rosedale Junior Public School located on South Drive, between Park Road and Crescent Road, in order to facilitate a “kiss and ride” program.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$2000.00

Background Information

TE24.87 - Staff Report - 22 South Drive - Parking Amendments

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19794.pdf>)

TE24.87 - Staff Report - 22 South Drive - Drawing No. 421F-9578

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19795.pdf>)

TE24.88	ACTION			Ward: 27
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Proposed Parking Amendment - Yorkville Avenue, East of Bay Street**Origin**

(February 27, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Rescind the existing “No Parking Anytime” prohibition on the north side of Yorkville Avenue from Bay Street to a point 40 metres east of Bay Street and from a point 88 metres east of Bay Street to Yonge Street.
2. Prohibit stopping at all times on the north side of Yorkville Avenue from Bay Street to a point 40 metres further east.

Summary

Transportation Services is requesting approval from City Council to adjust the current parking regulations on the north side of Yorkville Avenue, east of Bay Street.

The proposal to prohibit stopping at all times east of Bay Street will ensure two-way traffic flow is maintained on this narrow street.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$500.00

Background Information

TE24.88 - Staff Report - Yorkville Ave. - Proposed Parking Amendment

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19796.pdf>)

TE24.88 - Staff Report - Drawing No. 421F-9571

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19797.pdf>)

TE24.89	ACTION		Delegated	Ward: 30
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Parking Prohibition - Parkmount Road

Origin

(February 19, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the parking prohibition on the east side of Parkmount Road between Danforth Avenue and a point 51.6 metres south.
2. Prohibit parking on the east side of Parkmount Road between Danforth Avenue and the public lane 37 metres south of Danforth Avenue.
3. Adjust the alternate side parking, permit parking, and one-hour maximum parking regulations on the east side of Parkmount Road operating between a point 51.6 metres south of Danforth Avenue and Mountjoy Avenue, to operate between the public lane 37 metres south of Danforth Avenue and Mountjoy Avenue.

Summary

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

Transportation Services is requesting approval to adjust the existing parking prohibition on the east side of Parkmount Road, south of Danforth Avenue, to allow parking in front of a new townhome development.

The proposed change will create an additional three parking spaces.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services 2009 Interim Operating Budget	\$200.00

Background Information

TE24.89 - Staff Report - Parkmount Road - Parking Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19798.pdf>)

TE24.89 - Staff Report - Parkmount Road - Drawing No. 421F-9561

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19799.pdf>)

TE24.90	ACTION		Delegated	Ward: 31
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Parking Amendment - Glebeholme Boulevard

Origin

(February 23, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the existing “No Parking 8:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays”, regulation on the south side of Glebeholme Boulevard, from a point 69 metres west of Woodmount Avenue to a point 103.6 metres west of Woodmount Avenue.
2. Rescind the existing School Bus Loading Zone operating from 8:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Glebeholme Boulevard from a point 9 metres east of Woodmount Avenue to a point 69 metres west of Woodmount Avenue.
3. Approve a School Bus Loading Zone to operate from 8:00 a.m. to 6:00 p.m., Monday to Friday, except public holidays, on the south side of Glebeholme Boulevard from a point 9 metres west of Woodmount Avenue to a point 82 metres further west of Woodmount Avenue.

Summary

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

Transportation Services is seeking approval from Community Council to extend the existing school bus loading zone in the vicinity of St. Brigid Catholic School, on the south side of Glebeholme Boulevard, from Glebemount Avenue to Woodmount Avenue. The proposed change will allow for additional school buses at St. Brigid Catholic School without affecting residential permit parking.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Interim Operating Budget.	\$600.00

Background Information

TE24.90 - Staff Report - Glebeholme Boulevard - Parking Amendment
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19805.pdf>

TE24.90 - Staff Report - Drawing No. 421F-9556

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19806.pdf>)

TE24.91	ACTION		Delegated	Ward: 32
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Designation of Short-Term Parking Area - Swanwick Avenue

Origin

(March 5, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Amend the “No Parking, 8:30 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of Swanwick Avenue, between Lawlor Avenue and Scarborough Road, to extend from Lawlor Avenue to a point 59 metres west of Scarborough Road.
2. Implement a “15-minute maximum parking, from 8:30 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of Swanwick Avenue, between a point 59 metres west of Scarborough Road and Scarborough Road.

Summary

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

At the request of the Principal of Adam Beck Public School, in consultation with Councillor Sandra Bussin, Transportation Services is seeking authority to designate a short-term parking area on the south side of Swanwick Avenue, west of Scarborough Road. In order to provide for this change, the existing 80-metre-long student pick-up/drop-off area on the south side of Swanwick Avenue, between Lawlor Avenue and Scarborough Road must be reduced by 50 metres.

These changes would result in a short-term parking area for about nine vehicles and a stopping/standing area for about five vehicles. This would have a negligible impact on traffic operations.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services Interim 2009 Operating Budget	\$500.00

Background Information

TE24.91 - Staff Report - Swanwick Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19807.pdf>)

TE24.91 - Staff Report - Drawing No. 421F-9587

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19808.pdf>)

TE24.92	ACTION		Delegated	Ward: 30
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School Zone - Withrow Avenue

Origin

(February 17, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Adjust the 10 minute maximum parking regulation on the south side of Withrow Avenue between a point 395 metres west of Logan Avenue and a point 65 metres further west thereof, to operate from 8:30 a.m. to 9:00 a.m., 11:30 a.m. to 1:00 p.m., and 3:30 p.m. to 4:30 p.m., Monday to Friday, except public holidays, from September 1 of one year through June 30 of the next following year, inclusive.
2. Adjust the parking prohibition on the south side of Withrow Avenue, between a point 395 metres west of Logan Avenue and a point 65 metres further west thereof, to operate from 9:00 a.m. to 11:30 a.m. and 1:00 p.m. to 3:30 p.m., Monday to Friday, except public holidays, from September 1 of one year through June 30 of the next following year, inclusive.

Summary

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

Transportation Services is requesting approval to make a minor change to the existing parking regulations on the south side of Withrow Avenue, opposite Withrow Avenue Public School, to allow parking within the student pick-up and drop-off zone on public holidays and during the months of July and August.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services 2009 Interim Operating Budget	\$400.00

Background Information

TE24.92 - Staff Report - Withrow Avenue - School Zone

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19809.pdf>)

TE24.92 - Staff Report - Drawing No. 421F-9550

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19810.pdf>)

TE24.93	ACTION		Delegated	Ward: 32
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School Bus Loading Zone Removal - Edgewood Avenue

Origin

(February 20, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “School Bus Loading Zone” regulation on the west side of Edgewood Avenue, between a point 47.2 metres north of Maughan Crescent and a point 74.7 metres further north.
2. Rescind the “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the west side of Edgewood Avenue, between a point 47.2 metres north of Maughan Crescent and a point 74.7 metres further north.
3. Amend the “Authorized Period of Use” times for the “Permit Parking, 12:01 a.m. to 7:00 a.m.” regulation on the west side of Edgewood Avenue, between Dundas Street East to Eastwood Road, from “All times, except no parking from 8:30 a.m. to 6:00 p.m., from a point 47.2 metres north of Maughan Crescent and a point 74.7 metres further north” to “All times”.

Summary

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

Transportation Services is seeking authority to rescind the school bus loading zone designated on the west side of Edgewood Avenue, between a point 47.2 metres north of Maughan Crescent and a point 74.7 metres further north, which was provided for Corpus Christi Catholic School in 2000. The school has closed and the loading zone is no longer needed. This proposal will provide approximately 14 parking spaces during the day, Monday to Friday.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services 2009 interim operating budget	\$500.00

Background Information

TE24.93 - Staff Report - Edgewood Ave. - School Bus Loading Zone Removal
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19811.pdf>

TE24.93 - Staff Report - Drawing No. 421F-9557

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19812.pdf>)

TE24.94	ACTION			Ward: 18
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Installation of On-Street Parking Space for Persons With Disabilities - Dupont Street

Origin

(March 9, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Approve the installation of an on-street parking space for persons with disabilities on the north side of Dupont Street, between a point 25.5 metres west of Perth Avenue and a point 5.5 metres further west.

Summary

The purpose of this report is to obtain approval for the installation of an on-street parking space for persons with disabilities on the north side of Dupont Street, between Perth Avenue and Franklin Avenue.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget interim appropriations	\$300.00

Background Information

TE24.94 - Staff Report - Dupont Street - On-Street Parking Space

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19813.pdf>)

TE24.95	ACTION		Delegated	Ward: 19, 20, 27, 29, 30, 31, 32
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Installation/Removal of On-Street Parking Spaces for Persons With Disabilities - March 2009

Origin

(March 9, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in the attached Appendix A.

Summary

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

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2009 Interim Operating Budget appropriations	\$3,300.00

Background Information

TE24.95 - Staff Report - On-Street Parking Spaces

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19814.pdf>)

TE24.96	ACTION			Ward: 30
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Disabled Persons' Loading Zone - Jones Avenue

Origin

(February 23, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that City Council:

1. Approve the installation of an on-street pick-up and drop-off zone for disabled persons operating from 8:00 a.m. to 6:30 p.m., Monday to Friday, on the west side of Jones Avenue from a point 174 metres north of Boulton Avenue to a point 11 metres further north.

Summary

Transportation Services is requesting City Council's approval to establish a pick-up and drop-off zone for disabled persons fronting No. 406 Jones Avenue operating between 8:00 a.m. and 6:30 p.m., Monday to Friday. The loading zone will provide curb-side access for Wheel-Trans vehicles servicing a disabled resident at that address and will not negatively impact residential permit parking holders or TTC bus service.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Interim Operating Budget	\$500.00

Background Information

TE24.96 - Staff Report - Jones Avenue - Disabled Persons' Loading Zone
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19815.pdf>

TE24.96 - Staff Report - Drawing No. 421F-9569
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19816.pdf>

TE24.97	ACTION		Delegated	Ward: 31
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Disabled Persons' Loading Zone - Norlong Boulevard**Origin**

(March 5, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation of an on-street pick-up and drop-off zone for disabled persons operating from 7:00 a.m. to 10:00 p.m., daily, on the east side of Norlong Boulevard from a point 77 metres north of Cosburn Avenue to a point 6 metres further north.

Summary

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

Transportation Services is requesting approval to establish a pick-up and drop-off zone for disabled persons fronting No. 9 Norlong Boulevard, operating between 7:00 a.m. and 10:00 p.m., daily. The loading zone will provide curb-side access for Wheel-Trans vehicles servicing a disabled resident at that address and will not negatively impact existing on-street parking.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Interim Operating Budget	\$500.00

Background Information

TE24.97 - Staff Report - Norlong Boulevard - Disabled Persons' Loading Zone
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19817.pdf>

TE24.97 - Staff Report - Drawing No. 421F-9585

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19818.pdf>)

TE24.98	ACTION		Delegated	Ward: 31
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Installation of a Storm Water Management System and Maintenance of a Parking Access Barrier Arm - 4 Massey Square, Crescent Town School

Origin

(March 10, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the request for the installation of the storm water management system and the maintenance of the parking access barrier arm within the Victoria Park Avenue rear of 4 Massey Square, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - b. maintain the encroachments at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications;
 - c. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - d. satisfy any utility companies' requirements prior to the issuance of a construction permit authorizing work within the public right of way, including the relocation of such utility at their expense;
 - e. provide "as-constructed" drawings within 90 days of completing the construction of the storm water management system;
 - f. remove the parking access barrier arm upon receiving 90 days written notice to do so; and
 - g. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;

2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare, execute and register the Agreement on title.

Summary

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

Transportation Services has assessed a request on behalf of Crescent Town School for the installation of a storm water management system and to maintain a parking access barrier arm that encroach within the public right of way on the Victoria Park Avenue rear of 4 Massey Square.

The installation of the storm water management system is part of Crescent Town School's current renovation and the installation of the storm water management system complies with the City of Toronto green development initiatives.

As the installation of a storm water management system and maintenance of the existing parking access barrier arm do not impact negatively on the public right of way; Transportation Services recommends approval of the encroachments.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.98 - Staff Report - 4 Massey Square

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19819.pdf>)

TE24.98 - Staff Report - 4 Massey Square - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19820.pdf>)

TE24.99	ACTION		Delegated	Ward: 28
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Extension of Taxicab Stand - Front Street West, south side, between York Street and Bay Street

Origin

(March 5, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Amend the existing Taxicab Stand regulation on the south side of Front Street West, between a point 24.8 metres east of York Street and a point 110.3 metres east of York Street, to operate on the south side of Front Street West, between a point 24.8 metres east of York Street and a point 132.3 metres east of York Street.

Summary

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

The installation of hoarding due to construction at Union Station has resulted in the closure of the west access and consequently transferred all pedestrian activity at Union Station to the main entrance located midblock between York Street and Bay Street.

Transportation Services is seeking authority to extend the easterly limit of the existing 15-vehicle taxicab stand, which is provided on the south side of Front Street West east of York Street, closer to this main entrance. The proposed extension of the taxicab stand will serve passengers of Union Station more effectively and will provide four additional taxicab spaces with a corresponding decrease in available spaces for pick-up and drop-off by the general public.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division Interim 2009 Operating Budget	\$ 500.00

Background Information

TE24.99 - Staff Report - Front Street West - Extension of Taxicab Stand

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19821.pdf>)

TE24.99 - Staff Report - Drawing No.421F-9586

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19822.pdf>)

TE24.100	ACTION			Ward: 27
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Amending Report on the Permanent Closure of the Public Lane at the Rear of 709 and 711 Yonge Street, Extending Northerly from Hayden Street

Origin

(March 2, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services, Toronto and East York District recommends that:

1. Recommendation No. (1) of Item TE13.54 adopted by City Council at its meeting of March 3, 4 and 5, 2008 authorizing the permanent closure of the public lane at the rear of 709 and 711 Yonge Street, subject to City Council approving the sale of the lane to the abutting owner, IBSEL, be deleted and replaced with the following recommendation:
 - a. As a result of City Council authorizing the sale to Bazis International (One Bloor Street East) Inc. (the "Purchaser"), of the public lane shown as Part 1 on the attached copy of Sketch No. PS-2007-248 (the "Lane"), subject to compliance with the requirements of the City of Toronto Municipal Code, Chapter 162, City Council permanently close the Lane.

Summary

The purpose of this report is to seek an amendment to Recommendation No. (1) of Item TE13.54, adopted by City Council at its meeting of March 3, 4 and 5, 2008, authorizing the permanent closure of the public lane at the rear of 709 and 711 Yonge Street, subject to City Council approving the sale of the lane to the abutting owner, One Bloor Street East Limited (IBSEL).

Financial Impact

No costs will be incurred by the City from the adoption of this report.

Background Information

TE24.100 - Staff Report - Closure of Public Lane - Rear of 709 and 711 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19823.pdf>)

TE24.100 - Staff Report - Sketch No. PS-2007-248

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19824.pdf>)

TE24.101	ACTION		Delegated	Ward: 28
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Extension of Temporary Road Closure Duration - Bremner Boulevard

Origin

(February 19, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

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

1. Continue to close Bremner Boulevard, between Lake Shore Boulevard and a point 75.5 metres north of Lake Shore Boulevard, until December 31, 2009.
2. Return Bremner Boulevard to its pre-construction traffic and parking regulations when the project is completed.

Summary

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

PCL Constructors Canada Inc. is building a 54-storey condominium at 15 York Street, on the south-east corner of York Street and Bremner Boulevard. They need to continue to keep Bremner Boulevard, north of Lake Shore Boulevard, closed in order to complete construction.

Financial Impact

There is no financial impact on the City. PCL Constructors Canada Inc. will bear the costs.

Background Information

TE24.101 - Staff Report - Bremner Blvd

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19825.pdf>)

TE24.101 - Staff Report - Drawing No. 421F-9534

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19826.pdf>)

TE24.102	ACTION			Ward: 28
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Land Exchange Involving a Below-grade portion of Bremner Boulevard and Adjacent Privately Owned Below-grade Lands

Origin

(March 6, 2009) Report from the Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. The City enter into a land exchange agreement with York Bremner Developments Limited (the “Developer”) in which the City will agree to convey to the Developer the Highway in exchange for the Private Lands, substantially on the terms and conditions outlined in Appendix “A” to this report.
2. The City Solicitor be authorized to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving conditions on such terms as she may consider reasonable.

Summary

The purpose of this report is to authorize the sale of a below-grade portion of Bremner Boulevard, shown as Part 1 on Sketch No. PS-2006-112 (the “Highway”) in exchange for a portion of privately owned below-grade lands, shown as Part 2 on Sketch No. PS-2006-112 (the “Private Lands”).

Financial Impact

The Developer is obligated to pay all costs associated with the land exchange. There are no financial implications resulting from the land exchange with the Developer.

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

Background Information

TE24.102 - Staff Report - Bremner Boulevard - Land Exchange

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19827.pdf>)

TE24.102 - Staff Report - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19828.pdf>)

TE24.102 - Staff Report - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19829.pdf>)

TE24.103	ACTION		Delegated	Ward: 14
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Balcony - 124 Spencer Avenue

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the maintenance of a metal balcony fronting 124 Spencer Avenue, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - b. maintain the metal balcony at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. remove the metal balcony upon receiving 90 days written notice to do so;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title; and
 - e. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;

2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the representative of the owner of 124 Spencer Avenue to allow the maintenance of an existing metal balcony which encroaches within the public right of way fronting 124 Spencer Avenue.

As the encroaching balcony is situated well back of the pedestrian sidewalk and does not impact negatively on the public right of way, Transportation Services recommends approval of the encroachment.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.103 - Staff Report - 124 Spencer Avenue - Balcony

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19830.pdf>)

TE24.103 - Staff Report - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19831.pdf>)

TE24.104	ACTION		Delegated	Ward: 22
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Glycol Heating System and Retaining Wall - 99 Dunloe Road

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the maintenance of the retaining wall together with the glycol heating system within the public right of way fronting 99 Dunloe Road, subject to the owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, and expenses that may result from such permission granted;
 - b. maintain the retaining wall and the glycol heating system at his/her own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. remove the encroachments upon receiving 90 days' written notice to do so; and
 - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
 3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the owner of 99 Dunloe Road to maintain a glycol heating system that will encroach within the public right of way fronting 99 Dunloe Road. At the time of inspection, staff of Transportation Services noted that a retaining wall was also constructed adjacent to the driveway.

As the maintenance of the glycol heating system and retaining wall do not impact negatively on the public right of way, Transportation Services recommends approval of these encroachments.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.104 - Staff Report - 99 Dunloe Rd. - Glycol Heating System
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19832.pdf>)

TE24.104 - Staff Report - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19833.pdf>)

TE24.105	ACTION		Delegated	Ward: 22
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Glycol Heating System - 77 Hillholm Road

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation and maintenance of the glycol heating system that will encroach within the public right of way on the Russell Hill Road flank of 77 Hillholm Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, and expenses that may result from such permission granted;
 - b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. restore the paved area adjacent to the driveway to soft landscaping;
 - f. remove the glycol heating system upon receiving 90 days written notice to do so; and
 - g. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the agent of the owners of 77 Hillholm Road to install and maintain a glycol heating system which will encroach within the public right of way on the Russell Hill Road flank.

As the installation and maintenance of the glycol heating system will not impact negatively on the public right of way, Transportation Services recommends approval of this encroachment, subject to the owners restoring the paved area adjacent to the private driveway to soft landscaping.

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.105 - Staff Report - 77 Hillholm Road - Glycol Heating System
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19834.pdf>)

TE24.105 - Staff Report - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19835.pdf>)

TE24.106	ACTION		Delegated	Ward: 22
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Glycol Heating System - 435 Russell Hill Road

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation and maintenance of the glycol heating system that will encroach within the public right of way fronting 435 Russell Hill Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, and expenses that may result from such permission granted;
 - b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;

- c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. obtain clearance and satisfy any requirements that Parks, Forestry and Recreation may have together with evidence of payment in the amount of \$300.00 as a security deposit to guarantee the life of the 80 cm private tree;
 - f. remove the glycol heating system upon receiving 90 days' written notice to do so; and
 - g. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
 3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the agent of the owners of 435 Russell Hill Road to install and maintain a glycol heating system that will encroach within the public right of way fronting Russell Hill Road.

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

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.106 - Staff Report - 435 Russell Hill Rd. - Glycol Heating System
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19836.pdf>)

TE24.106 - Staff Report - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19837.pdf>)

TE24.107	ACTION		Delegated	Ward: 27
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Glycol Heating System - 23 Whitney Avenue

Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation and maintenance of the glycol heating system within the public right of way fronting 23 Whitney Avenue, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. remove the glycol heating system upon receiving 90 days' written notice to do so; and
 - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and /or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the agent on behalf of the owners of 23 Whitney Avenue to install and maintain a glycol heating system which will encroach within the public right of way fronting 23 Whitney Avenue.

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

Financial Impact

There is no financial impact to the City as a result of this report.

Background Information

TE24.107 - Staff Report - 23 Whitney Avenue - Glycol Heating System

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19838.pdf>)

TE24.107 - Staff Report - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19839.pdf>)

TE24.108	ACTION			Ward: 28
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Naming of Public Lane South of Front Street East Between George Street South and Frederick Street

Origin

(March 10, 2009) Report from the City Surveyor

Recommendations

The City Surveyor recommends that, subject to City Council authorizing an exception to its policy of avoiding similar sounding street names:

1. The public lane located south of Front Street East, between George Street South and Frederick Street, be named “Taylor’s Wharf Lane”.
2. The appropriate City Officials be authorized and directed 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 public lane south of Front Street East, between George Street South and Frederick Street, be named “Taylor’s Wharf Lane”.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.108 - Staff Report - Naming of Public Lane South of Front St. East
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19840.pdf>

TE24.109	ACTION		Delegated	Ward: 19
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Proposed naming of Dr. Paul Garfinkel Parkette

Origin

(March 6, 2009) Report from the General Manager, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation Division recommends that the Toronto and East York Community Council name the parkette located at the south-west corner of Queen Street West and White Squirrel Way “Dr. Paul Garfinkel Parkette”.

Summary

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

This report responds to the request of Toronto and East York Community Council at its February 9, 2009 meeting regarding the naming of a parkette after Dr. Paul Garfinkel, President and CEO of the Centre for Addiction and Mental Health.

The Parks, Forestry, and Recreation staff is recommending, that the unnamed parkette located at the south-west corner of Queen Street West and White Squirrel Way be officially named “Dr. Paul Garfinkel Parkette” in honour of his significant contributions to the City of Toronto and Canada.

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

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.109 - Staff Report - Proposed Naming of Dr. Paul Garfinkel Parkette
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19841.pdf>

TE24.110	ACTION		Delegated	Ward: 18, 19, 20, 22, 28, 29, 30, 31, 32
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

Origin

(March 2, 2009) Report from the Director, Business Services

Recommendations

The Director of Business Services recommends that:

1. Toronto and East York Community Council establish Boards of Management for the Mount Pleasant and Queen Street West BIAs as set out in Attachment No. 1.
2. Toronto and East York Community Council approve the nominations to the Mount Pleasant and Queen Street West BIAs and additions and deletions to the Beach, Danforth Mosaic, Dundas-Bathurst, Dundas West, Pape Village, St. Lawrence Market Neighbourhood, and West Queen West Boards of Management as set out in Attachment No. 1.
3. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to include the new Mount Pleasant and Queen Street West BIAs and to reflect the changes to the BIA Boards of Management.

Summary

The purpose of this report is to recommend Toronto and East York Community Council establish Boards of Management for the Mount Pleasant BIA and Queen Street West BIA, appoint members to those Boards, and approve additions and deletions to the Beach, Danforth Mosaic, Dundas-Bathurst, Dundas West, Pape Village, St. Lawrence Market Neighbourhood, and West Queen West BIA Boards of Management. The Toronto and East York Community Council has delegated authority to make final decisions regarding BIA appointments.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

TE24.110 - Staff Report - BIA Boards - Various Additions and Deletions
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19842.pdf>

TE24.111	ACTION			Ward: 19
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Issues Arising for the Boulevard Cafe application for Marinella's Authentic Italian Cuisine at 640 College Street

Origin

(March 9, 2009) Letter from the Deputy Mayor Joe Pantalone, Ward 19 Trinity-Spadina

Recommendations

1. That City Staff report on all issues regarding the boulevard café application at the March 26, 2009 meeting of Toronto and East York Community Council.

Summary

Advising The café season is fast approaching and, as we all know, is relatively brief. Given the problems of seasonal timing, and the additional problems confronting small restaurants stemming from these hard economic times, there is urgency in resolving the issues relating to an existing boulevard café patio at Marinella's Authentic Italian Cuisine. The situation at this location is further complicated by the fact that there are new owners at this restaurant that, unfortunately, were not aware that there were issues with the existing patio. Prompt attention to resolving this issue associated with the issuance of a permit is required.

Background Information

TE24.111 - Letter - Boulevard Cafe Application at 640 College
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19843.pdf>

TE24.112	ACTION			Ward: 19
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Rezoning for the Fort York Lands (100 Garrison Road)

Origin

(March 13, 2009) Letter from the Deputy Mayor Joe Pantalone

Recommendations

1. That City Planning staff initiate a rezoning for the Fort York lands (100 Garrison Road) to permit a public museum, Visitor Center and commercial and related uses for public service purposes by the City of Toronto.
2. That staff be directed to schedule a community consultation meeting together with the Ward Councillor.
3. That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

4. That notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

The City's Culture Division, The Fort York Foundation and private sector partners propose to build a Visitor Centre at the Fort York National Historic Site that will include a museum gift shop and a restaurant to service visitors to the Fort. The need for a Visitor Centre has been recognized in numerous planning studies prepared for the Fort over the past 20 years and is part of the City's Capital Budget. The Visitor Centre will help to achieve the vision for the Fort to be "the most enjoyed National Historic Site in Canada". The Visitor Centre will be one of the legacy projects for the upcoming Bicentennial of the War of 1812 Commemoration (overseen by the Commemoration of the Bicentennial of the War of 1812 Steering Committee, which I co-chair).

The Fort is currently zoned G (parkland). The proposed gift shop and restaurant are commercial uses that are not permitted in a G zone. The public museum existed prior to the enactment of the Zoning Bylaw and is therefore a legal non-conforming use.

It is proposed to rezone the site to bring the existing public museum use into conformity with the Zoning Bylaw and permit a Visitor Centre and commercial and related uses (e.g a restaurant, gift shop) for the purposes of the public service by the City of Toronto. Site Plan Approval for the Visitor Centre will be required following the rezoning.

The Chief Planner and Executive Director of City Planning is in support of this initiative.

I believe that it is most appropriate to bring Fort York in compliance with the Zoning By-law given the scope of activity planned for Fort York for the Commemoration of the Bicentennial of the War of 1812 in 2012. Thank you for your support.

Background Information

TE24.112 - Letter - Rezoning for Fort York Lands - 100 Garrison Road
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19844.pdf>

TE24.113	ACTION			Ward: 32
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Ontario Municipal Board Hearing - 15 and 17 Leuty Avenue

Origin

(March 5, 2009) Letter from Councillor Sandra Bussin, Beaches-East York, Ward 32

Summary

The owner of the properties municipally known as 15 and 17 Leuty Avenue applied to the Committee of Adjustment (Toronto East York Panel) for consent and minor variances to By-law No. 438-86, as amended, to reconfigure the existing properties and receive approval for variances to construct a pair of semi-detached dwellings on the altered lots.

In decisions dated Tuesday February 24, 2009, the Committee of Adjustment refused the requested variances and the Manager and Deputy Secretary Treasurer refused the delegated consent.

All of the decisions have been appealed to the Ontario Municipal Board. The Ontario Municipal Board has not yet set a hearing date.

I am moving that:

City Council authorize the City Solicitor, along with any witnesses deemed necessary by the City Solicitor, including if necessary outside consultants, to appear at the Ontario Municipal Board to support the Committee of Adjustment's and Manager and Deputy Secretary Treasurer's decisions to refuse the requested variance and consent applications.

Background Information

TE24.113 - Letter 15-17 Leuty Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19845.pdf>)

TE24.113 - Attachment 1 - Notice of Decision - 15 Leuty Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19846.pdf>)

TE24.113 - Attachment 2 - Notice of Decision - 17 Leuty Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-19847.pdf>)

TE24.114	ACTION			
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Events of Municipal Significance for Liquor Licensing Purposes

Summary

Seeking endorsement of events of municipal significance for Liquor Licensing Purposes.

Communications

(March 12, 2009) fax from Marie Germain, CEO, Decade For A Renewable Planet Inc. - requesting that the DECADE event to be held on May 29 and 30, 2009, with set-up on the evening of May 27, 2009, at Queen's Park Road and Queen's Park grounds, be declared an event of municipal significance. (TE.Main.TE24.114.1)

(February 20, 2009) letter from Deputy Mayor Joe Pantalone forwarding a letter from Jose Eustaquio, ACAPO, Chairman, requesting that the 22nd Annual Portugal Week Festival events to be held at various locations and times from June 5-7, 2009 be declared an event of municipal significance. (TE.Main.TE24.114.2)

(February 20, 2009) letter from Suzanne Landriault, Fundraising Events Coordinator, Miles Nadal JCC, advising that the Centre and the Bloor Annex BIA are hosting the 13th Festival On Bloor on Sunday June 14, 2009; and requesting permission for restaurants on Bloor West between Spadina and Bathurst to serve alcohol on the sidewalk between 12 noon and 6:00 p.m. (TE.Main.TE24.114.3)

(March 9, 2009) letter from Mike Tanner, Manager, Communications, North by Northeast Music & Film Festival, respecting the North by Northeast Music & Film Festival and Conference to be held on June 18-22, 2009, at selected Festival venues, and requesting permission to serve alcohol until 4:00 a.m. during this Festival. (TE.Main.TE24.114.4)

(March 4, 2009) letter from Patti Marshall, Director of Operations, respecting the 23rd Annual TD Canada Trust Toronto Jazz Festival 2009, to be held at various venues from June 26-July 4, 2009, and requesting approval of liquor licence extensions until 4:00 a.m. at the Dominion on Queen, Lolita's Lust, The Supermarket and The Social. (TE.Main.TE24.114.5)

(March 16, 2009) letter from Laura Purdy, Director, Sales and Marketing, Exhibition Place requesting that the 43rd Annual CHIN International Picnic, to be held at Exhibition Place on July 1, and July 4-5, 2009, be declared an event of municipal significance. (TE.Main.TE24.114.6)

(February 20, 2009) letter from Paula Forst, Producer, respecting The Fringe of Toronto Theatre Festival to be held from July 1-12, 2009, and which includes outdoor licensed patios at The Toronto Australia New Zealand Club, The Factory Theatre and The Tarragon Theatre. (TE.Main.TE24.114.7)

(March 2, 2009) letter from Kelly Rintoul, Executive Director, Toronto Outdoor Art Exhibition, respecting the Toronto Outdoor Art Exhibition to be held from July 10-12, 2009, at Nathan Phillips Square. (TE.Main.TE24.114.8)

(March 2, 2009) letter from David Bednar, General Manager, Canadian National Exhibition, requesting that the 2009 Canadian National Exhibition and Horse Show to be held from August 3 to September 7, 2009, at Exhibition Place be declared an event of municipal significance. (TE.Main.TE24.114.9)

(March 11, 2009) letter from Douglas Fisher, Coordinator, Old Cabbagetown BIA - requesting that the annual Cabbagetown Festival to be held on September 12 and 13, 2009, at various restaurants and pubs, be declared an event of municipal significance, and noting these various establishments will be applying for temporary extensions of their liquor licences for outdoor patios. (TE.Main.TE24.114.10)

(March 17, 2009) letter from Deputy Mayor Pantalone forwarding a letter from Sue Graham-Nutter of Affinity Marketing and Public Affairs requesting that the Taste of Little Italy Festival to be held from June 19-21, 2009 be declared an event of municipal significance; and requesting an extension of various restaurant patio licences to enable them to serve alcohol at the event. (TE.Main.TE24.114.11)

(March 17, 2009) letter from Deputy Mayor Pantalone forwarding a letter from Sue Graham-Nutter, Affinity Marketing and Public Affairs requesting that the Fiera Festival to be held from September 5-7, 2009 be declared an event of municipal significance; and requesting an extension of various restaurant patio licences to enable them to serve alcohol at this event. (TE.Main.TE24.114.12)

TE24.Bills	ACTION		Delegated	
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General Bills**Confirmatory Bills**