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## Toronto and East York Community Council

<b>Meeting No.</b>	27	<b>Contact</b>	Rosalind Dyers, Committee Administrator
<b>Meeting Date</b>	Tuesday, June 23, 2009	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Pam McConnell

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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 TE27.1 to TE27.29

2:00 p.m.: Items TE27.30 to TE27.41

**Declaration of Interest under the *Municipal Conflict of Interest Act*****Confirmation of Minutes – May 14 , 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.**

TE27.1	ACTION	10:00 AM		Ward: 27
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**Permanent Closure of the Public Lane known as Barnaby Place***Statutory - City of Toronto Act, 2006***Origin**

(June 3, 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 known as Barnaby Place as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE26.53 adopted by City Council at its meeting held on May 25, 26, and 27, 2009.

**Summary**

To enact a By-law to permanently close the public lane known as Barnaby Place as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE26.53 adopted by City Council at its meeting held on May 25, 26, and 27, 2009.

**Background Information**

TE27.1 - Draft By-law - Barnaby Place

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21924.pdf>)

TE27.2	ACTION	10:00 AM		Ward: 28
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## **Permanent Closure of a Below-Grade Portion of Bremner Boulevard**

*Statutory - City of Toronto Act, 2006*

### **Origin**

(June 3, 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 below-grade portion of Bremner Boulevard as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE24.102, as adopted by City Council at its meeting held on April 6, 2009.

### **Summary**

To enact a By-law to permanently close a below-grade portion of Bremner Boulevard, and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE24.102, as adopted by City Council at its meeting held on April 6, 2009.

### **Background Information**

TE27.2 - Draft By-law - Bremner Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21925.pdf>)

TE27.3	ACTION	10:00 AM		Ward: 30
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## **Permanent Closure of Portions of the North Boulevard of the Public Highway Lake Shore Boulevard East between Carlaw Avenue and the Don Valley Parkway**

*Statutory - City of Toronto Act, 2006*

### **Origin**

(June 3, 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 to vehicular traffic portions of the north boulevard of the public highway Lake Shore Boulevard East, between Carlaw Avenue and the Don Valley Parkway.

**Summary**

To enact a By-law to permanently close to vehicular traffic portions of the North Boulevard of the public highway Lake Shore Boulevard East between Carlaw Avenue and the Don Valley Parkway.

**Background Information**

TE27.3 - Draft By-law - Lake Shore Blvd East Between Carlaw Ave and Don Valley Parkway  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgnd/backgroundfile-21926.pdf>

TE27.4	ACTION	10:00 AM		Ward: 32
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**Permanent Closure of Portions of the North Boulevard of the Public Highway Lake Shore Boulevard East Between Leslie Street and Coxwell Avenue**

*Statutory - City of Toronto Act, 2006*

**Origin**

(June 3, 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 to vehicular traffic portions of the north boulevard of the public highway Lake Shore Boulevard East, between Leslie Street and Coxwell Avenue.

**Summary**

To enact a By-law to permanently close to vehicular traffic portions of the north boulevard of the public highway Lake Shore Boulevard East, between Leslie Street and Coxwell Avenue.

**Background Information**

TE27.4 - Draft By-law - Lakeshore Blvd East Between Leslie and Coxwell  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgnd/backgroundfile-21927.pdf>

TE27.5	ACTION	10:00 AM		Ward: 20
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## **Final Report - 399 Bathurst Street - Zoning By-law Amendment Application**

*Statutory - Planning Act, RSO 1990*

### **Origin**

(May 25, 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, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
2. 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 Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in this report.
3. Before introducing the necessary Bills for enactment, City Council authorize the appropriate City officials and require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director of City Planning Division and the City Solicitor. The agreements are to be registered on title to the lands in a manner satisfactory to the City Solicitor and to secure the following matters from the owner at its expense:
  - a. Provide and thereafter maintain public art having a minimum value of \$25,000 to be located on a publicly accessible portion of the lot to the satisfaction of the Chief Planner and Executive Director of City Planning.

Although the following matters are not considered to be Section 37 contributions or benefits, they will be secured in the Section 37 Agreement:

- b. The owner shall incorporate in the construction of the building, and maintain exterior building and landscape materials satisfactory to the Chief Planner and Executive Director of City Planning.
- c. The owner shall provide detailed 1:50 elevations of the building podium level to the satisfaction of the Chief Planner and Executive Director of City Planning.
- d. The owner shall provide and maintain trees and a continuous soil trench within the Leonard Street road allowance to the satisfaction of the Director of Urban Forestry.

- e. The owner shall provide and maintain an irrigation system for the proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer for all new trees in the public rights-of-way, satisfactory to the Executive Director, Technical Services and the General Manager, Parks, Forestry and Recreation.
  - f. The owner shall provide the City with documentation as to LEED certification of the development and the project documentation that will provide information on the LEED certification.
  - g. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist received by the Chief Planner and Executive Director of City Planning Division on December 29, 2008.
  - h. Prior to final Site Plan Approval, the owner shall submit to the Executive Director, Technical Services for review and acceptance, a site servicing review to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate.
  - i. The owner shall pay for and construct any improvements to the existing watermain system should the results of a fire hydrant flow test conclude that it needs to be upgraded to provide the proposed development with adequate flow and pressure.
  - j. The owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report as accepted by the Executive Director of Technical Services, should it be determined that improvements to such infrastructure are required to support this development.
  - k. The owner shall agree to include landscaping details for the area at the northeast intersection of Leonard Avenue and Nassau Street in the Site Plan Approval Application.
- 4. The owner shall comply with any other conditions set forth in any other agreement required to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director of City Planning, acting reasonably.
  - 5. City Council authorizes City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

### **Summary**

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

This application proposes a nine-storey addition (60.9 metres to the top of the mechanical penthouse), “the Krembil Centre”, to the north-east corner of the existing hospital at 399 Bathurst Street. The addition will contain research and clinical floors as well as hospital care in the form of clinical treatment and rehabilitation facilities.

The original proposal has been significantly revised to address the immediate adjacency of the Neighbourhood to the north of the hospital site.

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**

TE27.5 - Staff Report - 399 Bathurst Street - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-22128.pdf>

TE27.6	ACTION	10:10 AM		Ward: 14
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### **Final Report - 2 Elm Grove Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project**

*Statutory - Planning Act, RSO 1990*

### **Origin**

(May 14, 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 Attachment No. 4.
2. Before introducing the necessary Bill to 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. 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 nine (9) dwelling units in a converted house within the residential building located at 2 Elm Grove Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor/ette units which was approved by City Council in February 2000. The building meets Fire Code and Building Code (subject to 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.

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

TE27.6 - Staff Report - 2 Elm Grove Avenue - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21929.pdf>

TE27.7	ACTION	10:00 AM		Ward: 14
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## Final Report - 5 Glenavon Road - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

## Origin

(May 20, 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 Attachment No. 4.
2. Before introducing the necessary Bill to 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 Council for enactment, the owner shall submit a landscape plan for the subject property 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 eighteen (18) dwelling units in a converted house within the residential building located at 5 Glenavon Road.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachorlorette units which was approved by City Council in February 2000. The building meets Fire Code and Building Code (subject to 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.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE27.7 - Staff Report - 5 Glenavon Road - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21930.pdf>)

TE27.8	ACTION	10:00 AM		Ward: 14
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### Final Report - 8 Spencer Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

### Origin

(May 20, 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 Attachment No. 4.
2. Before introducing the necessary Bill to 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. 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 (4) dwelling units in a converted house within the residential building located at 8 Spencer Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor/lorette units which was approved by City Council in February 2000. The building meets Fire Code and Building Code (subject to 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.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE27.8 - Staff Report - 8 Spencer Avenue - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21931.pdf>

TE27.9	ACTION	10:00 AM		Ward: 14
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### Final Report - 21 Thorburn Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

### Origin

(May 20, 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 Attachment No. 4.
2. Before introducing the necessary Bill to 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 Council for enactment, the owner shall submit a landscape plan for the front yard of the subject property to the satisfaction of the Director, Community Planning, Toronto and East York District.
4. Before introducing the necessary Bill to Council for enactment, the owner shall submit a tenant relocation plan to the satisfaction of the Director, Policy and Research, City Planning Division.
5. 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 six (6) dwelling units in a converted house within the residential building located at 21 Thorburn Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor/lorette units which was approved by City Council in February 2000. The building meets Fire Code and Building Code (subject to 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.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE27.9 - Staff Report - 21 Thorburn Avenue - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21932.pdf>

TE27.10	ACTION	10:00 AM		Ward: 14
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### Final Report - 59 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

(May 13, 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 Attachment No. 4.
2. Before introducing the necessary Bill to 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 for the front yard of the subject property 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 seven (7) dwelling units in a converted house within the residential building located at 59 Wilson Park Road.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor/ette units which was approved by City Council in February 2000. The building meets Fire Code and Building Code (subject to 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.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **Background Information**

TE27.10 - Staff Report - 59 Wilson Park Road - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21933.pdf>)

TE27.11	ACTION	10:00 AM		Ward: 19
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## **Final Report - 100 Garrison Road and 800 Fleet Street - Rezoning Application**

*Statutory - Planning Act, RSO 1990*

### **Origin**

(May 27, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Recommendations**

The City Planning Division recommends that:

1. City Council amend former City of Toronto Zoning By-law No. 438-86, as amended, substantially in accordance with the draft Zoning By-law amendment attached as Attachment No. 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law amendment as may be required.

### **Summary**

This City-initiated Zoning By-law amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The City of Toronto's Cultural Affairs Division proposes to build a multi-purpose Visitor Centre ("Visitor Centre") on the lands municipally known as 100 Garrison Road and 800 Fleet Street, which are part of the Fort York National Historic Site ("Fort York"). The Visitor Centre will include, among other uses, a museum gift shop and a small café/restaurant to service visitors to Fort York. The need for a Visitor Centre has been recognized in a number of planning studies prepared for Fort York over the past 20 years. The Visitor Centre is part of the City's Capital Budget and is one of the legacy projects for the upcoming Bicentennial of the War of 1812 commemoration.

The lands known as 100 Garrison Road and 800 Fleet Street are currently zoned 'G' (parkland). The proposed Visitor Centre includes commercial uses (retail gift shop and restaurant) that are not permitted in a 'G' zone. Fort York is a public museum that existed on the subject lands prior to the enactment of the former City of Toronto General Zoning By-law No. 438-86, as amended, and is therefore a legal non-conforming use.

The proposal is to amend the General Zoning By-law No. 438-86, as amended, to recognize and permit the existing public museum and related uses within City parkland as well as to permit the erection and use of a new multi-purpose Visitor Centre with a restaurant and gift shop.

Site Plan Approval for the Visitor Centre will also be required following the Zoning By-law amendment.

This report recommends approval of the proposed amendments to the Zoning By-law.

### Financial Impact

There are no financial implications resulting from this Zoning By-law amendment report.

### Background Information

TE27.11 - Staff Report - 100 Garrison and 800 Fleet - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21934.pdf>)

TE27.12	ACTION	10:00 AM		Ward: 19
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### Final Report - 23, 25, 27 and 29 Stafford Street - Rezoning Application

*Statutory - Planning Act, RSO 1990*

### Origin

(May 22, 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 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills for enactment, City Council authorize the appropriate City officials and require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements be registered on title on the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
  - i. As part of the Site Plan Approval process, the owner shall provide 1:50 scale drawings for the first and second storey portions of the north elevation and the Stafford Street and Stanley Terrace/Park elevations with building materials labeled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian. The owner shall incorporate, in the construction of the apartment building, said exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

- ii. The owner shall not object to the closure by the City of the portion of the public lane located to the east of the lot, and its conversion to public park use.
  - iii. Following construction of the apartment building on the lot, the owner shall replace the existing treatment of the portion of the Stanley Terrace public lane located to the east of the lot with landscaping, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, provided that the owner shall be entitled, without further compensation, to use said portion of the public lane in connection with preconstruction and construction of the apartment building on the lot for the purposes of staging.
  - iv. That any revisions and/or documentation in support of the revised Functional Servicing and Stormwater Management Report dated April 2009, prepared by Burnside, as may be directed by the Executive Director, Technical Services, be submitted, and that if determined by the City that upgrades to the infrastructure are necessary to support the development, the owner will be responsible for the cost of same.
4. The owner shall comply with any other conditions set forth in the agreement required to ensure the orderly development and phasing of the lands as required by Chief Planner and Executive Director of City Planning, acting reasonably.
5. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

### **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 redevelop the properties at 23-29 Stafford Street with a terraced 10-storey condominium containing 104 residential units and three levels of underground parking.

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**

TE27.12 - Staff Report - 23, 25, 27 and 29 Stafford Street - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22129.pdf>)

<b>TE27.13</b>	<b>ACTION</b>	<b>10:00 AM</b>		<b>Ward: 20</b>
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## **King Spadina East Precinct Built Form Study - Progress Report**

### **Origin**

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

### **Recommendations**

The City Planning Division recommends that:

1. City Council authorize appropriate staff to continue to process and to prepare final reports, as appropriate, for the following applications for Zoning By-Law Amendment, which were put on “hold” pending Council’s consideration of the King-Spadina Built Form Study (refer to Toronto and East York Community Council Decisions TE17.30 through TE17.33 and TE17.35 at its meeting of July 7, 2008):
  - 60 John Street/12-18 Mercer Street;
  - 181-199 Richmond Street/10 Nelson Street;
  - 355 King Street West/119 Blue Jays Way;
  - 295 Adelaide Street West/100-104 John Street; and
  - 21-33 Widmer Street/299 Adelaide Street West.
2. City Council request the Chief Planner and Executive Director, City Planning Division, to report back to Toronto and East York Community Council on the potential and scope of work for a Heritage Conservation District Study within the portion of the King-Spadina East Precinct bounded by Simcoe Street, the north side of Richmond Street West, Spadina Avenue, the south side of King Street West to Peter Street, the south side of Mercer Street between Peter and John Street, and the north side of King Street West from John Street to Simcoe Street.
3. City Council request the General Manager, Transportation Services to study and report back to Toronto and East York Community Council on the feasibility, funding and appropriate scope of a more detailed analysis and implementation impacts of turning Richmond Street and Adelaide Street into two-way streets.

### **Summary**

The East Precinct of the King-Spadina Secondary Plan Area, bounded generally by Front Street West to the south, Richmond Street West to the north, Simcoe Street to the east, and Spadina Avenue to the west, has been experiencing significant growth pressure. While this is evidence of the success of King-Spadina’s regeneration, this pressure is resulting in proposals that considerably exceed the height and intensity of development envisioned by the Official Plan or permitted by the Zoning By-law, and is beginning to fundamentally change the character of the area. The evolution of the East Precinct is taking an inconsistent and unplanned direction.



The Built Form Study is an assessment of the existing and approved built form within the East Precinct of King-Spadina. Its intent is to comprehensively evaluate the area's character, and provide specificity to the question of where, and how, additional development intensity can be accommodated in order to protect the features that make the district a special and successful place in the city. The Built Form Study will help ensure that individual proposals are reviewed consistently within the area's broader physical context, to provide certainty for both City staff and future development proponents. It will also help ensure that new development contributes to the continued intensification of the East Precinct in a way that is appropriate and in the public interest.

Staff have identified several sub-areas within the East Precinct where, subject to appropriate performance criteria, additional development intensity can be accommodated. Additional work is required to prepare specific guidelines regarding height, built form and performance criteria to guide future development.

This report contains the preliminary findings of the Built Form Study and makes interim recommendations.

### **Background Information**

TE27.13 - Staff Report - King Spadina East Precinct Built - Progress Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21936.pdf>

<b>TE27.14</b>	<b>ACTION</b>	<b>10:00 AM</b>		<b>Ward: 20</b>
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### **Final Report - 21-31 Widmer Street and 299 Adelaide Street West - Rezoning**

*Statutory - Planning Act, RSO 1990*

### **Origin**

(June 3, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Recommendations**

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the lands at 21-31 Widmer Street and 299 Adelaide Street West substantially in accordance with the draft Zoning By-law Amendment, to be provided at the June 23, 2009 meeting of Toronto and East York Community Council.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the Bills for enactment, City Council authorize the appropriate City officials and require the owner to execute an Agreement pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning

Division, and the City Solicitor, such agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:

- a. An indexed cash contribution to be paid prior to the release of any above grade permit, for any or all of the following: affordable housing projects in Ward 20, improvements to the proposed community/performance space, local parks improvements and streetscape improvements to Widmer Street, John Street, and Adelaide Street.
- b. Part of the cash contribution to be provided at the passing of Bills, for the purpose of contributing to one or more Heritage Conservation District studies within the East Precinct of King-Spadina.
- c. The provision of a community/performance space in the building, having a minimum gross floor area of 420 square metres, to be secured via a Letter of Credit satisfactory to the Chief Planner and Executive Director, City Planning Division, for the value from the sale of parts of a 3.048 metre wide public laneway that runs north-south through the site. This provision will be subject to a determination by City staff that the value of the performance space is equivalent to the value of the lane, and, if not, the applicant will pay the difference.
- d. A public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost, at least 50% of which is to be applied to the treatment of the building podium.

The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development:

- e. The provision of a minimum of two affordable ownership units in the building to Habitat for Humanity or another housing provider, with the conveyance of the affordable ownership units to be in a form acceptable to the Chief Planner and Executive Director, City Planning Division and the City Solicitor.
- f. A minimum of ten percent (10%) of the residential units in the building have at least three bedrooms, or be convertible to three or more bedrooms.
- g. 1:50 scale elevations, satisfactory to the Chief Planner and Executive Director, City Planning Division, for the lower floors of the project to be provided as part of a revised application for Site Plan Approval.
- h. The implementation of any wind mitigation measures required by the wind study; satisfactory to the Chief Planner and Executive Director, City Planning Division, to be submitted as part of a revised application for Site Plan Approval.

- i. The provision and maintenance of an irrigation system, at the applicant's expense, for proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services Division, and requirements to maintain in good order and operation.
  - j. Certain green development elements, satisfactory to the Chief Planner and Executive Director, City Planning Division, as may be identified in the Green Development Checklist.
4. City Council authorize the appropriate City officials to resume the process to stop up and close parts of the 3.048 metre wide public laneway that runs north-south through the site. The Zoning By-law amendment would be conditional on the closing of the lane.

### **Summary**

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

This application proposes a 43-storey mixed use building at 21-31 Widmer Street and 299 Adelaide Street West, with approximately 430 residential units and approximately 1,300 square metres of non-residential space, including retail and community/performance space. Four above grade parking levels and four below grade parking levels are proposed, two of which comprise commercial parking. Previous Council permission (By-law 95-2006) permitted a 25-storey mixed use building on the site.

The proposal replaces a commercial surface parking lot with residential units, including a proposal to include affordable Habitat for Humanity units, retail, and community/performance space. It is consistent with the emerging built form study in that it is located within an area that can accommodate tall buildings without destabilizing the warehouse built form character of the area. The proposal generally meets the intent of the 2006 King Spadina Urban Design Guidelines, and the Tall Building Guidelines.

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**

TE27.14 - Staff Report - 21-31 Widmer St. and 299 Adelaide St. West  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22136.pdf>)

TE27.15	ACTION	10:00 AM		Ward: 20
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## **Refusal Report - 56 Blue Jays Way - Zoning By-law Application**

### **Origin**

(June 3, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Recommendations**

The City Planning Division recommends that:

1. City Council refuse the application in its current form, for the following reasons:
  - a. The proposed height of 142 m is inappropriate.
  - b. The proposed bulk of the floor plate and lack of adequate rear setback create inadequate separation between adjacent towers, impacting sky views, light and privacy.
  - c. The proposed massing is incompatible with the majority of the recently built and approved context surrounding the proposal, particularly to the south.
  - d. The proposed massing overwhelms the Blue Jays Way streetscape and is detrimental to the heritage character of King Street.
  - e. The height and bulk of the proposal, if approved, have the potential to set a negative precedent for other applications within the King-Spadina East Precinct area.
  - f. Approval could create negative implications for not only King-Spadina's East Precinct, but City-wide, as Council-approved policies protecting sunlight, sky view and distinctive street character, as well as the City's Tall Building Guidelines, will not be met.
2. City Council direct the City Solicitor and appropriate City staff to attend at the Ontario Municipal Board in opposition to the proposal, should the applicant appeal Council's decision.

### **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 proposed a 41-storey mixed use building with a five-storey podium incorporating the east facing heritage façade, and a 36-storey tower containing hotel and residential units at 56 Blue Jays Way.

This report reviews the application and recommends refusal of the proposal in its current form.

Staff worked closely with the previous owner of this site and approved a 62 m height in 2007, a doubling of the previous height permission. The previous approval fit well into its context and had no significant shadow impacts on King Street West. The current proposal has merit in that it provides a good condition at street level, incorporates the heritage façade, and provides some architectural and functional improvements over the previously approved development.

However, its current massing is inappropriate and the report recommends that the Zoning By-law Amendment application be refused in its current form for the following reasons:

- It requests a height permission (142 m) close to twice its recently built context (with the exception of the OMB-approved M5V development at 371-379 King Street West, at 119.5 m).
- The site is located mid-block on a street that has been identified in Council-approved policy as a smaller neighbourhood street, and as such does not warrant the requested height.
- The massing of the proposal overwhelms the streetscape, particularly given its proximity to the heritage scale and character of King Street West's "Restaurant Row", and contributes to loss of sky view and increased shadow on King Street West.
- The proposed 896 sq. m tower floor plate and inadequate tower separation compromise the Tall Buildings Guidelines and quality of life for future residents.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE27.15 - Staff Report - 56 Blue Jays Way Zoning By-law Application  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21938.pdf>

TE27.16	ACTION	10:00 AM		Ward: 21
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### Final Report - 524, 528, 530, 532, 534 St. Clair Avenue West - Rezoning and Demolition under Municipal Code Chapter 667 Applications

*Statutory - Planning Act, RSO 1990*

### Origin

(May 22, 2009) Report from the Director, Community Planning, Toronto and East York District

## Summary

Staff have been negotiating with the applicant to finalize the owner's obligations with respect to off-site rental replacement. Due to the complexities required to finalize the agreements, which are nearing completion, staff will submit a continuation of this report with more details to the Toronto and East York Community Council for consideration at its meeting on June 23, 2009.

## Background Information

TE27.16 - Staff Report - 524, 528, 530, 532, 534 St. Clair Avenue West  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-21939.pdf>

TE27.17	ACTION	10:00 AM		Ward: 28
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## Final Report - 591 Dundas Street East - Regent Park - Rezoning Application

*Statutory - Planning Act, RSO 1990*

## Origin

(May 27, 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 No. 141-2005 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 and amendments to Map 4 in Attachment No. 3 and Map 1 of 2 in Attachment No. 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendment as may be required.

## 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.

Toronto Community Housing Corporation has made application for zoning bylaw amendments for the Regent Park revitalization area. Within the Regent Park Secondary Plan area the amendments are to allow the addition of "live/work unit" at grade as a permitted use in the residential districts (R4A), an increase in height for Type "B" Towers from 75 metres to 77 metres and the removal of the reference to the number of "storeys" leaving maximum heights in place. In addition, for Phase 2 lands only, there are proposed amendments to the tower location and the height maps.

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

TE27.17 - Staff Report - 591 Dundas Street East - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21940.pdf>

TE27.18	ACTION	10:00 AM		Ward: 28
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## Final Report - 125 The Esplanade - Rezoning Application

*Statutory - Planning Act, RSO 1990*

## Origin

(May 28, 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 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5, for a temporary use By-law for a period of up to 3 years from the day of the passing of the by-law.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills for enactment, City Council require the applicant to submit for review and acceptance an application for site plan control approval, to the satisfaction of the Chief Planner.

## Summary

This application was made before January 1, 2007 and is not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application by the City of Toronto Facilities and Real Estate is for a temporary use bylaw to permit the temporary relocation of the North St. Lawrence Market's weekend markets to 125 The Esplanade while the North Market building redevelops for a period of up to 3 years.

The long term viability of the lands for the parks use permitted in the Official Plan and Zoning By-law will be maintained. The proposed land use is appropriate for the temporary use of an underutilized parking lot. The proposed relocation site of the North Market is located in close proximity to the existing North Market and directly across from the South Market. Relocating the activities of the North Market to this site would be compatible with the existing market activities.

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

TE27.18 - Staff Report - 125 The Esplanade - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21941.pdf>

TE27.19	ACTION	10:00 AM		Ward: 32
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### Final Report - 1864 to 1876 Queen Street East - Rezoning Application and Demolition Application under Municipal Code 667

*Statutory - Planning Act, RSO 1990*

### Origin

(May 25, 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, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve the application to demolish the 7 existing buildings, including 8 residential rental housing units located at 1864 to 1876 Queen Street East pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667:
  - a. The owner meet the requirements of the Tenant Assistance Plan at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, and which will include provisions that exceed the requirements under the provincial Residential Tenancies Act by providing one extra month's notice to vacate for the demolition, and payment equal to one extra month's rent plus a moving allowance.
  - b. The owner provide an undertaking to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division which secures the condition outlined in Recommendation 3.



4. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 after the satisfaction of the conditions in Recommendation 3, and after the Zoning By-law amendments in Recommendation 1 have come into full force and effect.
5. City Council authorize the Chief Building Official to issue a section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 4.
6. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act no earlier than issuance of the first building permit for the foundation of the development, and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 4, 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 erect a residential building on site no later than three (3) years from the day demolition of the buildings is commenced.
  - b. Should the Owner fail to complete the new building within the time specified in condition (a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.
7. City Council determine that the proposed development of the lands at 1864 to 1876 Queen Street East compliments the pattern of development for this segment of Queen Street East, that overall infrastructure is available and that development can proceed prior to the completion of an Avenue study.
8. City Council authorize City officials to take all necessary steps to give effect to the above-noted recommendations.

## 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 the construction of a six storey mid-rise building at 1864 to 1876 Queen Street East with 28 residential units, and commercial uses on the ground floor. It involves the demolition of all the existing buildings which contain ten dwelling units, including eight rental housing units.

Mid-rise housing is an important form of development that can create new housing and shopping opportunities and can help the City to more easily address reurbanization objectives on Avenues.

Queen Street in the Beach area continues to be a desirable residential and commercial destination. The proposed mixed-use development is consistent and compatible with area development.

The application under Chapter 667 of the Municipal Code proposes the demolition of 8 residential rental units, which is prohibited without a permit issued under Section 111 of the City of Toronto Act. The rental units will not be replaced.

This report reviews and recommends approval of the application to amend the Zoning By-law, and approval of the applications to demolish the existing residential buildings without requiring the replacement of the residential rental units.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE27.19 - Staff Report - 1864 to 1876 Queen Street East - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21942.pdf>)

TE27.20	ACTION	10:00 AM		Ward: 20
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### **Refusal Report - 426 University Avenue - Zoning By-law Amendment and Site Plan Approval Applications**

#### **Origin**

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

#### **Recommendations**

The City Planning Division recommends that:

1. City Council refuse the Zoning By-law Amendment and Site Plan Approval Application No. 08 163452 STE 20 OZ.
2. City Council authorize the City Solicitor and other appropriate City staff to oppose any future appeal of Zoning By-law Amendment and Site Plan Approval Application No.08 163452 STE 20 OZ.

#### **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 proposed to replace the existing Royal Canadian Military Institute (RCMI), which is a private members club, with a 6 and ½ -storey club and a 35 and ½ -storey condominium resulting in a 42-storey mixed use building at 426 University Avenue. No parking was initially proposed, however, a revised application included the provision of 9 parking spaces, 8 of which were proposed to be in parking stackers.

This report reviews and recommends refusal of the application to amend the Zoning By-law for the following reasons:

- insufficient provision of indoor amenity space; and
- insufficient provision of parking.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE27.20 - Staff Report - 426 University Avenue - Refusal Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21943.pdf>

TE27.21	ACTION	10:00 AM		Ward: 21
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### **Final Report - 740 Eglinton Avenue West Official Plan Amendment, Draft Plan of Condominium and Rental Housing Conversion Applications**

*Statutory - Planning Act, RSO 1990*

### **Origin**

(May 22, 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 (Application No. 08 164351 STE 21 OZ) substantially in accordance with the draft Official Plan Amendment found in Attachment No. 4.
2. City Council approve the application (08 226682 000 00 RH) to convert the existing 58-unit rental apartment building at 740 Eglinton Avenue West to condominium pursuant to Municipal Code Chapter 667, subject to the conditions of Draft Plan of Condominium set forth in Attachment No. 5.

3. City Council authorize Draft Approval of the Plan of Condominium (08 164355 STE 21 CD) for 740 Eglinton Avenue West, prepared by Rodney H. Geyer, on October 17, 2008, and date stamped May 14, 2009, subject to the conditions set forth in Attachment No. 5, and authorize the Chief Planner and Executive Director to permit such red line revisions as he/she may deem appropriate.
4. City Council require the owner to fulfill the conditions of Draft Approval of Condominium set forth in Attachment No. 5, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor, prior to the City's consent for final registration and authorize the City Solicitor to prepare any necessary agreements to secure the conditions, as the City Solicitor deems necessary.
5. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Conditions of Draft Approval of Condominium as may be required.
6. City Council authorize and direct City Officials to take necessary actions to give effect thereto.

### **Summary**

These applications were made on May 30, 2008 and December 3, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The proposal is to permit the conversion of a 58-unit residential co-ownership building to condominium ownership at 740 Eglinton Avenue West. The existing building contains some rental units and office units. No new construction is proposed. This conversion proposal requires applications to amend the Official Plan, for Draft Plan of Condominium approval, and for Rental Housing Conversion approval under Section 111 of the City of Toronto Act, 2006.

This report reviews and recommends approval of the applications to amend the Official Plan, to permit the conversion to condominium, and to authorize the Chief Planner and Executive Director to approve the Draft Plan of Condominium subject to specific conditions.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE27.21 - Staff Report - 740 Eglinton Avenue West - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21944.pdf>)

TE27.22	ACTION	10:00 AM		Ward: 19
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## **Final Report - 851 and 853 Richmond Street West - Common Elements Condominium Application**

*Statutory - Planning Act, RSO 1990*

### **Origin**

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

### **Recommendations**

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner and Executive Director, City Planning Division intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
  - a. the conditions as generally listed in Attachment 2 which, except as otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

### **Summary**

This Draft Plan of Common Elements Condominium application was made on June 13, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The Planning Act now requires that a Public Meeting be held for all Draft Plan of Common Elements Condominium applications.

This application proposes to create a common elements condominium with a shared driveway that will be accessed from an existing public laneway to the west of the property to provide servicing and access to nine, 3-storey freehold townhouses at 851 and 853 Richmond Street West. Other common element components include a structure that supports a landscaped terrace.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium, subject to conditions.

### **Financial Impact**

The recommendations in this report have no financial impact.

## Background Information

TE27.22 - Staff Report - 851 and 853 Richmond St West - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-21945.pdf>

TE27.23	ACTION	10:00 AM		Ward: 27
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## Final Report - 346 Jarvis Street - Common Elements Condominium Application and Part Lot Control Application

*Statutory - Planning Act, RSO 1990*

### Origin

(May 22, 2009) Report from the Director, Community Planning, Toronto and East York District

### Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under by-law 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
  - a. the conditions as generally listed in Attachment 3, which, unless otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a Part Lot Control Exemption By-law to expire (2) years from the date of enactment.
4. City Council require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior to enactment of the Part Lot Control Exemption By-law.
5. City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer and charge an part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council.

6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the common Elements Condominium Plan has been registered.
7. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
8. Prior to introduction of the Part Lot Control Exemption By-law, the owner shall submit a revised Draft Reference Plan, to the satisfaction of the Executive Director of Technical Services, to show:
  - a. the co-ordinate values of the main corners of the subject lands, integrated with the Ontario co-ordinate system (3° MTM, Zone 10, NAD27, 1974 Adjustment; and
  - b. a list of the referenced horizontal control monuments with their respective values.

### **Summary**

The applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application for a common elements condominium proposes a private common walkway under which facilities (i.e., hydro, gas, and cable) to be shared by six freehold town houses will be located on the lands municipally known as 346 Jarvis Street. The application is required to provide legal access to the individual townhouse units and to ensure the ongoing shared ownership and maintenance of the common elements.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of six separate conveyable townhouse lots and two lots that will be used for occupant parking. In addition, this report recommends that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior consent of the Chief Planner or his designate.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application to lift Part Lot Control.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE27.23 - Staff Report - 346 Jarvis Street - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21946.pdf>)

TE27.24	ACTION	10:00 AM		Ward: 27
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## **Final Report - 76, 88R, 92 and 100 Yorkville Avenue and 98, 109, 115, 119 and 121R Scollard Street, Common Elements Condominium Application**

*Statutory - Planning Act, RSO 1990*

### **Origin**

(May 20, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Recommendations**

The City Planning Division recommends that:

1. In accordance with the delegated approval under by-law 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
  - a. the conditions as generally listed in Attachment 3, which except as otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

### **Summary**

This Draft Plan of Common Elements Condominium was made on March 31, 2008 and is subject to the new provisions of the Planning Act. The Planning Act now requires that a Public Meeting be held for all Draft Plan of Common Elements Condominium applications.

The application proposes to create a common elements condominium consisting of a ramp, drive aisle and 6 underground parking spaces for the six townhouses located on lands municipally known as 76, 88R, 92 Yorkville Avenue and 98, 109, 115, 119 and 121R Scollard Street.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium, subject to conditions.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE27.24 - Staff Report - 76, 88R 92 and 100 Yorkville Avenue and 98, 109, 115, 119 and 121R Scollard Street - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21947.pdf>



<b>TE27.25</b>	<b>ACTION</b>	<b>10:00 AM</b>		<b>Ward: 32</b>
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## **Final Report - 16 to 20 Kimberley Avenue - Part Lot Control Application**

### **Origin**

(May 13, 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 lands, to be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a Part Lot Control Exemption By-law to expire (2) years from the date of enactment.
3. City Council require the owner to provide proof of payment, to the satisfaction of the City Solicitor, that all current property taxes for the subject site prior to enactment of the Part Lot Control Exemption By-law.
4. City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer and charge an part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council.
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the Common Elements Condominium Plan has been registered.
6. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

### **Summary**

The application for Part Lot Control Exemption 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 properties known as 16 to 20 Kimberley Avenue.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of 7 separate conveyable townhouse lots. In addition, this report recommends that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior consent of the Chief Planner or his designate.

This report reviews and recommends approval of the Part Lot Exemption.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE27.25 - Staff Report - 16 to 20 Kimberley Avenue - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21948.pdf>)

TE27.26	ACTION	10:00 AM		Ward: 31
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### 2 Secord Avenue and 90 Eastdale Avenue - Official Plan and Zoning By-law Amendment Applications

#### Origin

(June 1, 2009) Report from the Director, Community Planning, Toronto and East York District

#### Recommendations

The City Planning Division recommends that:

1. This report be received for information.

#### Summary

Official Plan Amendment and Zoning By-law applications were made to the City for intensification of 2 Secord Avenue and 90 Eastdale Avenue. The applications, as submitted, seek to permit the demolition of nine townhouse blocks, containing a total of fifty-two, 3-bedroom rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue, in order to permit the construction of a 30-storey residential tower, a 5-and 8-storey residential building, and sixty, 3-bedroom rental townhouse dwelling units.

The applicant proposes to retain the existing 22 and 24-storey apartment buildings at 2 Secord Avenue and 90 Eastdale Avenue. The existing and proposed buildings would be connected below grade by two levels of parking.

In a letter dated April 1, 2009 (Attachment 1) the applicant indicated that they have decided to eliminate the demolition of the existing townhouse dwelling units from the proposal. Therefore, a Section 111 application for rental housing demolition is no longer necessary. In that same letter, the applicant requests that the applications be held in abeyance, and that they will contact City Planning to discuss additional revisions to the applications.

As directed by Toronto and East York Community Council, this report provides an update on the working session held on March 20, 2008, and discussions had with the applicant to date. This report is submitted to Council for their information.

## Financial Impact

There are no financial implications.

## Background Information

TE27.26 - Staff Report - 2 Secord Avenue and 90 Eastdale Avenue - Official Plan  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21949.pdf>

TE27.27	ACTION	10:00 AM		Ward: 19
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## 506 College Street - Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

### Origin

(April 20, 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 506 College Street (College Street Baptist Church, 1889) 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, City Council authorize the solicitor 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, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board.
4. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 506 College Street (College Street Baptist Church, 1889).
5. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement.

### Summary

This report recommends that City Council state its intention to designate the property at 506 College Street (College Street Baptist Church, 1889) under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a heritage easement agreement. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

The property is undergoing conversion to a residential condominium, and the owner has agreed to the designation of the property and to enter into a heritage easement agreement with the City of Toronto.

**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**

TE27.27 - Staff Report - 506 College Street - Ontario Heritage Act  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21950.pdf>)

**27a 506 College Street - Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement****Origin**

(May 21, 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 506 College Street (College Street Baptist Church, 1889) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.
4. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 506 College Street (College Street Baptist Church, 1889).
5. The City Solicitor be authorized to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement.

**Summary**

The Toronto Preservation Board on May 21, 2009, considered the report (April 20, 2009) from the Director, Policy and Research, City Planning Division, respecting 506 College Street – Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

## Background Information

TE27.27a - Letter - 506 College Street - Ontario Heritage Act  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21951.pdf>

TE27.28	ACTION	10:00 AM		Ward: 27
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## 34-38 Hazelton Avenue, Revised Alteration to a Designated Heritage Property

### Origin

(May 1, 2009) Report from the Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. City Council refuse the revised application to alter 34-38 Hazelton Avenue made by the applicant.
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

### Summary

This report recommends refusal of a revised application to alter an individually listed and Part V designated heritage property at 34-38 Hazelton Avenue. The subject property is located on the west side of Hazelton Avenue between Yorkville and Webster Avenues and is occupied by a two storey over ground level former educational facility (St. Basil's School), constructed in 1928 in a Gothic revival architectural style. The structure was designed by Toronto architect J.M. Cowen.

The property is within the Yorkville Hazelton Heritage Conservation District (HCD) and therefore is designated under the Ontario Heritage Act per by-law 622-2002. In designating the district, Council also endorsed a set of Guidelines with regards to alterations, demolitions and new construction within the district. The structure at 34 Hazelton Avenue was individually listed on the City's Inventory of Heritage Properties February 2002. The property is specifically identified for its cultural heritage value.

On March 27, 2009, the Toronto Preservation Board considered the original eight-storey application and recommended refusal of the application to alter the property at 34-38 Hazelton Avenue. Subsequently, a revised proposal was presented to Toronto and East York Community Council at its meeting of April 21, 2009, at which time the TEYCC requested that the revised proposal be considered by the Preservation Board at its May meeting.

Staff have reviewed the revised proposal and have concluded that it does not meet the intent of the Official Plan in protecting heritage resources. The proposed alterations would irreversibly damage the heritage character of the property and significantly alter the streetscape of Hazelton Avenue. The proposal does not meet the Yorkville Hazelton Heritage Conservation District Guidelines and would negatively affect the Yorkville Hazelton Heritage Conservation District. The scale and nature of the revised proposed project are not appropriate and will damage the heritage character of the property and streetscape character of Hazelton Avenue. The development contravenes Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada and would set a negative precedent for future decision making in the District. Staff recommends that the application be refused.

### **Financial Impact**

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

### **Background Information**

TE27.28 - Staff Report - 34-38 Hazelton Avenue - Revised Alteration to a Designated Heritage Property  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21952.pdf>

### **Communications**

(May 19, 2009) e-mail from Tom Chambers (TE.Main.TE27.28.1)  
 (May 19, 2009) e-mail from Steven Braithwaite (TE.Main.TE27.28.2)  
 (May 21, 2009) e-mail from Mr. Sheikh, on behalf of the Owners of 62 and 64 Hazelton Avenue, 11 Lowther Avenue, 10 Bellair Street, Unit 303, 89 Bernard Avenue and 15 Bins-Carth Road (TE.Main.TE27.28.3)  
 (May 21, 2009) e-mail from Marilyn Snead, President of the Board of 77 Avenue Road (TE.Main.TE27.28.4)

## **28a 34-38 Hazelton Avenue, Revised Alteration to a Designated Heritage Property**

### **Origin**

(May 21, 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 refuse the revised application to alter 34-38 Hazelton Avenue made by the applicant.
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

## Summary

The Toronto Preservation Board on May 21, 2009, considered the report (May 1, 2009) from the Director, Policy and Research, City Planning Division, respecting 34-38 Hazelton Avenue, Revised Alteration to a Designated Heritage Property.

## Background Information

TE27.28a - Letter - 34 - 38 Hazelton Ave - Designated Heritage Property  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21953.pdf>

**(Deferred from April 21, 2009 - 2009.TE25.7)**

TE27.29	ACTION			Ward: 27
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## Refusal Report - 34-38 Hazelton Avenue - OPA and Rezoning Applications

*Statutory - Planning Act, RSO 1990*

## Origin

(March 30, 2009) Report from the Director, Community Planning, Toronto and East York District

## Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan Amendment, Zoning By-law Amendment applications for the reasons outlined in this report.
2. In the case that the applications are appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and City staff to appear before the Ontario Municipal Board in support of Council's refusal.

## Summary

This report recommends refusal of the Official Plan and Zoning By-law amendment applications to develop an 8-storey residential building at 34-38 Hazelton Avenue, and seeks Council's direction for staff to attend the Ontario Municipal Board in opposition to the development should the application be appealed.

The proposed development is inappropriate and out of context. The policies contained within the Official Plan provide the basis for refusing this proposal because it does not meet the intent of the Plan for development within or adjacent to stable residential Neighbourhoods. The application represents an inappropriate intensification of a site, where the Plan anticipates a sensitive infill project.

The height, massing and built form of the proposed development is inconsistent with the existing and planned built form context of this part of Yorkville.

The proposed development does not meet the guidelines for new development within the Yorkville–Hazelton Heritage Conservation District.

The proposal does not meet the Official Plan policies of adequately limiting the impact of shadows nor is the new building massed in such a way as to mitigate view and privacy concerns on neighbouring properties.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE27.29 - Staff Report - 34-38 Hazelton Avenue - Rezoning Application  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22135.pdf>

### **Communications**

- (April 13, 2009) e-mail from Brian Robertson (TE.Main.TE27.29.1)
- (April 14, 2009) e-mail from Greg Boland (TE.Main.TE27.29.2)
- (April 14, 2009) e-mail from William N. Greer (TE.Main.TE27.29.3)
- (April 14, 2009) e-mail from Vicky Zeldin (TE.Main.TE27.29.4)
- (April 15, 2009) letter from Douglas Jure, Chair, Bloor-Yorkville Business Improvement Area (TE.Main.TE27.29.5)
- (April 15, 2009) letter from Gee Chung, President, The Greater Yorkville Residents' Association (TE.Main.TE27.29.6)
- (April 17, 2009) e-mail from Steven Braithwaite (TE.Main.TE27.29.7)
- (April 17, 2009) e-mail from John Donald (TE.Main.TE27.29.8)
- (April 17, 2009) e-mail from A. Patel (TE.Main.TE27.29.9)
- (April 17, 2009) e-mail from Carl Patmore forwarding a petition signed by approximately 14 individuals in opposition to the proposed redevelopment as it is presently designed. (TE.Main.TE27.29.10)
- (April 19, 2009) e-mail from Ewen Macpherson (TE.Main.TE27.29.11)
- (April 20, 2009) e-mail from Dianne Robinson (TE.Main.TE27.29.12)
- (April 20, 2009) e-mail from Farid, Nabila, Sherine and Nadine Metwaly (TE.Main.TE27.29.13)
- (April 18, 2009) e-mail from Dr. Ira Ashcroft (TE.Main.TE27.29.14)
- (April 21, 2009) letter from Barbara Jacob (TE.Main.TE27.29.15)
- (April 20, 2009) e-mail from Jay Macpherson (TE.Main.TE27.29.16)
- (April 17, 2009) letter from Zdenka Kovacic (TE.Main.TE27.29.17)
- (April 19, 2009) e-mail from Leon Sobkowski (TE.Main.TE27.29.18)
- (April 20, 2009) letter from President, MTCC#576 (TE.Main.TE27.29.19)
- (April 20, 2009) e-mail from John Caliendo and Ian Carmichael, Co-Presidents, ABC Residents' Association (TE.Main.TE27.29.20)
- (April 21, 2009) submission from Adam J. Brown, Sherman, Brown, Dryer Karol, LLP, submitting sketches and plans of 34-38 Hazelton Avenue (TE.Main.TE27.29.21)
- (April 21, 2009) letter from Stacie Marune (TE.Main.TE27.29.22)



(April 21, 2009) submission from Adam J. Brown, Sherman-Brown-Dryer-Karol, Barristers and Solicitors, submitting Letters of Support for the redevelopment of 34-38 Hazelton Avenue (TE.Main.TE27.29.23)

(April 10, 2009) e-mail from Sheila Hawkes, Heliconian Club, submitting a petition regarding 34-38 Hazelton Avenue, signed by approximately 146 individuals (TE.Main.TE27.29.24)

(April 20, 2009) e-mail from Mr. Sheikh, on behalf of 6 individual property owners in Ward 27, in opposition to the re-development proposal of 34-38 Hazelton Avenue (TE.Main.TE27.29.25)

(April 20, 2009) letter from Shirley Morriss, ABC Residents' Association (TE.Main.TE27.29.26)

(May 19, 2009) e-mail from Tom Chambers (TE.Main.TE27.29.27)

(May 19, 2009) e-mail from Steven Braithwaite (TE.Main.TE27.29.28)

(May 21, 2009) e-mail from Mr. Sheikh, on behalf of the Owners of 62 and 64 Hazelton Avenue, 11 Lowther Avenue, 10 Bellair Street, Unit 303, 89 Bernard Avenue and 15 Bins-Carth Road (TE.Main.TE27.29.29)

(May 21, 2009) e-mail from Marilyn Snead, President of the Board of 77 Avenue Road (TE.Main.TE27.29.30)

## **29a Final Report - 34-38 Hazelton Avenue - Official Plan Amendment and Rezoning**

### **Origin**

(June 1, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Summary**

At its meeting of April 21, 2009, Toronto and East York Community Council deferred consideration of the report from the Director, Community Planning until the meeting of June 23, 2009, with a request that staff report to that meeting on the Applicant's revised proposal for 34-38 Hazelton Avenue.

The applicant has submitted further revisions since April 21, requiring additional review time. Staff will submit a continuation of this report with more details to Toronto and East York Community Council for consideration at its meeting on June 23, 2009.

### **Background Information**

TE27.29 - Staff Report - 34-38 Hazelton Avenue - OPA - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21954.pdf>)

TE27.30	ACTION	2:00 PM	Delegated	Ward: 20
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### **Sign Variance - 141 Spadina Avenue**

#### **Origin**

(May 14, 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 a variance to permit, for third party advertising purposes, replacement of an existing roof sign with an illuminated larger size “V” shape roof sign containing an LED animated image board, for third party advertising purposes, at 141 Spadina Avenue.

#### **Summary**

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

This report reviews and makes recommendations on a request by Adam Kelly of Kramer Design Associates on behalf of Astral Media for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit replacement of an existing third party “V” shaped illuminated roof sign with a larger size “V” shape roof sign containing an LED animated image board, for third party advertising purposes, at 141 Spadina Avenue. Staff recommends refusal of this application. The variance is 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**

TE27.30 - Staff Report - 141 Spadina Avenue - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21955.pdf>

TE27.31	ACTION	2:00 PM	Delegated	Ward: 28
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### **Sign Variance - 12 St. Lawrence Street**

#### **Origin**

(May 13, 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 permit, for third party advertising purposes, a two face illuminated ground sign containing LED

animated image board on each face of the sign; and to remove the existing third party illuminated ground sign located at 12 St. Lawrence Street.

### 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 Adam Kelly of Kramer Design Associates on behalf of Astral Media for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, a two face illuminated ground sign containing LED animated copy image board on each face of the sign and to remove an existing third party illuminated ground sign located on City-owned lands at 12 St. Lawrence Street.

Staff recommends refusal of this 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

TE27.31 - Staff Report - 12 St. Lawrence Street - Sign Variance  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21956.pdf>)

TE27.32	ACTION	2:00 PM	Delegated	Ward: 21
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### Front Yard Parking Appeal for a Second Vehicle - 21 Normanna Avenue

#### Origin

(June 1, 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 21 Normanna 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 21 Normanna Avenue 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

TE27.32 - Staff Report - 21 Normanna Avenue - Front Yard Parking Appeal

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21957.pdf>)

TE27.32 - Staff Report - 21 Normanna Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21958.pdf>)

TE27.32 - Staff Report - 21 Normanna Avenue - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21959.pdf>)

TE27.32 - Staff Report - 21 Normanna Avenue - Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21960.pdf>)

TE27.32 - Staff Report - 21 Normanna Avenue - Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21961.pdf>)

TE27.33	ACTION	2:00 PM	Delegated	Ward: 27
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## Front Yard Parking Appeal - 28 Astley Avenue

### Origin

(June 1, 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 front yard parking at 28 Astley Avenue.
2. Require that the applicant replace the existing City-owned tree.
3. The applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D', to the satisfaction of the General Manager of Transportation Services.
4. The applicant pay all applicable fees and comply with all other criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards.

### 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 28 Astley Avenue for front yard parking. While the property is in a ward where we cannot accept an application, it does however meet all the physical requirements of the City of Toronto Municipal Code Chapter 918 and does meet all the requirements of the Code for an appeal. 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

TE27.33 - Staff Report - 28 Astley Avenue - Front Yard Parking Appeal

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21962.pdf>)

TE27.33 - Staff Report - 28 Astley Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21963.pdf>)

TE27.33 - Staff Report - 28 Astley Avenue - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21964.pdf>)

TE27.33 - Staff Report - 28 Astley Avenue - Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21965.pdf>)

TE27.33 - Staff Report - 28 Astley Avenue - Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21966.pdf>)

TE27.34	ACTION	2:00 PM	Delegated	Ward: 31
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### Front Yard Parking Appeal - 56 Barker Avenue

#### Origin

(June 1, 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 56 Barker 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 56 Barker 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

TE27.34 - Staff Report - 56 Barker Avenue - Front Yard Parking Appeal  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21967.pdf>)

TE27.34 - Staff Report - 56 Barker Avenue - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21968.pdf>)

TE27.34 - Staff Report - 56 Barker Avenue - Appendix B  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21969.pdf>)

TE27.34 - Staff Report - 56 Barker Avenue - Appendix C  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21970.pdf>)

TE27.34 - Staff Report - 56 Barker Avenue - Appendix D  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21971.pdf>)

TE27.35	ACTION	2:00 PM	Delegated	Ward: 32
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### Front Yard Parking Appeal - 120 Hannaford Street

#### Origin

(June 1, 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 120 Hannaford Street.

#### 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 120 Hannaford Street 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

TE27.35 - Staff Report - 120 Hannaford Street - Front Yard Parking Appeal  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21972.pdf>)

TE27.35 - Staff Report - 120 Hannaford Street - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21973.pdf>)

TE27.35 - Staff Report - 120 Hannaford Street - Appendix B  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21974.pdf>)

TE27.35 - Staff Report - 120 Hannaford Street - Appendix C  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21975.pdf>)

TE27.35 - Staff Report - 120 Hannaford Street - Appendix D  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21976.pdf>

TE27.36	ACTION	2:00 PM	Delegated	Ward: 32
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## Front Yard Parking Appeal - 201 Kenilworth Avenue

### Origin

(June 1, 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 201 Kenilworth 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 201 Kenilworth 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

TE27.36 - Staff Report - 201 Kenilworth Avenue - Front Yard Parking Appeal  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21977.pdf>

TE27.36 - Staff Report - 201 Kenilworth Avenue - Appendix A  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21978.pdf>

TE27.36 - Staff Report - 201 Kenilworth Avenue - Appendix B  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21979.pdf>

TE27.36 - Staff Report - 201 Kenilworth Avenue - Appendix C  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21980.pdf>

TE27.36 - Staff Report - 201 Kenilworth Avenue - Appendix D  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21981.pdf>



TE27.37	ACTION	2:00 PM	Delegated	Ward: 32
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## Front Yard Parking Appeal - 61 Leuty Avenue

### Origin

(June 1, 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 61 Leuty 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 61 Leuty 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

TE27.37 - Staff Report - 61 Leuty Avenue - Front Yard Parking Appeal  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21982.pdf>)

TE27.37 - Staff Report - 61 Leuty Avenue - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21983.pdf>)

TE27.37 - Staff Report - 61 Leuty Avenue - Appendix B  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21984.pdf>)

TE27.37 - Staff Report - 61 Leuty Avenue - Appendix C  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21985.pdf>)

TE27.37 - Staff Report - 61 Leuty Avenue - Appendix D  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21986.pdf>)

TE27.38	ACTION	2:00 PM	Delegated	Ward: 20
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## Appeal of the Denial of a Boulevard Cafe Permit Application - 298 Brunswick Avenue

### Origin

(June 1, 2009) Report from the Manager, Municipal Licensing and Standards, Licensing Services



## Recommendations

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

1. Deny the application for the proposed boulevard café at 298 Brunswick Avenue.

## 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.

To report on an appeal received on March 18, 2009 from Sumit Kapur for the denial of the issuance for a boulevard cafe permit based on an objection received from the Ward Councillor. (See Appendix No.1)

## Financial Impact

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

## Background Information

TE27.38 - Staff Report - 298 Brunswick Avenue - Boulevard Cafe  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21987.pdf>)

TE27.38 - Staff Report - 298 Brunswick Avenue - Appendix 1 - 5  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22171.pdf>)

TE27.39	ACTION	2:00 PM	Delegated	Ward: 20
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## Appeal of the Denial of a Request for the Extension of the Boulevard Cafe Operating Hours from 11:00 p.m. to 2:00 a.m. at 483 Bloor Street West, Brunswick Avenue Flankage

## Origin

(May 31, 2009) Report from the Manager, Municipal Licensing and Standards, Licensing Services

## Recommendations

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

1. Deny the request for the extension of the boulevard café operating hours from 11:00 p.m. to 2:00 a.m. at 483 Bloor Street West, Brunswick Avenue flankage.

## 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.

To report on an appeal received on May 28, 2009 from 2139155 Ontario Inc of the denial of a request for the extension of the boulevard café operating hours from 11:00 p.m. to 2:00 a.m. daily at 483 Bloor Street West, Brunswick Avenue flankage.

### Financial Impact

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

### Background Information

TE27.39 - Staff Report - 483 Bloor Street West - Boulevard Cafe  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21988.pdf>)

TE27.39 - Staff Report - 483 Bloor Street West - Appendix 1 - 4  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22177.pdf>)

TE27.40	ACTION	2:00 PM	Delegated	Ward: 22
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### Appeal of the Denial of a Boulevard Cafe Permit - 647A Mount Pleasant Road, Hillsdale Avenue Flankage

#### Origin

(May 31, 2009) Report from the Manager, Municipal Licensing and Standards, Licensing Services

#### Recommendations

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

1. Deny the application for the proposed café permit at 647A Mount Pleasant Road, Hillsdale Avenue flankage.

#### 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.

To report on an appeal received on April 27, 2009 from Maddalena Gargarella for the denial of the issuance of a boulevard café permit, based on the results of the public poll.

### Financial Impact

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

### Background Information

TE27.40 - Staff Report - 647A Mount Pleasant Rd - Boulevard Cafe  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21989.pdf>)

TE27.40 - Staff Report - 647A Mount Pleasant Rd. - Appendix 1 - 5  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22178.pdf>)

TE27.41	ACTION	2:00 PM	Delegated	Ward: 29
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## **Cancellation of Existing Marketing Permit with Canopy - 733 Pape Avenue, Lipton Avenue Flankage, due to the TTC Station Upgrade**

### **Origin**

(June 1, 2009) Report from the Manager, Municipal Licensing and Standards, Licensing Services

### **Recommendations**

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

1. Cancel the permit for the marketing area and canopy at 733 Pape Avenue.

### **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.

To report on the cancellation of the existing sidewalk/boulevard marketing permit and removal of the canopy at 733 Pape Avenue, Lipton Avenue flankage due to the TTC station upgrades.

### **Financial Impact**

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

### **Background Information**

TE27.41 - Staff Report - 733 Pape Avenue - Lipton Avenue Flankage  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-21990.pdf>)

TE27.42	ACTION			Ward: 14
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## **Preliminary Report - 314 Roncesvalles Avenue - Rezoning Application**

### **Origin**

(May 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.

### 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 permit music instruction (non-amplified, non electronic) within the existing house-form building located at 314 Roncesvalles 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.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE27.42 - Staff Report - 314 Roncesvalles Avenue - Preliminary Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-21991.pdf>

TE27.43	ACTION			Ward: 20
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### Preliminary Report - 99 Blue Jays Way - Rezoning Application

#### Origin

(May 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.

### 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 amend the former City of Toronto Zoning By-law 438-86 to permit the development of a 40-storey mixed-use building, comprised of 309 residential units and commercial uses at grade located at 99 Blue Jays Way, where the Wayne Gretzky's Restaurant is presently operating.

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.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE27.43 - Staff Report - 99 Blue Jays Way - Preliminary Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21992.pdf>)

<b>TE27.44</b>	<b>ACTION</b>			Ward: 14
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## **Parkdale Village Business Improvement Area Capital Design Strategy**

### **Origin**

(May 6, 2009) Report from the Director, Business Services, Economic Development, Culture and Tourism

### **Recommendations**

The Director, Business Services, Economic Development, Culture and Tourism recommends that:

1. City Council approve the Parkdale Village Business Improvement Area Capital Design Strategy, dated December 2008, to guide capital improvements to the public right-of-way within the Parkdale Village BIA and that such improvements be implemented over-time, in accordance with the BIA Capital Cost-Share Program Guidelines.
2. City Council request Transportation Services, Technical Services and City Planning to have consideration for the Parkdale Village BIA Capital Design Strategy when undertaking or planning public realm improvements in the Parkdale Village BIA boundaries.

### **Summary**

This report recommends Council adoption of the Parkdale Village BIA Capital Design Strategy as a guide for area streetscape improvements.

### **Financial Impact**

The Parkdale Village BIA Capital Design Strategy will be implemented by the BIA in phases. Improvements identified in the Strategy will be within the public realm and funded through the City's BIA Capital Cost-Share Program. Proposed streetscape improvements will be evaluated

in accordance with the Council approved Capital Cost-Share Guidelines and subject to funding availability within the Economic Development, Culture and Tourism Capital Budget.

The 2009 Council Approved Capital Budget includes \$600,000 gross, \$300,000 net for Phase One of the priority pedestrian scale lighting plan. The 2010 and future requests will be evaluated in accordance with Program Guidelines and annual funding availability.

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

### Background Information

TE27.44 - Staff Report - Parkdale Village BIA Capital Design Strategy  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21993.pdf>)

TE27.44 - Staff Report - Parkdale Village BIA - Attachment  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21994.pdf>)

TE27.45	ACTION		Delegated	Ward: 22
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### Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

#### Origin

(May 14, 2009) Report from the Director, Business Services

#### Recommendations

The Director, Business Services recommends that the Toronto and East York Community Council:

1. Approve deletions to the Mount Pleasant Board of Management as set out in Attachment No. 1.
2. Directed that Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Board of Management.

#### Summary

The purpose of this report is to recommend that Toronto and East York Community Council approve deletions to the Mount Pleasant BIA Board 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

TE27.45 - Staff Report - BIA Boards - Various Additions and Deletions  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21995.pdf>)

TE27.46	ACTION		Delegated	Ward: 22
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## **Sign Variance - 55 St. Clair Avenue West**

### **Origin**

(May 5, 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, for identification purposes, a non-illuminated fascia sign in the form of a corporate name and a logo to identify “Cancer.Ca” on the fourth floor parapet wall, on the front elevation of the building at 55 St. Clair Avenue West.
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 the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Svetlana Levant of Permit World, on behalf of G E Real Estate Equity, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated fascia sign in the form of a corporate name and a logo to identify “Cancer.Ca” on the fourth floor parapet wall, on the front elevation of the building at 55 St. Clair Avenue West.

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**

TE27.46 - Staff Report - 55 St. Clair Avenue West - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21996.pdf>

TE27.47	ACTION			Ward: 27
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## Sign Variance - 322 Yonge Street

### Origin

(May 20, 2009) Report from the Director, Toronto Building, Toronto and East York District

### Recommendations

The Toronto Building Division recommends that:

1. City Council approve the requested variances to permit, for third party advertising purposes, an illuminated roof sign containing a portion of the sign as full colour LED video board for animated copy, at 322 Yonge Street, conditional upon the following:
  - a. the existing third party roof sign is removed;
  - b. that energy efficient lights be used; and
  - c. the visible sign structure and attributes are constructed of non-corrosive materials.
2. City 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 report reviews and makes recommendations on a request by David Monaghan of Kramer Design Associates on behalf of Nick Stanoulis for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, an illuminated roof sign containing almost one third of the sign as full colour LED video board for animated copy, at 322 Yonge Street.

Staff recommends approval of the application subject to the conditions of approval listed below in the recommendations sections. With these conditions in place, 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

TE27.47 - Staff Report - 322 Yonge Street - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-21997.pdf>



TE27.48	ACTION		Delegated	Ward: 27
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## Sign Variance - 340 Yonge Street

### Origin

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

### Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. Approve the requested variances to permit, for identification purposes, seven illuminated fascia signs and two illuminated projecting sign on the front elevation of the building at 340 Yonge Street subject to the following conditions:
  - a. signs attached to the building, including projecting signs, shall not be internally illuminated; and
  - b. energy efficient fixtures shall be used.
2. Prior to the issuance of a building permit, direct that the approval by the Manager of Heritage Preservation Services shall be obtained for the final design of the signs and the method of attachment included.
3. 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 Jan Kubanek of ERA Architects, on behalf of Toronto Camera Centres Limited, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit removal of the existing fascia, canopy projecting signs and to install, for identification purposes, seven illuminated fascia signs and two illuminated projecting sign on the front elevation of the building at 340 Yonge Street.

Staff recommends approval of the application subject to the conditions described in this report and contained in the recommendations. 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

TE27.48 - Staff Report - 340 Yonge Street - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21998.pdf>

TE27.49	ACTION		Delegated	Ward: 28
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## **Sign Variance - 333 Bay Street**

### **Origin**

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

### **Recommendations**

The Toronto Building Division recommends that the Toronto and East York Community Council:

1. Approve the requested variance to permit, for identification purposes, an illuminated pedestal sign along the Bay Street frontage of the property at 333 Bay Street and require that energy efficient lights be used.
2. 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 Jason Purdie of A-tec Signs on behalf of Brookfield Properties, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated pedestal sign along the Bay Street frontage of the property at 333 Bay Street.

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**

TE27.49 - Staff Report - 333 Bay Street - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21999.pdf>

TE27.50	ACTION		Delegated	Ward: 28
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## **Sign Variance - 15 York Street**

### **Origin**

(April 2, 2009) Report from the Director, Toronto Building, Toronto and East York District

### **Recommendations**

The Toronto Building Division recommends that the Toronto and East York Community Council:

1. Approve the requested variances to permit the comprehensive signage program for the Maple Leaf Square Complex. The signage program includes the installation of six first party illuminated fascia signs in the form of corporate logos, on the north, east and west elevations of the mechanical penthouses of the condo towers of the Maple Leaf Square Complex.
2. 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 the Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Adam Kelly of Kramer Design Associates, on behalf of Maple Leaf Sports and Entertainment for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit the proposed comprehensive signage program for the Maple Leaf Square project. The signage program includes a total of forty signs for identification purposes, thirteen of which do not meet the sign by-law requirements.

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**

TE27.50 - Staff Report - 15 York Street - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22000.pdf>

TE27.51	ACTION		Delegated	Ward: 29
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## **Sign Variance - 364 Danforth Avenue**

### **Origin**

(May 25, 2009) Report from the Director, Toronto Building, Toronto and East York District

### **Recommendations**

The Toronto Building Division recommends that the Toronto and East York Community Council:

1. Approve the requested variances to permit, for identification purposes, an illuminated fascia sign on the parapet wall of the building and a non-illuminated fascia sign at the first floor level on the front elevation of the building at 364 Danforth Avenue and require that energy efficient lights be used.
2. Direct the City Clerk's Office to advise the applicant, upon approval of 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 Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Fawzi Sayed of Capital Signs and Imaging on behalf of Radicos Management Ltd, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign on the parapet wall of the building and a non-illuminated fascia sign at the first floor level on the front elevation of the building at 364 Danforth 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**

TE27.51 - Staff Report - 364 Danforth Avenue - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22004.pdf>

TE27.52	ACTION		Delegated	Ward: 22
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### **Naming of Public Lane Located East of Yonge Street Between Eglinton Avenue East and Soudan Avenue**

#### **Origin**

(June 1, 2009) Report from the City Surveyor

#### **Recommendations**

The City Surveyor recommends that:

1. The public lane located east of Yonge Street, between Eglinton Avenue East and Soudan Avenue, be named “Cowbell 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.

This report recommends that the public lane located east of Yonge Street between Eglinton Avenue East and Soudan Avenue be named “Cowbell Lane”.

#### **Financial Impact**

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

#### **Background Information**

TE27.52 - Staff Report - Yonge Street - Naming of Public Lane  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22005.pdf>

TE27.53	ACTION		Delegated	Ward: 27
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### **Naming of Public Lane Extending Easterly From St. Nicholas Street, Then Southerly to Irwin Avenue**

#### **Origin**

(June 3, 2009) Report from the City Surveyor

#### **Recommendations**

The City Surveyor recommends that:

1. The public lane extending easterly from St. Nicholas Street, then southerly to Irwin Avenue, be named “Cottage 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.

This report recommends that the name “Cottage Lane” be approved to identify the public lane extending easterly from St. Nicholas Street, then southerly to Irwin Avenue.

### Financial Impact

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

### Background Information

TE27.53 - Staff Report - Naming of Public Lane Easterly from St. Nicholas Street  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22006.pdf>

TE27.54	ACTION		Delegated	Ward: 28
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### Naming of Public Lanes in Cabbagetown - Phase 2

#### Origin

(June 3, 2009) Report from the City Surveyor

### Recommendations

The City Surveyor recommends that:

1. The names Garner Lane, Darling Lane, Flos Williams Lane, Clara Lane, Reverend Boddy Lane, Ishbel Lane, Neutral Lane, Hume Lane, Cat Mint Lane, Flicker Lane, Iroquois Lane, Jefferys Lane, Prohibition Lane, Schawlow Lane, Mickey Lane, Magic Lane, Arthur Goss Lane, Eddy Lane, Tweedy Lane, Coltsfoot Lane, O’Riordan Lane, Goatsbeard Lane, Edensmith Lane, Yen Lane, Al Purdy Lane, Tony Brady Lane, Fresh Air Lane, McNamara Lane, Gordon Sinclair Lane, Chipping Sparrow Lane, Corn Chamomile Lane, Smith Gemmell Lane, Wakely Lane, Dyer Lane, Picking Coke Lane, Carfrae Lane, Exchange Lane, Grandtoy Lane, and Redrocket Lane, be approved to identify public lanes located in the area bounded by Sherbourne Street, Bloor Street East, Shuter Street and the Don River.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of one or more naming by-laws.

### 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 recommends that the 39 names identified in this report be approved to identify the public lanes in Ward 28. Naming the lanes will facilitate the dispatch of Emergency Services to the lanes and improve community safety.

### Financial Impact

The costs of the street signs can be accommodated in the Transportation Services budget.

### Background Information

TE27.54 - Staff Report - Naming of Public Lanes - Cabbagetown - Phase 2  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22007.pdf>

TE27.55	ACTION			Ward: 18
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### Permanent Closure of the Portion of Paton Road Abutting the North Limit of Erwin Krickhahn Park

#### Origin

(May 27, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that:

1. City Council permanently close the portion of the public highway known as Paton Road, shown as Part 1 on the attached Sketch No. PS-2008-084 (the “Highway”), and authorize the transfer of jurisdiction of the Highway to Parks, Forestry and Recreation (PF&R), subject to easement interests for easements required by Toronto Hydro and Enbridge Gas having been declared surplus in accordance with City of Toronto Municipal Code Chapter 213 and authority having been granted to convey easements to Toronto Hydro and Enbridge Gas over the closed Highway for nominal consideration.
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Highway in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the draft by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+” activities, by posting notice of the proposed closure on the notice page of the City’s Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered.

## Summary

Transportation Services recommends that the portion of the public highway known as Paton Road, abutting the north limit of Erwin Krickhahn Park, be permanently closed and jurisdiction be transferred to Parks, Forestry and Recreation.

## Financial Impact

The following costs will be incurred by Transportation Services in order to prepare the Highway for transfer PF&R purposes.

Description of Work	Estimated Cost of Work	Account Information
Remove asphalt and concrete road surface; remove sidewalk, catchbasin, stone base, guardrail and posts; adjust manholes and gas valve; strip and regrade road surface on Rankin Crescent and construct new sidewalk. See attached sketch dated May 29, 2008.	\$45,000.00	Neighbourhood Improvements - CTP408-02-26
Phase I and II Environmental Testing	\$20,000.00	CTP309-05-04

Environmental testing is required as the use of the land will change from public highway to parkland.

The required environmental testing is expected to be completed by June, 2009. The findings of the testing will be compiled into a report that is expected to take approximately three weeks to complete. Any remediation identified as a result of this testing will be the responsibility of PF&R.

## Background Information

TE27.55 - Staff Report - Closure of Paton Road

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22175.pdf>)

TE27.55 - Staff Report - Closure of Paton Road - Sketch No. PS-2008-084

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22009.pdf>)



TE27.56	ACTION			Ward: 19
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## **Proposed Permanent Closure of the Portion of the Public Lane known as Stanley Terrace at the Rear of Premises 23 to 29 Stafford Street**

### **Origin**

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

### **Recommendations**

Transportation Services recommends that:

1. City Council permanently close the portion of the public lane shown as Part 1 on the attached Sketch No. PS-2009-066 (the “Lane”), and transfer jurisdiction of the Lane to Parks, Forestry and Recreation (“PF&R”), subject to:
  - a. the Zoning By-law amendment (Application No. 08 172749 STE 19 OZ) pertaining to the lands comprising Premises Nos. 23 to 29 Stafford Street (the “Site”) becoming final and binding and coming into full force and effect;
  - b. execution and registration on title of a Site Plan Agreement in a form satisfactory to the City Solicitor, to secure completion of the landscaping work to be carried out on the Lane by the developer of the Site, to the satisfaction of the General Manager of PF&R;
  - c. an easement interest for the easement required by Toronto Hydro having been declared surplus in accordance with City of Toronto Municipal Code Chapter 213 and authority having been granted to convey an easement to Toronto Hydro over the closed Lane for nominal consideration; and
  - d. compliance with the requirements of the City of Toronto Municipal Code Chapter 162.
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Lane, in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed draft by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+” activities, by posting notice of the proposed closure on the notice page of the City’s web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

## Summary

Transportation Services recommends that the portion of the public lane known as Stanley Terrace at the rear of Premises 23 to 29 Stafford Street be permanently closed and that jurisdiction be transferred to Parks, Forestry and Recreation for incorporation into Stanley Park.

## Financial Impact

The subject closing will not result in any costs to the City as development of the Lane for parks purposes will be secured as part of the Site Plan process for the Site on the west side of Stanley Terrace.

## Background Information

TE27.56 - Staff Report - Permanent Closure of Portion of Public Lane Known as Stanley Terrace

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22010.pdf>)

TE27.56 - Staff Report - Stanley Terrace - Sketch No. PS-2009-066

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22011.pdf>)

TE27.57	ACTION			Ward: 20
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## Proposed Closing and Conveyance of a Portion of the Rees Street Boulevard between Bremner Boulevard and Lake Shore Boulevard West

### Origin

(May 14, 2009) Report from the General Manager, Transportation Services and Chief Corporate Officer

### Recommendations

Transportation Services and Facilities and Real Estate Services recommend that:

1. City Council permanently close the portion of the Rees Street boulevard, shown as Part 1 on the attached Sketch No. PS-2007-135 (the "Highway"), as a public highway, subject to compliance with the requirements of the City of Toronto Municipal Code Chapter 162.
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and that Toronto and East York Community Council hear any member of the public who wishes to speak to this matter during consideration of the proposed by-law.

3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+” activities, by posting notice of the proposed closure on the notice page of the City’s web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered.
4. City Council direct Legal Services staff to convey the Highway to Hydro One Networks Inc. (“Hydro One”), for nominal consideration substantially on the terms and conditions of the Hydro Option Purchase Agreement dated October 5, 1992.
5. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate severally to sign any documents on behalf of the City to give effect thereto.
6. City Council authorize the City Solicitor 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 terms and conditions, on such terms as she considers reasonable.

### **Summary**

Transportation Services and Facilities and Real Estate staff request that a portion of the Rees Street boulevard between Bremner Boulevard and Lake Shore Boulevard West be permanently closed in order for Facilities and Real Estate staff to fulfil the City’s obligation pursuant to a Hydro Option Purchase Agreement dated October 5, 1992.

### **Financial Impact**

The subject closing and transfer will not incur any Capital costs to the City as this report is required in order to fulfil a Hydro Purchase Option Agreement, dated October 5, 1992 (the “Option Agreement”).

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

### **Background Information**

TE27.57 - Staff Report - Proposed Closing of Portion of Rees Street Boulevard  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22012.pdf>)

TE27.57 - Staff Report - Rees Street Boulevard - Sketch No. PS-2007-135  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22013.pdf>)

<b>TE27.58</b>	<b>ACTION</b>			Ward: 20
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## **Lane and Sidewalk Closure - 478 King Street West**

### **Origin**

(June 2, 2009) Report from the Director, Transportation Services, Toronto and East York District

### **Recommendations**

Transportation Services recommends that:

1. City Council close the sidewalk and curb lane on the north side of King Street West, between a point 50.5 metres west of Spadina Avenue and a point 59 metres further west, from July 1, 2009, to July 1, 2011.
2. City Council rescind the “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and Public Holidays” regulation on the north side of King Street West, from a point 18 metres west of Charlotte Street to Dufferin Street.
3. City Council rescind the regulation authorizing the operation of parking machines/meters, on the both sides of King Street West, between a point 91.4 metres west of Spadina Avenue and Bathurst Street from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00p.m. Saturday; and 1:00 p.m. to 9:00p.m.Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours.
4. City Council implement a “No Stopping Anytime” regulation on the north side of King Street West between a point 50.5 metres west of Spadina Avenue and a point 59.0 metres further west.
5. City Council implement a “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and Public Holidays” regulation on the north side of King Street West:
  - a. from a point 18 metres west of Charlotte Street to a point 50.5 metres west of Spadina Avenue; and
  - b. from a point 109.5 metres west of Spadina Avenue to Dufferin Street
6. City Council implement a regulation authorizing the operation of parking machines/meters from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours on:
  - a. the north side of King Street West, from a point 109.5 metres west of Spadina Avenue to Bathurst Street;
  - b. the south side of King Street West, from a point 91.4 metres west of Spadina Avenue to Bathurst Street.

7. City Council rescind the following regulations on King Street West as a housekeeping measure to eliminate contradictory/overlapping entries from the traffic by-law:
  - a. “No Stopping 7:00 a.m. to 9:00 a.m., Except Saturday, Sunday, and Public Holidays” regulation, on the south side of King Street West from Roncesvalles Avenue to Spadina Avenue.
  - b. “No Stopping 4:00 p.m. to 6:00 p.m., Except Saturday, Sunday, and Public Holidays” regulation, on the north side of King Street West from Roncesvalles Avenue to Spadina Avenue.
  - c. “No Parking 7:00 a.m. to 9:00 a.m., Except Saturday, Sunday, and Public Holidays” regulation on the north side of King Street West from Roncesvalles Avenue to Spadina Avenue.
  - d. “No Parking 4:00 p.m. to 6:00 p.m., Except Saturday, Sunday, and Public Holidays” regulation on the south side of King Street West from Roncesvalles Avenue to Spadina Avenue.
8. City Council authorize staff to return King Street West to its pre-construction traffic and parking regulations when the project is completed.

### **Summary**

Tucker Hi-Rise Construction Inc. is constructing a 12-storey condominium at 478 King Street West, on the north side of King Street West, between Brant Street and Spadina Avenue. For this reason, Transportation Services is seeking City Council approval to close the sidewalk and curb lane on the north side of King Street West for 24 months.

### **Financial Impact**

There is no financial impact on the City. Tucker Hi-Rise Construction Inc. is responsible for all costs.

### **Background Information**

TE27.58 - Staff Report - 478 King Street West - Drawing No. 421F-9646

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22015.pdf>)

TE27.58 - Staff Report - 478 King Street West - Lane and Sidewalk Closure

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22163.pdf>)

<b>TE27.59</b>	<b>ACTION</b>		Delegated	Ward: 27
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## **Lane and Sidewalk Closure - 122 Bond Street**

### **Origin**

(May 29, 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. Close the sidewalk and curb lane on the west side of Bond Street, between Gould Street and a point 93.5 metres south of Gould Street, from June 24, 2009, to August 31, 2010.
2. Close the sidewalk on the south side of Gould Street, between Bond Street and a point 50.1 metres west of Bond Street, from June 24, 2009 to August 31, 2010.
3. Close the public laneway west of Bond Street, south of Gould Street, to vehicular traffic, from June 24, 2009 to August 31, 2010.
4. Implement “No Stopping Anytime” on both sides of Bond Street, between Gould Street and a point 98.5 metres south of Gould Street, during the subject time period.
5. Remove the existing “No Parking Anytime” regulation on the west side of Bond Street, between Gould Street and a point 98.5 metres south of Gould Street, during the subject time period.
6. Remove the existing “No Parking, Monday to Saturday” regulation on the east side of Bond Street, between Gould Street and a point 98.5 metres south of Gould Street, during the subject time period.
7. Implement “No Stopping Anytime” on both sides of Gould Street, between Bond Street and a point 55.1 metres west of Bond Street, during the subject time period.
8. Remove the existing “No Parking Anytime” regulation both sides of Gould Street, between Bond Street and a point 55.1 metres west of Bond Street, during the subject time period.
9. Return Bond Street and Gould Street to their 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 the delegated authority from City Council to make a final decision.

Genivar represents Ryerson University who are expanding an existing building at 122 Bond Street, on the south-west corner of Bond Street and Gould Street. Transportation Services has been requested to close the sidewalk and curb lane on the west side of Bond Street, the sidewalk on the south side of Gould Street, and the public laneway west of Bond Street, south of Gould Street for 14 months to facilitate construction.

### Financial Impact

There is no financial impact on the City. Genivar will bear the costs.

### Background Information

TE27.59 - Staff Report - 122 Bond Street - Lane and Sidewalk Closure

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22016.pdf>)

TE27.59 - Staff Report - 122 Bond Street - Drawing No. 421F-9698

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22017.pdf>)

TE27.60	ACTION		Delegated	Ward: 27
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### Extension of Sidewalk and Lane Closure Duration - Cumberland Street

#### Origin

(May 29, 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 the south sidewalk and south side of Cumberland Street, between a point 92.2 metres east of Avenue Road and a point 106.7 metres east of Avenue Road to pedestrian traffic, to September 30, 2009.

### Summary

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

PCL Constructors Canada Inc. is building a 7-storey addition to an existing 14-storey building at 130 Bloor Street West. They need to continue to close the south sidewalk and south lane on Cumberland Street 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

TE27.60 - Staff Report - Cumberland Street - Extension of Sidewalk and Lane Closure  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22018.pdf>

TE27.60 - Staff Report - Cumberland Street - Drawing No. 421F-9697  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22019.pdf>

**(Deferred from May 14, 2009 - 2009.TE26.36)**

TE27.61	ACTION		Delegated	Ward: 20
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## Taxicab Stand - Front of No. 444 Front Street West

### Origin

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

### Recommendations

Transportation Services recommend that Toronto and East York Community Council:

1. Approve installation of a taxicab stand on the north side of Front Street West, from a point 95 metres west of Spadina Avenue to a point 15 metres further west.
2. Rescind the parking machine/meter parking regulation, which operates from 8:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m., Saturday, and 1:00 p.m. to 9:00 p.m., Sunday, for a maximum period of three hours at a rate of \$2.00 per hour, on the north side of Front Street West, between Spadina Avenue and Portland Street.
3. Approve implementation of a parking machine/meter parking regulation, which operates from 8:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m., Monday to Friday, 8:00 a.m. to 9:00 p.m., Saturday, and 1:00 p.m. to 9:00 p.m., Sunday, for a maximum period of three hours at a rate of \$2.00 per hour, on the north side of Front Street West:
  - a. from Spadina Avenue to a point 95 metres west thereof; and
  - b. from a point 110 metres west of Spadina Avenue to Portland Street.

### 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 purpose of this report is to request Council's authority to implement a taxicab stand on the north side of Front Street West, in front of The Globe and Mail Newspaper building located at No. 444 Front Street West.

A taxicab stand can be implemented at the above-noted location without adversely effecting traffic operations, the safety of road users, or on-street parking.



**Financial Impact**

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

**Background Information**

TE27.61 - Staff Report - 444 Front Street West - Taxicab Stand

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22026.pdf>)

TE27.61 - Staff Report - 444 Front Street West - Drawing No. 421F-9637

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22027.pdf>)

TE27.62	ACTION		Delegated	Ward: 14
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**Signs, Light Standards and Pillars - 30 The Queensway****Origin**

(June 1, 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 four free standing illuminated and one non-illuminated ground signs, four decorative light standards, along with six stone pillars within the public right of way fronting 30 The Queensway and on the Sunnyside and Glendale Avenues flanks and Parkdale Road rear of 30 The Queensway, 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 to the encroachment beyond what is allowed under the terms of the Agreement;
  - c. obtain clearances and/or sign offs from Toronto Hydro and satisfy any requirements that Toronto Hydro may have;

- d. submit a Hydro Electric Clearance Certificate upon completion of work;
  - e. remove three obsolete electrical fixtures from within the public right of way fronting 30 The Queensway and restore the grassed boulevard to its original condition;
  - f. remove the encroachments 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 encroachments, 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 from the representative of St. Joseph's Health Centre to allow the maintenance of four free standing illuminated and one non-illuminated ground signs, four decorative light standards, along with six stone pillars that encroach within the public right of way fronting 30 The Queensway and on the Sunnyside and Glendale Avenue flanks and Parkdale Road rear of 30 The Queensway.

As the free standing illuminated and non-illuminated ground signs, decorative light standards and stone pillars do not impact negatively on the public right of way, Transportation Services recommends approval of these encroachments.

Additionally, three obsolete electrical concrete fixtures existing within the public right of way fronting 30 The Queensway must be removed and the City boulevard restored to its original grassed condition as part of this approval.

### **Financial Impact**

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

### **Background Information**

TE27.62 - Staff Report - 30 The Queensway - Signs, Light Standards and Pillars  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22028.pdf>)

TE27.62 - Staff Report - 30 The Queensway - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22029.pdf>)

TE27.63	ACTION			Ward: 18
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## **Introduction of Pay-and-Display Parking - Local Streets Intersecting Dundas Street West, between Dovercourt Road and Lansdowne Avenue and Parking Regulations - Dundas Street West, Dovercourt Road to Sterling Road - One Year Review**

### **Origin**

(June 3, 2009) Letter from the Public Works and Infrastructure Committee

### **Recommendations**

The Public Works and Infrastructure Committee recommended to the Toronto and East York Community Council that:

1. City Council approve the proposal and the regulatory amendments listed in Appendix "A" and "B" of the report (May 20, 2009) from the General Manager, Transportation Services, outlining the changes required to the parking regulations on the specific sections of Coolmine Road, Rusholme Road, Lisgar Street, Rusholme Drive, Beaconsfield Avenue, Gladstone Avenue, Sheridan Avenue, Brock Avenue, Marguereta Street, and St. Clarens Avenue listed in the attached appendices.
2. Subject to approval by Toronto and East York Community Council of the regulatory amendments listed in Appendix "A" and "B" of this report, the City Clerk be directed to provide public notice in the local print media of the intent to adjust the permit parking regulations on the section of the streets within Permit Parking Areas 2, 3J and 3K outlined in the attached appendices.

### **Summary**

The Public Works and Infrastructure Committee on June 3, 2009, considered:

- a. a report (May 20, 2009) from the General Manager, Transportation Services, entitled "Introduction of Pay-and-Display Parking – Local Streets Intersecting Dundas Street West, between Dovercourt Road and Lansdowne Avenue".
- b. Item TE20.65 entitled "Parking Regulations - Dundas Street West, Dovercourt Road to Sterling Road - One Year Review" which was referred to the Public Works and Infrastructure Committee by City Council on April 29 and 30, 2009, together with the accompanying background material.

The Public Works and Infrastructure Committee:

1. requested the General Manager, Transportation Services, to report to the July 6, 2009, meeting of City Council on the proposal by the Toronto Transit Commission to:
  - a. extend the duration of the current stopping prohibition from 4:00 p.m. to 6:00 p.m., Monday to Friday to apply from 3:30 p.m. to 6:30 p.m., Monday to Friday, on the north side of Dundas Street West;

- b. extend the duration of the current stopping prohibition from 7:00 a.m. to 9:00 a.m., Monday to Friday to apply from 7:00 a.m. to 10:00 a.m., Monday to Friday, on the south side of Dundas Street West;
  - c. prohibit left turns from 7:00 a.m. to 7:00 p.m., daily by eastbound and westbound traffic on Dundas Street West at Dufferin Street;
  - d. prohibit left turns at all times (TTC vehicles excepted) by eastbound traffic on Dundas Street West at Lansdowne Avenue;
  - e. adjust the operational periods of the existing left-turn prohibitions on Dundas Street West at Brock Avenue, Gladstone Avenue, Rusholme Drive/Beaconsfield Avenue, St. Clarens Avenue and Sheridan Avenue to conform to the extended rush hour parking regulations outlined in a. and b. above, as applicable;
  - f. implement "No Standing Anytime" regulations on Dundas Street West at the following locations to expedite clearance of queued traffic close to signalized intersections/transit stops:
    - north and south sides, from Brock Avenue to a point 60 metres east;
    - south side, from Brock Avenue to a point 60 metres west;
    - north side, from Brock Avenue to a point 74 metres west;
    - north and south sides, from Dovercourt Road to a point 60 metres west;
    - south side, from Dufferin Street to a point 90 metres east;
    - north side, from Dufferin Street to a point 88 metres east;
    - north and south sides, from Dufferin Street to a point 90 metres west;
    - north and south sides, from a point 90 metres east to a point 90 metres west of Lansdowne Avenue; and
    - north and south sides, from a point 60 metres east to a point 60 metres west of Sheridan Avenue; and
2. received, for information, the recommendations of the Toronto and East York Community Council contained in Item TE20.65.

### **Background Information**

TE27.63 - Letter - Pay-and-Display Parking Local Streets Intersecting Dundas Street West  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22030.pdf>

TE27.63 - Staff Report - Pay-and-Display Parking - Staff Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22031.pdf>

TE27.63 - Staff Report - May 20, 2009 - Appendix A  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22104.pdf>

TE27.63 - Staff Report - May 20, 2009 - Appendix B  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22105.pdf>

TE27.63 - Staff Report - Drawing No. 421F-9616  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22106.pdf>

TE27.63 - City Council - Deferral of TE20.65  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22032.pdf>

TE27.63 - Memorandum addressed to Councillor Giambrone from Transportation Services  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22033.pdf>

TE27.63 - Staff Report - November 9, 2007

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22034.pdf>

TE27.63 - Staff Report - October 20, 2008

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22035.pdf>

TE27.63 - Staff Report - October 20, 2008 - Appendix A

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22036.pdf>

TE27.64	ACTION		Delegated	Ward: 14, 18, 19
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## Temporary Adjustments to Traffic/Parking Regulations for 2009 Canadian National Exhibition - Community Council

### Origin

(June 1, 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 temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix "A" of this report.

### 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 traffic and parking amendments recommended are required to enhance traffic operations and pedestrian safety during this year's Canadian National Exhibition (C.N.E.), which takes place from August 21 to September 7, inclusive.

### Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2009 Operating Budget	\$6,000.00

### Background Information

TE27.64 - Staff Report - 2009 CNE - Community Council

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22037.pdf>

TE27.64 - Staff Report - 2009 CNE - Community - Drawing No. 421F-9667

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22038.pdf>

TE27.65	ACTION			Ward: 14, 19
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## Temporary Adjustments to Traffic/Parking Regulations for 2009 Canadian National Exhibition - City Council

### Origin

(June 1, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that:

1. City Council approve the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix “A” of this report.

### Summary

The purpose of this report is to obtain approval for the temporary traffic and parking amendments required to enhance traffic operations and pedestrian safety during this year's Canadian National Exhibition (C.N.E.), which takes place from August 21 to September 7, inclusive. As this staff report concerns roadways with regular T.T.C. Service, City Council approval is required.

### Financial Impact

Funds in the amount of \$4,000.00 are available within the Transportation Services Division 2009 Operating Budget. Parking meter/machine revenue, estimated to be approximately \$28,000.00, will be lost as a result of parking prohibitions required on Dufferin Street during the C.N.E.

### Background Information

TE27.65 - Staff Report - 2009 Canadian National Exhibition - City Council  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22039.pdf>

TE27.65 - Staff Report - 2009 Canadian National Exhibition - City Council  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22040.pdf>

TE27.66	ACTION			Ward: 19
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## Temporary Adjustments to Parking Regulations for 2009 Scotiabank Caribana Parade

### Origin

(May 28, 2009) Report from the Director, Transportation Services, Toronto and East York District

## Recommendations

Transportation Services recommends that:

1. City Council prohibit standing on both sides of Fleet Street, between a point 104 metres east of Strachan Avenue and Bathurst Street, from 7:00 a.m. to 9:00 p.m. on Saturday, August 1, 2009.

## Summary

The purpose of this report is to obtain approval for a temporary “No Standing” regulation to accommodate this year’s Scotiabank Caribana Parade.

Since the Toronto Transit Commission (TTC) operates a transit service on Fleet Street, City Council approval of this report is required.

## Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2009 Operating Budget	\$1,000.00

## Background Information

TE27.66 - Staff Report - 2009 Scotiabank Caribana Parade

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22041.pdf>)

TE27.66 - Staff Report - 2009 Scotiabank Caribana- Drawing No. 421F-9665

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22168.pdf>)

TE27.67	ACTION		Delegated	Ward: 18
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## Amendment to Parking Regulation - Edwin Avenue

### Origin

(May 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 “No Parking, from 8:00 a.m. to 6:00 p.m., Monday to Friday” regulation on the east side of Edwin Avenue, between Alpine Avenue and Dupont 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 is requesting authority to rescind the no parking regulation, from 8:00 a.m. to 6:00 p.m., Monday to Friday on the east side of Edwin Avenue, between Alpine Avenue and Dupont Street.

This change will provide additional parking spaces for local residents and their visitors during the day.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget.	\$200

### Background Information

TE27.67 - Staff Report - Edwin Avenue - Amendment to Parking Regulation

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22042.pdf>)

TE27.67 - Staff Report - Edwin Avenue - Drawing No. 421F-9647

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22043.pdf>)

TE27.68	ACTION			Ward: 18
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### Stopping Prohibition - Lansdowne Avenue

#### Origin

(June 2, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that:

1. City Council rescind the parking prohibition at all times on both sides of Lansdowne Avenue, from Bloor Street West to a point 42.7 metres south.
2. City Council rescind the parking prohibition on the west side of Lansdowne Avenue, from Bloor Street West to a point 51.8 metres north of Wade Avenue.
3. City Council prohibit parking at all times on the east side of Lansdowne Avenue, from Bloor Street West to a point 42.7 metres south.
4. City Council prohibit stopping at all times on the west side of Lansdowne Avenue, from Bloor Street West to a point 35 metres south.



## Summary

Transportation Services is requesting City Council's approval to implement a "No Stopping Anytime" regulation on the west side of Lansdowne Avenue, from Bloor Street West to a point 35 metres south.

The proposed amendment is to deter drivers from parking illegally or stopping to make deliveries in this area. When this occurs it causes congestion at the intersection Lansdowne Avenue at Bloor Street West.

## Financial Impact

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

## Background Information

TE27.68 - Staff Report - Lansdowne Avenue - Stopping Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22044.pdf>)

TE27.68 - Staff Report - Lansdowne Avenue - Drawing No. 421F-9684

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22045.pdf>)

TE27.69	ACTION		Delegated	Ward: 19
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## Parking Amendments - Roxton Road

### Origin

(May 28, 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-hour maximum parking, from 8:00 a.m. to 6:00 p.m., Monday to Friday" regulation on the east side of Roxton Road, between Dundas Street West and Harrison Street.

## 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 enact one-hour maximum parking on the east side of Roxton Road, between Dundas Street West and Harrison Street, to operate between the hours of 8:00 a.m. to 6:00 p.m., Monday to Friday.

This regulation will restrict the amount of time non-permit holders can park on Roxton Road during the weekday daytime periods, potentially enhancing parking opportunity for residents. Permit holders are exempt from this regulation.

### Financial Impact

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

### Background Information

TE27.69 - Staff Report - Roxton Road - Parking Amendments  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22046.pdf>  
 TE27.69 - Staff Report - Roxton Road - Drawing No. 421F-9691  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22047.pdf>

TE27.70	ACTION		Delegated	Ward: 21
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### Parking Amendments - Maplewood Avenue

#### Origin

(May 28, 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 “No Parking at Anytime” regulation on the south side of Maplewood Avenue, from Wychwood Avenue to Raglan Avenue.
2. Prohibit parking at all times on the south side of Maplewood Avenue, from Wychwood Avenue to Vaughan Road.
3. Allow parking for a maximum period of 30 minutes daily, on the south side of Maplewood Avenue, from Vaughan Road to a point 31 metres east.
4. Approve installation of an on-street loading zone for disabled persons on the south side of Maplewood Avenue, from a point 31 metres east of Vaughan Road, to a point 11 metres further east.

#### 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 received a request from Councillor Joe Mihevc to adjust the parking regulations on the south side of Maplewood Avenue, between Raglan Avenue and Vaughan Road, in order to meet the needs of the residents of the Rose of Sharon Long-Term Care Facility (LTC) and Apartments at Nos. 15 and 17 Maplewood Avenue. This includes allowing parking in the block and delineating an on-street loading zone for disabled persons.

### Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services 2009 Operating Budget	\$1000.00

### Background Information

TE27.70 - Staff Report - Maplewood Avenue - Parking Amendments  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22048.pdf>

TE27.70 - Staff Report - Maplewood Avenue - Drawing No. 421F-9681  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22049.pdf>

TE27.71	ACTION		Delegated	Ward: 22
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### Parking Amendments at a Daycare Pick-Up and Drop-Off Area - Lonsdale Road

#### Origin

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

### Recommendations

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

1. Rescind the existing “No Parking, from 6:30 p.m. of one day to 7:30 a.m. of the next following day, from 9:00 a.m. to 11:30 a.m. and from 12:00 noon to 4:00 p.m., Monday to Friday and Anytime Saturdays and Sundays” regulation on the north side of Lonsdale Avenue, from a point 60 metres west of Russell Hill Road to a point 25 metres further west.
2. Rescind the existing “10-minute maximum parking, from 7:30 a.m. to 9:00 a.m., 11:30 a.m. to 12:00 noon., and from 4:00 p.m. to 6:30 p.m., Monday to Friday” regulation on the north side of Lonsdale Road, from a point 60 metres west of Russell Hill Road to a point 25 metres further west.
3. Implement a “10-minute maximum parking, from 7:30 a.m. to 6:30 p.m., Monday to Friday regulation on the north side of Lonsdale Road, from a point 60 metres west of Russell Hill Road to a point 25 metres further west.

4. Prohibit parking, from 6:30 p.m. of one day to 7:30 a.m. of the next following day Monday to Friday and at anytime Saturdays and Sundays” on the north side of Lonsdale Avenue, from a point 60 metres west of Russell Hill Road to a point 25 metres further 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.

Transportation Services is seeking authority to amend the parking regulations on the north side of Lonsdale Road to increase the hours the existing “Daycare Pick-up and Drop-off Area” is in effect. This will provide greater parking opportunities throughout the daytime hours for parents picking up or dropping off children attending Grace Church Daycare.

### Financial Impact

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

### Background Information

TE27.71 - Staff Report - Lonsdale Road - Parking Amendment  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22050.pdf>

TE27.71 - Staff Report - Lonsdale Road - Drawing No. 421F-9685  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22051.pdf>

**(Deferred from May 14, 2009 - 2009.TE26.41)**

<b>TE27.72</b>	<b>ACTION</b>		Delegated	Ward: 28
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### **Amendment to Parking Regulations - Britain Street, between George Street and Sherbourne Street**

#### Origin

(April 27, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

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

1. Rescind the existing “1 hour maximum 8:00 a.m. to 6:00 p.m.” parking regulation on the north side of Britain Street, from George Street to Sherbourne Street.

2. Rescind the existing “No Parking Anytime” regulation on the north side of Britain Street, between a point 42.7 metres east of George Street and a point 30.5 metres further east of it.
3. Rescind the existing “No Parking Anytime” regulation on the south side of Britain Street, between George Street and Sherbourne Street.
4. Prohibit parking at all times on the north side of Britain Street, between George Street and Sherbourne Street.
5. Introduce pay-and-display parking on the south side of Britain Street, from George Street to Sherbourne Street, to operate from 8:00 a.m. to 9:00 p.m., Monday to Saturday, and from 1:00 p.m. to 9:00 p.m. on Sunday, for a maximum duration of 3 hours at a rate of \$2.00 per hour.
6. Amend the existing “No Parking Except by Permit, 12:01 a.m. to 7:00 a.m.” regulation on the north side of Britain Street, from George Street to Sherbourne Street to operate on the south side of Britain Street, from George Street to Sherbourne Street.
7. Rescind the 7 Commercial Boulevard Parking licenses, totalling 16 spaces, as identified in Appendix ‘A’, listing the affected properties, effective 45 days after the date of adoption of this report and a letter being sent to the licence holders advising of the cancellation of the licences.

## 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 permanently relocate parking from the north side to the south side on Britain Street and introduce pay-and-display parking. Britain Street, between George Street and Sherbourne Street, does not currently have a north side sidewalk. Transportation Services has reviewed the feasibility of installing a sidewalk on the north side of Britain Street. In order to accommodate the proposed construction of a sidewalk, the existing commercial boulevard parking spaces on both sides will need to be removed. Permission to cancel commercial boulevard parking licenses is granted as per the former City of Toronto Municipal Code Chapter 313-39 C(2), upon the General Manager providing 30 days' written notice to the licence holder advising of the pending cancellation of the licence. On-street parking will need to be relocated, from the north side to the south side, in order to provide more on-street parking spaces to offset the loss of boulevard spaces.

## Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget	\$1,000.00

## Background Information

TE27.72 - Staff Report - Britain Street - Amendment to Parking Regulations

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22052.pdf>)

TE27.72 - Staff Report - Britain Street - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22053.pdf>)

TE27.72 - Staff Report - Britain Street - Drawing No. 421F-9628

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22054.pdf>)

<b>TE27.73</b>	<b>ACTION</b>			Ward: 28
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## Rescind Right-Turn Prohibitions - Gerrard Street East

### Origin

(May 29, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that:

1. City Council rescind the “No westbound right-turn anytime, bicycles excepted” regulation from Gerrard Street East to Nasmith Avenue.
2. City Council rescind the “No westbound right-turn anytime, bicycles excepted” regulation from Gerrard Street East to Gifford Street.

### Summary

Transportation Services is requesting approval to rescind the westbound right-turn prohibition from Gerrard Street East onto Gifford Street and the westbound right-turn prohibition from Gerrard Street East onto Nasmith Avenue.

These prohibitions were originally part of a traffic management plan to prevent vehicles from cruising through this Cabbagetown Community.

The removal of these right-turn prohibitions will provide residents with improved access to local roadways and will not impact traffic operations or TTC service.

Transportation Services is also dealing with a request to rescind the northbound right-turn prohibition from Sumach Street onto Spruce Street. This matter is dealt with in a companion report entitled, “Rescind Right-Turn Prohibition – Sumach Street” requiring Toronto and East York Community Council approval.

### Financial Impact

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

## Background Information

TE27.73 - Staff Report - Gerrard Street East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22055.pdf>)

TE27.73 - Staff Report - Gerrard Street East - Drawing No. 421F-9648

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22056.pdf>)

TE27.74	ACTION		Delegated	Ward: 28
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## Rescind Right-Turn Prohibition - Sumach Street

### Origin

(May 29, 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 “No northbound right-turn from 7:00 p.m. to 7:00 a.m., all days, bicycles excepted” regulation from Sumach Street to Spruce 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 is requesting approval to rescind the northbound right-turn prohibition from Sumach Street onto Spruce Street.

This prohibition was originally part of a traffic management plan to prevent vehicles from cruising through this Cabbagetown Community.

The removal of this right-turn prohibition will provide residents with improved access to Spruce Street.

Transportation Services is also dealing with a request to rescind the westbound right-turn prohibition from Gerrard Street East onto Gifford Street and the westbound right-turn prohibition from Gerrard Street East onto Nasmith Avenue. This matter is dealt with in a companion report entitled, “Rescind Right-Turn Prohibitions – Gerrard Street East” requiring City Council approval.

### Financial Impact

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

## Background Information

TE27.74 - Staff Report - Sumach Street - Rescind Right-Turn Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22057.pdf>)

TE27.74 - Staff Report - Sumach Street - Drawing No. 421F-9648

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22058.pdf>)

TE27.75	ACTION			Ward: 30, 32
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## Removal of U-turn Prohibition - Commissioners Street

### Origin

(June 1, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that:

1. City Council rescind the existing eastbound and westbound “U”-turn prohibition on Commissioners Street, between Don Roadway and Leslie Street.

### Summary

Transportation Services is seeking authority from City Council to rescind the existing “U”-turn prohibition on Commissioners Street, between Don Roadway and Leslie Street, as this prohibition is no longer required. The “U”-turn prohibition was enacted in 2001 as part of the traffic management plan for the F.G. Gardiner Expressway Dismantling Project.

At the request of Toronto and East York Community Council, Transportation Services has reviewed the traffic control measures that were put in place for the F.G. Gardiner Expressway Dismantling Project to ensure that all of the regulations that are no longer required have been removed. The traffic control measures included traffic control signals, lane designations, pedestrian crossing prohibitions, “No Stopping” regulations, turn prohibitions, and “U” turn prohibitions to create a safe and efficient route to divert Lake Shore Boulevard East traffic along Commissioners Street. The majority of these measures have been removed or, in a few cases, retained as permanent. The only remaining regulation identified that should be removed is the existing eastbound and westbound “U” turn prohibition on Commissioners Street, between Don Roadway and Leslie Street.

The proposed removal of the “U” turn prohibition on Commissioners Street will not result in any significant safety concern, nor will it impact negatively on the level of service, including TTC service, on Commissioners Street.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 Operating Budget	\$1,000.00



## Background Information

TE27.75 - Staff Report - Commissioners St. - Removal of U-turn Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22059.pdf>)

TE27.75 - Staff Report - Commissioners Street - Drawing No. 421F-9669

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22060.pdf>)

TE27.76	ACTION			Ward: 20
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## Regulations to Deter through Traffic Movement - Barton Avenue at Christie Street

### Origin

(May 27, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that:

1. City Council not prohibit left-turns from 7:00 a.m. to 7:00 p.m., Monday to Saturday, (bicycles excepted) by southbound traffic from Christie Street onto Barton Avenue.

### Summary

Transportation Services is reporting on a request from Councillor Adam Vaughan to prohibit southbound left-turns, from 7:00 a.m. to 7:00 p.m., Monday to Saturday (bicycles excepted) from Christie Street onto Barton Avenue.

It is desirable to deter commuter traffic from using local neighbourhood streets and the suggested turn prohibition could reduce traffic volume on Barton Avenue by deterring cut-through traffic, between Christie Street and Bathurst Street. However, the overall reduction in traffic volume could be minor since there are other inlets to the neighbourhood that can be taken by motorists to by-pass the turn prohibition. Traffic volume could increase on other local streets in the residential neighbourhood area and implementing the suggested turn prohibition 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 to prohibit left-turns from 7:00 a.m. to 7:00 p.m., Monday to Saturday, (bicycles excepted) by southbound traffic from Christie Street onto Barton Avenue, the cost of sign installation is estimated to be about \$500.00 funds for which are available in Transportation Services 2009 Operating Budget.

## Background Information

TE27.76 - Staff Report - Barton Avenue at Christie Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22061.pdf>)

TE27.76 - Staff Report - Barton Ave at Christie St. - Drawing No. 421F-9686

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22062.pdf>)

TE27.77	ACTION		Delegated	Ward: 20
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## Proposed Passenger Loading Zone - 318 Wellington Street West

### Origin

(May 27, 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 no parking anytime parking regulation on the north side of Wellington Street West from Clarence Square to Blue Jays Way.
2. Rescind the no stopping anytime regulation on the north side of Wellington Street West between Blue Jays Way and a point 80 metres west.
3. Prohibit standing at all times on the north side of Wellington Street West from a point 15 metres west of Blue Jays Way to a point 37.5 metres further west.
4. Prohibit stopping at all times on the north side of Wellington Street West, from Blue Jays Way to a point 15 metres west and from a point 52.5 metres west of Blue Jays Way to a point 27.5 metres west.

### 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 evaluated a request from the Soho Metropolitan Hotel, 318 Wellington Street West to provide loading opportunities for hotel guests.

The designation of an on-street loading zone on the north side of Wellington Street West will provide loading opportunities for hotel guests and will not adversely impact traffic or pedestrian operations on this section of Wellington Street West.

### Financial Impact

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

## Background Information

TE27.77 - Staff Report - 318 Wellington Street West

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22114.pdf>)

TE27.77 - Staff Report - 318 Wellington Street West - Drawing No. 421F-9279

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22064.pdf>)

TE27.78	ACTION		Delegated	Ward: 20
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## Proposed Passenger Loading Zone - 550 Wellington Street West

### Origin

(May 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 parking prohibition in effect at all times on the north side of Wellington Street West, from Bathurst Street to a point 152.4 metres east.
2. Prohibit standing from 6:00 p.m. of one day to 4:00 p.m. of the next following day, Monday to Friday on the north side of Wellington Street West, between a point 24 metres east of Bathurst Street and a point 18 metres further east.
3. Prohibit standing at all times Saturdays, Sundays and Public Holidays on the north side of Wellington Street West, between a point 24 metres east of Bathurst Street and a point 18 metres further east.
4. Prohibit parking from 6:00 p.m. of one day to 4:00 p.m. of the next following day, Monday to Friday on the north side of Wellington Street West from Bathurst Street to a point 24 metres east and from a point 42 metres east of Bathurst Street to a point 152.4 metres east of Bathurst Street.
5. Prohibit parking at all times Saturdays, Sundays and Public Holidays on the north side of Wellington Street West from Bathurst Street to a point 24 metres east and from a point 42 metres east of Bathurst Street to a point 152.4 metres east of Bathurst 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 evaluated a request from Hotel 550 Wellington GP, LTD. to provide loading opportunities for hotel guests. The hotel is currently under construction and is scheduled to open in the fall of 2009.

The designation of an on-street loading zone on the north side of Wellington Street West will provide loading opportunities for hotel guests and will not adversely impact traffic or pedestrian operations on Wellington Street West.

### Financial Impact

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

### Background Information

TE27.78 - Staff Report - 550 Wellington Street West

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22065.pdf>)

TE27.78 - Staff Report - 550 Wellington Street West - Drawing No. 421F-9608

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22066.pdf>)

TE27.79	ACTION		Delegated	Ward: 20
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### All-way "Stop" Sign Control - Admiral Road and Bernard Avenue

#### Origin

(May 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. Not authorize the installation of "Stop" signs on Admiral Road at Bernard 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 has investigated and has been requested to report to Toronto and East York Community Council by Councillor Adam Vaughan on implementing all-way "Stop" sign control at the intersection of Admiral Road and Bernard Avenue.

Staff's investigation indicates that the intersection of Admiral Road and Bernard Avenue does not satisfy Council's adopted criteria for the installation of all-way "Stop" sign control. Therefore, installation of "Stop" signs on Admiral Road at Bernard Avenue, 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 Admiral Road at Bernard Avenue, the estimated cost of \$500.00 can be accommodated in the Transportation Services Division 2009 Operating Budget.

## Background Information

TE27.79 - Staff Report - Admiral Road and Bernard Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22067.pdf>)

TE27.79 - Staff Report - Admiral Rd and Bernard Ave - Drawing No. 421F-9672

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22068.pdf>)

TE27.80	ACTION			Ward: 22
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## Rescind Overnight On-Street Permit Parking - Mount Pleasant Road

### Origin

(June 1, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that:

1. City Council amend Schedule A of Municipal Code Chapter 925, Permit Parking by deleting the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue.

### Summary

Transportation Services is requesting approval from City Council to rescind overnight on-street permit parking on the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue.

Area residents requested the removal of on-street overnight permit parking on the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue, as they feel there is no longer a need for permit parking.

### Financial Impact

The adoption of the above-noted recommendation has no financial impact.

## Background Information

TE27.80 - Staff Report - Mount Pleasant Road - Permit Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22069.pdf>)

TE27.80 - Staff Report - Mount Pleasant Road - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22070.pdf>)

TE27.81	ACTION		Delegated	Ward: 18, 19, 28, 30, 31, 32
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## **Installation/Removal of On-Street Parking Spaces for Persons With Disabilities - June 2009**

### **Origin**

(June 1, 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 Operating Budget	\$3,600.00

### **Background Information**

TE27.81 - Staff Report - Parking Spaces for Persons With Disabilities  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22071.pdf>

TE27.82	ACTION		Delegated	Ward: 19
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## **Extension of Overnight On-Street Permit Parking Hours - Baden Street**

### **Origin**

(June 1, 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. Extend the overnight on-street permit parking hours of operation on Baden Street, between Ossington Avenue and the west end of Baden Street, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week.

2. Implement a one hour maximum parking regulation from 10:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Baden Street, between Ossington Avenue and the west end of Baden Street.

### 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 extend overnight on-street permit parking hours on Baden Street, between Ossington Avenue and the west end of Baden Street, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week, with one hour maximum parking from 10:00 a.m. to 6:00 p.m., Monday to Friday.

By extending overnight on-street permit parking hours and implementing a one hour maximum parking duration, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term parking, through their tagging and towing operations.

### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 operating budget	\$250

### Background Information

TE27.82 - Staff Report - Baden Street - On-Street Permit Parking  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22072.pdf>

TE27.82 - Staff Report - Baden Street - Appendix A  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22073.pdf>

TE27.83	ACTION		Delegated	Ward: 30
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### Extension of Overnight On-Street Permit Parking Hours - Mountalan Avenue

#### Origin

(June 1, 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. Extend the overnight on-street permit parking hours of operation on Mountalan Avenue, between Greenwood Avenue and the east end of Mountalan Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week.

## 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 extend overnight on-street permit parking hours on Mountalan Avenue, between Greenwood Avenue and the east end of Mountalan Avenue, from 12:01 a.m. to 7:00 a.m., 7 days a week, to 12:01 a.m. to 10:00 a.m., 7 days a week.

By extending overnight on-street permit parking hours, the Parking Enforcement Unit, Toronto Police Service, can effectively control long term parking, through their tagging and towing operations.

## Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 operating budget	\$250

## Background Information

TE27.83 - Staff Report - Mountalan Avenue - Permit Parking  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22074.pdf>)

TE27.83 - Staff Report - Mountalan Avenue - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22075.pdf>)

TE27.84	ACTION		Delegated	Ward: 19
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## Reserved On-Street Parking Spaces for use by Car-Share Vehicles - Various Locations in the Downtown Area (Sustainable Transportation Initiative)

### Origin

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

## Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Authorize the General Manager of Transportation Services to establish a new class of car-sharing parking permit and to issue such permits to a car-share organization/company at an annual cost of \$200.00 plus applicable taxes for each such permit, on the terms and conditions generally as set out in this report.



2. Approve the installation of Car-Share Vehicle Parking Areas at the following locations for a one-year trial program:
  - a. on the east side of Emily Street, from a point 9 metres north of Wellington Street West to a point 22 metres further north (4 spaces);
  - b. on the east side of Jordan Street, from a point 12 metres south of King Street West to a point 22 metres further south (4 spaces);
  - c. on the west side of Ed Mirvish Way, from a point 34 metres north of King Street West to a point 22 metres further north (4 spaces);
  - d. on the east side of Victoria Street, from a point 33 metres north of Dundas Street East to a point 22 metres further north (4 spaces);
  - e. on the north side of Gould Street, from a point 6 metres east of the east curb of Dalhousie Street to a point 24 metres further east (4 spaces);
  - f. on the west side of Mutual Street, from a point 12 metres south of Dundas Street East to a point 11 metres further south (2 spaces); and
  - g. on the west side of Mutual Street, from a point 29 metres south of Dundas Street East to a point 11 metres further south (2 spaces).
3. Authorize staff to take whatever action is necessary, including the submission of the necessary bills to implement the car-share parking permit pilot program and including any amendments to parking regulations generally as referenced in Appendix “A” and as generally set out in this report.
4. Authorize the City Solicitor, in consultation with the General Manager of Transportation Services, to make application to the Senior Regional Justice of Ontario Court of Justice for set fines with respect to the offences created by the pilot program.
5. Request the General Manager of Transportation Services to evaluate the pilot program and report in September 2010 to Toronto and East York Community Council with his findings.

## Summary

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

Supporting the provision of on-street, reserved parking spaces for car-share vehicles in selected locations is one of the Sustainable Transportation Initiatives: Short-term Proposals adopted by City Council at its meeting on October 22 and 23, 2007 (Item PW9.2). This report is requesting approval in principle of a pilot program that will allow Transportation Services to identify on-street parking areas exclusively for use by car-share vehicles. Use of the parking areas will be administered by means of a new class of car-sharing permit issued by Transportation Services to a car-share company/organization at an annual cost of \$200.00 for

each permit plus applicable taxes (for the duration of the pilot program). The fee will cover the cost of implementing the pilot program (signs, pavement markings, bicycle rings where necessary). The pilot program will be revenue neutral. A total of 7 car-share parking areas dispersed over 6 streets (Emily Street, Ed Mirvish Way, Jordan Street, Victoria Street, Gould Street, and Mutual Street) in the downtown area, providing a total of 24 parking spaces is recommended. Parking is currently prohibited at all times at each selected location. Investigation has determined that Car-share Vehicle Parking Areas can be identified at these locations without adversely affecting traffic operation or safety.

If this proposal is approved, staff will monitor the pilot program over the ensuing year and report back to Toronto and East York Community Council with their findings in September 2010.

### Financial Impact

Implementation of the pilot program is revenue neutral. The costs of fabricating, installing, and maintaining appropriate signs/pavement markings to identify the Car-Share Vehicle Parking Areas and installation of any nearby bicycle rings where deemed necessary is recovered through the cost of each car-share parking permit issued to a car-share organization/company for a car-share vehicle.

### Background Information

TE27.84 - Staff Report - Reserved On-Street Parking Spaces - Car-Share Vehicles  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22107.pdf>)

TE27.84 - Staff Report - Reserved On-Street Parking - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22077.pdf>)

TE27.84 - Staff Report - Reserved On-Street Parking - Drawing No. 421F-9673  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22078.pdf>)

TE27.84 - Staff Report - Reserved On-Street Parking - Drawing No. 421F-9674  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22079.pdf>)

TE27.84 - Staff Report - Reserved On-Street Parking - Drawing No. 421F-9675  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22080.pdf>)

TE27.84 - Staff Report - Reserved On-Street Parking - Drawing No. 421F-9676  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22081.pdf>)

TE27.84 - Staff Report - Reserved On-Street Parking - Drawing No. 421F-9677  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22082.pdf>)

TE27.84 - Staff Report - Reserved On-Street Parking - Drawing No. 421F-9678  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22083.pdf>)

TE27.85	ACTION		Delegated	Ward: 32
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### Establishing a New Permit Parking Area 9D for the Area Bounded by Queen Street East, Nursewood Road, Lake Ontario and Coxwell Avenue

#### Origin

(June 1, 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. Amend Schedule B of Municipal Code Chapter 925 to incorporate a new permit parking Area 9D, as attached in Appendix 'A' of this report.
2. Amend Schedule B of Municipal Code Chapter 925 to incorporate an updated version of Area 9C, as attached in Appendix 'B' of this report.

## 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 9D. This proposed area would be bounded by Queen Street East, Nursewood Road, Lake Ontario and Coxwell Avenue.

## Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 operating budget	\$1000

## Background Information

TE27.85 - Staff Report - Permit Parking Area 9D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22084.pdf>)

TE27.85 - Staff Report - Permit Parking Area 9D - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22085.pdf>)

TE27.85 - Staff Report - Permit Parking Area 9D - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22086.pdf>)

TE27.86	ACTION		Delegated	Ward: 21
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## Traffic Calming - Hocken Avenue

### Origin

(May 26, 2009) Report from the Director, Transportation Service, Toronto and East York District

## Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of speed humps on Hocken Avenue, between Vaughan Road and Wychwood Avenue.

## 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 Hocken Avenue, between Vaughan Road and Wychwood Avenue, 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 Hocken 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 Hocken Avenue, between Vaughan Road and Wychwood Avenue, would be beneficial, the following financial impact will result:

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

## Background Information

TE27.86 - Staff Report - Hocken Avenue - Traffic Calming  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22155.pdf>)

TE27.86 - Staff Report - Hocken Avenue - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22156.pdf>)

TE27.86 - Staff Report - Hocken Avenue - Appendix B  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22157.pdf>)

TE27.86 - Staff Report - Hocken Avenue - Drawing No. 421F-9680  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22158.pdf>)

TE27.87	ACTION		Delegated	Ward: 32
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## Speed Bumps in Public Lane System Bounded by Queen Street East, Woodbine Avenue, Lake Shore Boulevard East and Northern Dancer Boulevard

## Origin

(June 1, 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 in the public lane system bounded by Queen Street East, Woodbine Avenue, Lake Shore Boulevard East and Northern Dancer Boulevard, of the type and design noted and at the locations shown on Drawing Nos. 421F-7327, 421F-7328 and 421F-9693 dated June 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 installed speed bumps in the public lane system bounded by Queen Street East, Woodbine Avenue, Lake Shore Boulevard East and Northern Dancer Boulevard in 2004 in connection with the Greenwood Racetrack redevelopment. Approval of the recommendation in this report will allow for the enactment of a By-law to formalize the presence of these previously-installed speed bumps and will authorize the installation of one additional speed bump in the north-south public laneway between Boardwalk Drive and Woodbine Avenue.

## Financial Impact

Funds in the amount of \$560.00 for the installation of one additional speed bump in the north-south lane between Boardwalk Drive and Woodbine Avenue are available in the Transportation Services Division Traffic Calming Capital Account No. CTP-809-06. The cost of installing the speed bumps previously installed in the rest of the public laneway system bounded by Queen Street East, Woodbine Avenue, Lake Shore Boulevard West and Northern Dancer Boulevard was incurred in previous years.

## Background Information

TE27.87 - Staff Report - Queen Street East, Woodbine Avenue - Speed Bumps  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22159.pdf>)

TE27.87 - Staff Report - Queen Street East - Drawing No. 421F-7327  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22160.pdf>)

TE27.87 - Staff Report - Queen Street East - Drawing No. 421F-7328  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22161.pdf>)

TE27.87 - Staff Report - Queen Street East - Drawing No. 421F-9693  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22162.pdf>)

TE27.88	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

(May 15, 2009) letter from Councillor Paula Fletcher, Ward 30, Toronto-Danforth, requesting that the Annual Festival of South Asia to be held on August 22 and 23, 2009, on Gerrard Street

East between Coxwell and Greenwood, be declared an event of municipal significance. (TE.Main.TE27.88.1)

(May 14, 2009) letter from Councillor Kyle Rae forwarding a letter from B. Hershenhorn, Toronto International Film Festival, requesting that TIFF's 34th Anniversary from September 10 to 19, 2009, be declared an event of municipal significance; and that the Rosewater Supper Club, the Courthouse and The Drake Hotel be granted extended hours of operation until 4:00 a.m. (TE.Main.TE27.88.2)

(May 27, 2009) e-mail from Keith Benning, Coordinator, Roncesvalles Village BIA, requesting that the Polish Festival to be held on September 19 and 20, 2009, be declared an event of municipal significance; and requesting patio extensions for the establishments listed in his letter. (TE.Main.TE27.88.3)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-11120.pdf>

(May 22, 2009) letter from David Wootton requesting that the Sixth Annual Church Street Fetish Fair to be held on Sunday, August 16, 2009, between 11:00 a.m. and 12:00 a.m. be declared an event of municipal significance; and requesting extended patio service for the establishments listed in his letter from 11:00 a.m. to 10:00 p.m. (TE.Main.TE27.88.4)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-11257.pdf>

(June 1, 2009) e-mail from Stephen Froemmel, Director of Food & Beverage, Renaissance Toronto Hotel Downtown, 1 Blue Jays Way, requesting liquor licence extensions for a series of outdoor Beer Gardens in its Parkette for a number of scheduled events during July and September, 2009. (TE.Main.TE27.88.5)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-11280.pdf>

(June 3, 2009) letter from Deputy Mayor Joe Pantalone advising that Standard Pasta and Pizza Bar, 667 College Street, has changed its annual Customer Appreciation Day from September 5, 2009 to August 29, 2009; and requesting approval for a patio extension from 12:00 p.m. to 11:59 p.m. (TE.Main.TE27.88.6)

(June 2, 2009) letter from Deputy Mayor Joe Pantalone advising that Cafe Diplomatico, 594 College Street, will be hosting its 5th Annual Customer Appreciation Day on July 25, 2009; and requesting approval for a patio extension from 12:00 p.m. to 12:00 a.m. (TE.Main.TE27.88.7)

(June 5, 2009) e-mail from Kate Quigley requesting that the Havana Cultural Festival to be held on September 26, 2009, at 1093 Queen Street West, from 3:00 p.m. to 1:00 a.m. be declared an event of municipal significance. (TE.Main.TE27.88.8)

(May 29, 2009) e-mail from Faiza Ansar, GreekTown on the Danforth BIA, requesting that the 16th Annual Pilaros Taste of the Danforth, to be held on August 7, 8 and 9, 2009 on Danforth Avenue between Broadview and Jones, be declared an event of municipal significance; and requesting liquor licence extensions for the establishments listed in the attachment. (TE.Main.TE27.88.9)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-11365.pdf>

TE27.89	ACTION		Delegated	Ward: 32
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## **Appointments to the Board of Management of Applegrove Community Complex**

### **Origin**

(June 4, 2009) Letter from Susan Fletcher, Executive Director, Applegrove Community Complex

### **Recommendations**

The Board of Management of the Applegrove Community Complex recommends that the Toronto and East York Community Council appoint to the Board of Management the following nominees, whose appointment complies with the Public Appointments Policy:

1. for a 2-year term ending March 31, 2011, or until their successors are appointed:
  - Claudia Filici-McMullan to replace Dev Balkissoon;
  - Diane Ing to replace Jennifer Large;
  - Alana Honsch to replace Donald Yuen;
  - Elena Nielsen for a second term; and
2. for a 1-year term ending March 32, 2010, or until his successor is appointed:
  - Donald Yuen to replace Deborah Grainger.

### **Summary**

At the Applegrove Community Complex Annual General Meeting held on March 25, 2009, the membership of the Applegrove Community Complex nominated the individuals listed in the recommendations for appointment to the Board of Management of the Applegrove Community Complex by Toronto and East York Community Council.

Appointment to the Applegrove Community Complex Board of Management is a matter for which the Community Council has been delegated authority from City Council to make a final decision, provided that the recommendations do not vary from the Public Appointments Policy.

The nominees are qualified to serve on the Board of Management pursuant to the terms established by the applicable City of Toronto By-law (Chapter 25 of the former City of Toronto Municipal Code), the Relationship Framework for Board-run Community Centres and the Council's Public Appointments Policy.

By this letter, the Board of Management requests that all individuals named, be appointed as Directors on the Board of Management of Applegrove Community Complex.

The Board of Management is also pleased to report the following officers were elected at the Board of Management meeting on May 20, 2009:

Pierre Trudel, Chairperson;  
 Tricia Reid, Vice Chair;  
 Lynn Wyminga, Secretary; and  
 Elena Nielsen, Treasurer.

### Background Information

TE27.89 - Letter - Applegrove Community Complex  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22165.pdf>

TE27.90	ACTION		Delegated	Ward: 27
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### Sign Variance - 33 Dundas Street East

#### Origin

(June 2, 2009) Report from the Director, Toronto Building, Toronto and East York District

#### Recommendations

The Toronto Building Division recommends that Toronto and East York Community Council:

1. Approve the request for variances to permit, changes to the dimensions of the previously approved signage programme and an introduction of three new signs at 33 Dundas Street East, on condition that:
  - a. the signage for this site be restricted to that shown on the drawings dated May 22, 2009 and attached to this report; and
  - b. energy efficient lights be used.
2. 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 Community Council has delegated authority from City Council to make a final decision.

This report reviews and makes recommendations on a request by Ron Carinci on behalf of Rogers Communications Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit changes to the dimensions of the previously approved signage programme and to permit a further refinement which would see an introduction of three new signs to accommodate signage associated with the change in ownership of the property at 33 Dundas Street East.

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**

TE27.90 - Staff Report - 33 Dundas Street East - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22179.pdf>)

TE27.Bills	ACTION		Delegated	
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**General Bills****Confirmatory Bills**