
Toronto and East York Community Council

Meeting No.	27	Contact	Rosalind Dyers, Committee Administrator
Meeting Date	Tuesday, September 15, 2009	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Pam McConnell

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

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Schedule of Timed Items

10:00 a.m.: Items TE27.1 to TE27.29 and Items TE27.96 to TE27.105

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

3:00 p.m.: Items TE27.94 and 95 and Items TE27.106 to TE27.117

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/bgrd/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/bgrd/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/bgrd/backgroundfile-22128.pdf>

Communications

(June 17, 2009) e-mail from Patricia Fillmore (TE.Main.TE27.5.1)

TE27.6	ACTION	10:00 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 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>

Communications

(June 17, 2009) letter from Christopher and Anka Barcus (TE.Main.TE27.6.1)
 (June 22, 2009) e-mail from Parkdale Residents Association (TE.Main.TE27.6.2)

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 bachelor 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>

Communications

(June 18, 2009) e-mail from David Greig (TE.Main.TE27.7.1)

(June 22, 2009) e-mail from Parkdale Residents Association (TE.Main.TE27.7.2)

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/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

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

Communications

(June 22, 2009) e-mail from Parkdale Residents Association (TE.Main.TE27.8.1)

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

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 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>)

Communications

(June 22, 2009) e-mail from Parkdale Residents Association (TE.Main.TE27.9.1)

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 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

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

Communications

(June 22, 2009) e-mail from Parkdale Residents Association (TE.Main.TE27.10.1)

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/bg/d/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 labelled 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>)

Communications

(June 12, 2009) letter from Howard M. Hacker, Legal Counsel, Plazacorp Investments Limited (TE.Main.TE27.12.1)

12a Supplementary Report - 23, 25, 27 and 29 Stafford Street – Rezoning Application**Origin**

(August 24, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor and City Staff to appear before the Ontario Municipal Board in support of the proposed Zoning By-law Amendment for 23, 25, 27 and 29 Stafford Street, as detailed in the recommendations section contained in the staff report dated May 22, 2009, and request the Ontario Municipal Board to withhold its final Order approving such Zoning By-law Amendment pending execution by the Owner of the Section 37 Agreement as described in the staff report.

Summary

A report from Community Planning dated May 22, 2009, recommending approval of the proposal 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 was to have been considered by TEYCC on June 23, 2009. This meeting was cancelled as a result of the recent labour disruption.

On June 29, 2009 the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines for the Zoning By-law Amendment application. The OMB hearing has been scheduled for October 21, 2009.

The applicant intends to proceed with the scheduled October 21st hearing to request that the Ontario Municipal Board approve the draft Zoning By-law Amendment prepared by City staff. The amendment was included as part of the May 22, 2009 report to Community Council that recommended approval of the 10 storey building.

This report recommends that Council authorize staff to attend the Ontario Municipal Board in support of the rezoning application as outlined in the recommendations contained within the staff report dated May 22, 2009.

Background Information

TE27.12a - Supplementary Staff Report - 23, 25, 27 and 29 Stafford Street
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23079.pdf>)

TE27.13	ACTION	10:00 AM		Ward: 20
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King Spadina East Precinct Built Form Study - Progress Report

Origin

(August 25, 2009) Revised report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council request appropriate staff to continue to process and to prepare final reports for the following applications for Zoning By-Law Amendments, 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 TE 17.30 through 17.33 and TE 17.35 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 to Toronto and East York Community Council on the heritage district 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, reporting on implementation impacts of turning Richmond Street and Adelaide Street into two-way streets.

4. City Council request Planning staff to negotiate S.37 agreements within the King-Spadina East Precinct, where appropriate, to provide funding for Heritage Conservation District studies, subject to the appropriate Official Plan Amendment coming into force and effect, and John Street streetscape improvements, such that funds become available prior to the introduction of Bills in Council.
5. City Council request Planning staff to host a community meeting to review the interim recommendations of this report, and a second community meeting to review draft Secondary Plan and Zoning By-law amendments and draft updated King Spadina Area Urban Design Guidelines.
6. City Council request the Chief Planner and Executive Director, City Planning Division to prepare updated King Spadina Area Urban Design Guidelines, Secondary Plan and Zoning By-law Amendments for the East Precinct to implement the recommendations of the Built Form Study, after the first community meeting.
7. City Council request the Chief Planner and Executive Director, City Planning Division to investigate and report on the appropriateness of a Development Permit System (DPS), and whether the King-Spadina East Precinct would be a suitable pilot project for the application of the DPS.

Summary

The East Precinct of the King-Spadina Secondary Plan Area, bounded 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. These proposals could fundamentally change the character of the area, and, in the absence of an updated planning framework, can lead to inconsistency and unplanned consequences.

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 can be accommodated in order to protect the features that make the district a distinctive 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 City Council, future development proponents, and the broader community. 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 built form criteria that respects heritage character and enhances quality of life, and the provision of appropriate community benefits, additional development can be accommodated. Work is underway to prepare specific guidelines regarding height, built form and performance criteria to guide future development.

This report contains the findings of the Built Form Study, and makes interim recommendations pending the preparation of Secondary Plan and Zoning By-Law Amendments, and updated Urban Design Guidelines. The findings will help to guide the review of existing and new applications within King-Spadina's East Precinct.

Background Information

TE27.13 - Revised Staff Report - King Spadina East Precinct Built Form Study - Progress Report

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21936.pdf>

TE27.14	ACTION	10:00 AM		Ward: 20
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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>

Communications

(June 12, 2009) fax from Meyer Elkaim, 623327 Ontario Ltd. (TE.Main.TE27.14.1)

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

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

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 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 to City Council for enactment, City Council authorize the appropriate City staff and require the owner to enter into an agreement or agreements pursuant to Section 37 of the Planning Act, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor to secure the following facilities, services and matters to be provided by the owner, at its expense, to the City:

- a. the owner shall provide a payment of an indexed cash contribution of \$350,000, to be paid to the City at such time as the site specific Zoning By-law comes into force and effect, to be used for capital improvements and enhancements to the Artscape Wychwood Barns;
 - b. the owner shall provide, prior to condominium registration, a generally rectangular easement of indefinite term, in favour of the City of Toronto, at the southern limit of the lot, extending approximately 36.8 metres in length from the east property line to the west property line and approximately 1.6 metres deep from the south property line to the building wall on the ground floor, for the purposes of widening the publicly accessible sidewalk on St. Clair Avenue West;
 - c. the owner shall implement any wind mitigation measures required by the wind study, satisfactory to the Chief Planner, to be submitted with the Site Plan Approval resubmission;
 - d. the owner shall construct and maintain a roof of light coloured materials – installed for 75% of the roof having a reflectance of 0.3, as set out in the Green Development Checklist, satisfactory to the Chief Planner and Executive Director, City Planning Division;
 - e. the owner shall provide and maintain exterior materials generally as shown in the drawings of the St. Clair Avenue West and Raglan Avenue frontages received date June 15, 2009 with building materials labelled, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - f. the owner shall provide and maintain on the site or on the lands known as 743 St. Clair Avenue West not less than 9 new replacement rental dwelling units, comprising 8 affordable rental dwelling units and 1 rental dwelling unit with mid-range rents which units shall generally be of the same type and size as in the buildings existing on the lot at the date of enactment of the by-law amendment, in accordance with more detailed terms as set forth in the draft by-law attached as Attachment 8; and
 - g. the owner shall provide a satisfactory indexed letter of credit in the amount of \$1,215,000 prior to any demolition or building permit issuing for the lands, to secure the provision of the 9 replacement rental dwelling units.
4. City Council approve the application to demolish the 5 existing buildings, including 9 residential rental housing units located at 524, 528, 530, 532 and 534 St. Clair Avenue West pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667 which provide for replacement of the rental housing units:
- a. the owner shall provide and maintain nine residential rental units, eight of which shall have affordable rents and one which shall have mid-range rents, either on the subject site or on the lands known as 743 St. Clair Avenue West;

- b. the owner shall enter into and register one or more Section 111 Agreements to secure the conditions outlined in a) above and as described in Appendix 1 of the draft Zoning By-law Amendment (Attachment 8), and as further detailed in the Terms for Replacement Rental Housing (Attachment 9), to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division;
 - c. the owner shall provide the City with a Letter of Credit satisfactory to the City Treasurer and City Solicitor, in the amount of \$1,215,000, to be indexed; and
 - d. the owner shall enter into and register, a Section 118 Restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands, including, if applicable, the off-site replacement lands, to the satisfaction of the City Solicitor, without the written consent of the Chief Planner and Executive Director, City Planning Division or his designate, to assist with securing the Section 111 Agreement against future owners and encumbrances of the lands; and
 - e. the owner shall obtain the first building permit for the foundation of the development on the site.
5. 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 latest of the following has occurred: the satisfaction of the conditions in Recommendation 4; the Zoning By-law Amendment in Recommendation 1 has come into full force and effect; and the issuance of the site plan approval for the development by the Chief Planner and Executive Director, City Planning or his designate, pursuant to Section 114 of the City of Toronto Act, 2006.
6. 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 5.
7. 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 5, 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 date the permit is issued for demolition of the buildings;
 - b. should the owner fail to complete the new building within the time specified in condition 7(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 such sum shall, until payment, be a lien or charge upon the land for

which the demolition permit is issued.

8. City Council authorize City officials to take all necessary steps to give effect to the above-noted recommendations.

Summary

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This proposal is to demolish the existing mixed use buildings, containing 9 residential rental dwelling units and commercial uses and replace them with a 19-storey mixed use building at 524-534 St. Clair Avenue West with 155 residential units and commercial uses on the ground floor. The proposal includes replacement of the nine residential rental units to be demolished.

The proposed mixed-use development demonstrates quality design, which is consistent and compatible with the evolving character of the St. Clair Avenue West and Bathurst Street intersection.

This report reviews and recommends approval of the applications to amend the Zoning By-law and under Municipal Code 667 to demolish the residential rental units.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.16 - Staff Report - 524, 528, 530, 532, 534 St. Clair Avenue West
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22266.pdf>)

16a Final Report - 524, 528, 530, 532, 534 St. Clair Avenue West - Rezoning and Demolition under Municipal Code Chapter 667 Applications

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 - Placeholder
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/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

(August 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 - Revised Staff Report - 591 Dundas Street East - Rezoning Application - Final Report (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23197.pdf>)

Communications

(June 18, 2009) e-mail from Bill Eadie (TE.Main.TE27.17.1)

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 by-law 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>

Communications

- (June 16, 2009) e-mail from Larry S. Snyder (TE.Main.TE27.19.1)
- (June 18, 2009) e-mail from Martha Smith (TE.Main.TE27.19.2)
- (June 18, 2009) e-mail from Pat Silver (TE.Main.TE27.19.3)
- (June 18, 2009) e-mail from George Jotic (TE.Main.TE27.19.4)
- (June 21, 2009) e-mail from Ingrid Furtado and Warren D'Souza (TE.Main.TE27.19.5)
- (June 22, 2009) e-mail from M. Ane (TE.Main.TE27.19.6)
- (June 22, 2009) e-mail from Joe and Dawn Barbieri (TE.Main.TE27.19.7)
- (June 4, 2009) fax from Julia Mah (TE.Main.TE27.19.8)
- (June 22, 2009) e-mail from John and Catherine Crichton (TE.Main.TE27.19.9)

19a Supplementary Report – Rezoning Application and Demolition Application under Municipal Code 667 – 1864 to 1876 Queen Street East

Origin

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

Recommendations

For consideration at the September 15, 2009 meeting of the Toronto and East York Community Council.

Summary

A report from Community Planning dated May 25, 2009 recommending approval of the proposed amendment to the Zoning By-law 438-86 and the application to demolish the existing residential rental buildings without replacement, at 1864 to 1876 Queen Street East, was to be considered by TEYCC at its meeting of June 23, 2009. This meeting was cancelled as a result of the recent labour disruption.

On July 20, 2009 the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines in respect of the Zoning By-law Amendment application. Demolition Applications under Municipal Code 667 cannot be appealed to the OMB.

Notwithstanding the appeal to the Board, the applicant has agreed to a full statutory public meeting before Community Council so that Council may consider and potentially adopt the recommended Zoning By-law Amendment and Demolition Application. Therefore, staff

continue to recommend that Council adopt the recommendations contained in the staff report of May 25, 2009.

Background Information

TE27.19a - Staff Report - Rezoning and Demolition Application 1864-1876 Queen Street East (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23070.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>

Communications

- (June 5, 2009) letter from Rosa Silva (TE.Main.TE27.21.1)
 (June 18, 2009) e-mail from William Sutton (TE.Main.TE27.21.2)

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:

- 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/bgrd/backgroundfile-21945.pdf>

Communications

(August 25, 2009) e-mail from Patsy Stevens (TE.Main.TE27.22.1)

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>

TE27.25	ACTION	10:00 AM		Ward: 32
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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>)

Communications

- (June 18, 2009) e-mail from Paul Nichols (TE.Main.TE27.26.1)
- (June 19, 2009) e-mail from Alex Bethke (TE.Main.TE27.26.2)
- (June 24, 2009) letter from Jennifer Hart (TE.Main.TE27.26.3)

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	Information			
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34-38 Hazelton Avenue, Revised Alteration to a Designated Heritage Property - (Withdrawn)

Summary

City Council removed this item from the committee's jurisdiction on August 5, 2009 and considered the item as CC38.13.

TE27.29	ACTION	10:00 AM		Ward: 27
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Final Report - 34-38 Hazelton Avenue - Official Plan Amendment and Rezoning Applications

Statutory - Planning Act, RSO 1990

Origin

(June 12, 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 for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5.
2. 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. 6.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and/or draft Zoning By-law Amendments as may be required.
4. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, to secure the following public benefits:
 - i. prior to the issuance of the first above-grade permit, the owner shall provide a contribution in the amount of \$175,000.00 to be used for streetscape and park improvements in the Yorkville neighbourhood, said amount to be indexed in a form satisfactory to the City;
 - ii. the owner shall provide a detailed Heritage Impact Assessment, prepared by a qualified heritage consultant, describing the conservation and mitigation strategies to be employed during the construction of the proposal. The Heritage

Impact Assessment must be approved to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;

- iii. the owner shall provide a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure; detailed descriptions/specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction. The Conservation Plan shall be provided prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
- iv. the owner shall enter into a Heritage Easement Agreement with the City for 34-38 Hazelton Avenue, which shall include the revised Heritage Impact Assessment, approved Conservation Plan, descriptions, plans and drawings appended as approved alterations, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
- v. the owner shall provide written confirmation that it shall not object to the designation of the building under Part IV of the Ontario Heritage Act, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
- vi. prior to the issuance of any building permit for 34-38 Hazelton Avenue, including a permit for the demolition, excavation and/or shoring of the property, the owner shall:
 - a. provide a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation and Restoration Plan;
 - b. complete all required archaeological assessments and clearances, satisfactory to the Manager, Heritage Preservation Services;
 - c. provide building permit drawings, satisfactory to the Manager, Heritage Preservation Services;
- vii. prior to the release of the Letter of Credit listed at item (vi) (a) above, the owner shall complete the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services;
- viii. the owner shall retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the entire development property and follow through on recommendations to mitigate,

through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the Final Draft – Standards and Guidelines for Consulting Archaeologists, September 2006, Ministry of Culture, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;

- ix. should the consultant archaeologist recommend that the archaeological assessment process continue beyond a Stage 1- 2 assessment, any recommendations for additional archaeological assessment i.e., Stage 3-4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation;
 - x. no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) confirming in writing that all archaeological requirements have been satisfied;
 - xi. The owner shall provide 1:50 scale drawings detailing and labelling the exterior materials to be used in the construction of the building with their site plan submission, to the satisfaction of the Chief Planner and executive Director and the Manager, Heritage Preservation Services. The owner shall incorporate the exterior materials identified in the drawings in the construction of the building;
 - xii. the owner shall develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, an appropriate Construction Mitigation Plan and Resident Communication Strategy prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property; and
 - xiii. the owner shall pay for any improvements/upgrades to the municipal infrastructure in connection with a Functional Servicing Report, as accepted by the Executive Director of Technical Services, should it be determined that improvements/upgrades to such infrastructure is required to support this development.
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 report is a continuation of the staff report dated June 1, 2009 and replaces the refusal report submitted by Staff to the April 21, 2009 Toronto and East York Community Council meeting.

At its meeting of April 21, 2009, Toronto and East York Community Council (TEYCC) deferred consideration of a refusal report from Planning Staff, in response to the presentation of a revised proposal by the Applicant at that same meeting. Planning Staff were directed to review the revised proposal and report back on any further recommendations.

As a result of additional meetings with staff, the applicant has made additional revisions to the proposal. The application is now for a partial 7-storey, 30-unit residential condominium building that includes the alteration of the existing designated schoolhouse building with the introduction of a new addition to the rear and partially above the retained building façade.

The proposed development has an overall height of 26.72 metres including the mechanical penthouse. A total gross floor area of 5,610 square metres (60,387 sq. ft.) is proposed, representing a density of 3.6 times the area of the lot.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.29 - Staff Report - 34-38 Hazelton Avenue - Final Report
<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)
 (June 12, 2009) e-mail from Jane Beecroft, O.M.C., President (TE.Main.TE27.29.31)
 (June 12, 2009) letter from Gee Chung, President, The Greater Yorkville Residents' Association (TE.Main.TE27.29.32)
 (June 22, 2009) e-mail from Harriet Dennis (TE.Main.TE27.29.33)
 (June 20, 2009) fax from Ewen Macpherson (TE.Main.TE27.29.34)
 (June 15, 2009) e-mail from H. Michael Kelly (TE.Main.TE27.29.35)

29a Supplementary Report - 34-38 Hazelton Avenue - Official Plan Amendment and Rezoning

Origin

(August 12, 2009) Report from 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 a 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 dated April 21, 2009. This proposal was found to be unacceptable to City staff.

However, since that time, a further revised application was submitted, dated June 10, 2009. A joint report from Community Planning and Heritage Preservation Services dated June 12, 2009, recommending approval of the June 10, 2009 revised proposal was to be considered by TEYCC on June 23, 2009. This meeting was cancelled as a result of the recent labour disruption.

On July 6, 2009, the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines for both Official Plan

Amendment and Zoning By-law Amendment applications.

Notwithstanding the appeal to the board, the applicant has agreed to a full statutory public meeting before Community Council so that Council may consider and potentially adopt the recommended Official Plan and Zoning By-law Amendments. Therefore, staff continue to recommend that Council adopt the recommendations contained in the staff report of June 12, 2009.

Background Information

TE27.29a - Supplementary Report - 34-38 Hazelton Avenue
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22975.pdf>)

29b 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

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

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

29c 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

TE27.29c - Staff Report - 34-38 Hazelton Avenue - Refusal Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22412.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>)

Communications

(June 11, 2009) e-mail from Joseph Lee (TE.Main.TE27.33.1)

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>

Communications

(June 12, 2009) e-mail from Rosemary Dillon (TE.Main.TE27.37.1)

(June 16, 2009) e-mail from George Buchan (TE.Main.TE27.37.2)

(June 16, 2009) e-mail from Mary Lou Langton (TE.Main.TE27.37.3)

(June 23, 2009) letter from William Scott (TE.Main.TE27.37.4)

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 - Appendices 1-5
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22171.pdf>

Communications

- (May 10, 2009) fax from Gerry McCall (TE.Main.TE27.38.1)
- (June 17, 2009) fax from Scott Sawyer (TE.Main.TE27.38.2)
- (June 23, 2009) fax from Jackie Goldman and Jonathan Goldman (TE.Main.TE27.38.3)
- (June 23, 2009) fax from Jessica Liebster (TE.Main.TE27.38.4)
- (June 2, 2009) fax from Dan Berube (TE.Main.TE27.38.5)
- (June 4, 2009) fax from Allan Gavigan (TE.Main.TE27.38.6)
- (June 13, 2009) fax from Emma Hillier (TE.Main.TE27.38.7)
- (June 6, 2009) fax from Tim Mackwood (TE.Main.TE27.38.8)
- (June 1, 2009) fax from Geo Pal (TE.Main.TE27.38.9)
- (April 28, 2009) fax from Tim Cook (TE.Main.TE27.38.10)
- (April 27, 2009) fax from Caryn Grady (TE.Main.TE27.38.11)
- (April 28, 2009) fax from Dan Gladstone (TE.Main.TE27.38.12)
- (April 28, 2009) fax from Kate Dyer (TE.Main.TE27.38.13)
- (April 27, 2009) fax from Tom Hildebrandt (TE.Main.TE27.38.14)

(April 27, 2009) fax from Liz Wilcox (TE.Main.TE27.38.15)

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 - Appendices 1-4
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22177.pdf>

Communications

- (May 10, 2009) fax from Gerry McCall (TE.Main.Te27.39.1)
- (June 17, 2009) fax from Scott Sawyer (TE.Main.TE27.39.2)
- (June 23, 2009) fax from Jackie Goldman and Jonathan Goldman (TE.Main.TE27.39.3)
- (June 23, 2009) fax from Jessica Liebster (TE.Main.TE27.39.4)
- (June 2, 2009) fax from Dan Berube (TE.Main.TE27.39.5)
- (June 4, 2009) fax from Allan Gavigan (TE.Main.TE27.39.6)
- (June 13, 2009) fax from Emma Hillier (TE.Main.TE27.39.7)

(June 6, 2009) fax from Tim Mackwood (TE.Main.TE27.39.8)
 (June 1, 2009) fax from Geo Pal (TE.Main.TE27.39.9)
 (April 28, 2009) fax from Tim Cook (TE.Main.TE27.39.10)
 (April 27, 2009) fax from Caryn Grady (TE.Main.TE27.39.11)
 (April 28, 2009) fax from Dan Gladstone (TE.Main.TE27.39.12)
 (April 28, 2009) fax from Kate Dyer (TE.Main.TE27.39.13)
 (April 27, 2009) fax from Tom Hildebrandt (TE.Main.TE27.39.14)
 (April 27, 2009) fax from Liz Wilcox (TE.Main.TE27.39.15)

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. - Appendices 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/bgrd/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/bgrd/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>

TE27.44	ACTION			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/bgrd/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/bgfd/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”.

- 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:

- 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.
- 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 Parks, Forestry and Recreation;
 - 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>)

56a Proposed Permanent Closure - Stanley Terrace

Origin

(June 24, 2009) Letter from Deputy Mayor Joe Pantalone, Ward 19, Trinity-Spadina

Recommendations

That Recommendation 1 in the report (June 3, 2009) from the Director, Transportation Services, Toronto and East York District be amended to include the remaining portion of Stanley Terrace from the north limit of Part 1 on Sketch No. PS-2009-066 to King Street West, so that such Recommendation shall now read as follows:

- “1. Permanently close the portion of the public lane shown as part 1 on the attached sketch No. PS-2009-066 as well as the remaining portion of the public lane between the north limit of Part 1 to King Street West (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 Parks, Forestry and Recreation;
 - 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 normal consideration; and
 - d. compliance with the requirements of the City of Toronto Municipal Code Chapter 162.”

Summary

Amending the Transportation Services recommendation allows for the complete closure of a dead end lane thereby allowing the green expansion of Stanley Park South and completing a pedestrian/cycling walkway (from King Street to Wellington Street West). Furthermore, this walkway eventually will provide an important link to the fort York Pedestrian Cycling Bridge

(scheduled opening in 2012). All construction costs will be borne by the developer of the Stafford Street site.

Background Information

TE27.56a. - Letter - Proposed Permanent Closure of Stanley Terrace Lane

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22867.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>)

TE27.58	ACTION			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>)

TE27.59	ACTION		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 affecting 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>

Communications

(June 5, 2009) e-mail from Claudio Tapia (TE.Main.TE27.63.1)

(Report to be Withdrawn at the Request of Staff in that the 2009 CNE Event will have taken place)

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	Information			
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Temporary Adjustments to Traffic/Parking Regulations for 2009 Canadian National Exhibition - City Council - (Withdrawn)

Summary

City Council removed this item from the committee's jurisdiction on August 5, 2009 and considered the item as CC38.14.

(Report to be Withdrawn at the Request of Staff in that the Event has taken place)

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)

TE27.72	ACTION		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>)

TE27.73	ACTION			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>

(Report to be Withdrawn at request of staff in that the Policy Issue of Establishing a New Class of Car-Sharing Parking and Associated Fee Requires Notice and Falls under the Jurisdiction of the Public Works and Infrastructure Committee)

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

(August 26, 2009) letter from the City Clerk advising of the disposition of the various requests seeking endorsement of events of municipal significance for liquor licensing purposes and patio extensions listed on the June 23, 2009 agenda of the Toronto and East York Community Council, and which were processed under the summer recess authority. (TE.Main.TE27.88.1-14)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-11062.pdf>

(August 4, 2009) letter from Monica Kocsmaros, Downtown Yonge Business Improvement Area, requesting that the Ice, Wine and Dine of Winter Magic to be held on Friday November 20, 2009 and Saturday November 21, 2009, from 4:00 p.m. to 9:45 p.m. on Elm Street between Yonge and Bay Streets, be declared an event of municipal significance. (TE.Main.TE27.88.15)

(August 7, 2009) fax from Aleksandar Milovanovic requesting that The Royal Agricultural Winter Fair to be held from November 6, 2009 to November 15, 2009, at Exhibition Place, be declared an event of municipal significance in order to apply for a liquor licence. (TE.Main.TE27.88.16)

(August 24, 2009) letter from Arthur Ntongo, President, Africa New Music/Afrique Nouvelle Musique requesting that its ten Bana Y'Africa festival to be held on October 4, 2009 on Metro Square, 55 John Street, be declared an event of municipal significance. (TE.Main.TE27.88.17)

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 31, 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>

TE27.91	ACTION		Delegated	Ward: 19
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Sign Variance - 659 Queen Street West

Origin

(August 20, 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, an illuminated projecting sign on the front elevation of the building at 659 Queen Street West, and require that energy efficient lights be used.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Susan Rosales of TDL Group Corporation, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an illuminated first party projecting sign on the front elevation of the building at 659 Queen Street West.

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

TE27.91 - Staff Report - Sign Variance - 659 Queen Street West
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23043.pdf>

TE27.92	ACTION		Delegated	Ward: 27
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Sign Variance - 620 Church Street

Origin

(August 20, 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 request for variances to permit, for identification purposes, a non-illuminated canopy sign in the form of individual letters stencilled directly onto the canopy fabric to identify “NOIR” restaurant on the front elevation of a non-illuminated canopy located over a staircase entrance to the restaurant located at the basement level of the building at 620 Church Street. The sign be approved on a condition that the applicant obtain the necessary building permit for the canopy structure.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Donovan Goss with Roberts Awnings & Signs on behalf of Onoir Restaurant for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit a non-illuminated canopy sign in the form of individual stencilled letters to identify “NOIR” restaurant on the front elevation of a non-illuminated canopy located over a staircase entrance to the restaurant located at the basement level of the building at 620 Church Street.

Staff recommends approval of this 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

TE27.92 - Staff Report - Sign Variance - 620 Church Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23044.pdf>

TE27.93	ACTION		Delegated	Ward: 28
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Sign Variance - 92 King Street East

Origin

(August 18, 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 maintain two existing first party, illuminated fascia signs at the first floor level, suspended from the archway ceiling of the colonnade along the Church Street frontage of the building at 92 King Street East and require that energy efficient lights be used.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Isabella Cerrelli of Pride Signs Ltd. on behalf of Redcliff Realty Management Inc., for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain two existing first party, illuminated fascia signs at the first floor level, suspended from the archway ceiling of the colonnade along the Church Street frontage of the building at 92 King Street East.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.93 - Staff Report - Sign Variance - 92 King Street East
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23045.pdf>

TE27.94	ACTION	3:00 PM	Delegated	Ward: 20
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Sign Variance - 329 St. George Street

Origin

(August 20, 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 refuse the request for a variance to permit, for third party advertising purposes, an illuminated tri-vision “V-Shape” roof sign located on top of a two storey building at 329 St. George 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 Robert Manning of Sign Advice, on behalf of Daughton Property Management for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, an illuminated tri-vision “V-Shape” roof sign located on top of a two storey building at 329 St. George Street.

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

TE27.94 - Staff Report - Sign Variance - 329 St George Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23046.pdf>

TE27.95	ACTION	3:00 PM	Delegated	Ward: 21
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Sign Variance - 1018 Eglinton Avenue West

Origin

(August 20, 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 refuse the request for a variance to permit, for third party advertising purposes, an illuminated tri-vision “V-Shape” roof sign located on top of a two storey building at 1018 Eglinton Avenue West.

Summary

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

This report reviews and makes recommendations on a request by Robert Manning of Sign Advice, on behalf of Vince Ciolino of 1517502 Ontario Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, an illuminated tri-vision “V-Shape” roof sign located on top of a two storey building at 1018 Eglinton Avenue West.

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

TE27.95 - Staff Report - Sign Variance -1018 Eglinton Avenue West
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23047.pdf>

TE27.96	ACTION	10:00 AM		Ward: 20
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 160 Queen Street West

Origin

(June 3, 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 160 Queen Street West (Campbell House) 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.

Summary

This report recommends that City Council state its intention to designate the property at 160 Queen Street West (Campbell House) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

As part of the settlement agreement approved by the Ontario Municipal Board (Order issued November 5, 2008) with regard to the proposed Queen Street West Heritage Conservation District (the “HCD”), the owners of 160 Queen Street West and the City agreed to the designation of the site as an individual property under Part IV, Section 29 of the Ontario Heritage Act. Although the property will remain within the boundaries of the HCD, it will be stewarded according to the Statement of Significance (Reasons for Designation, Attachment No. 3) that outlines the cultural heritage values and heritage attributes of the site.

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

TE27.96 - Staff Report - 160 Queen Street West - Intention to Designate

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23050.pdf>)

TE27.97	ACTION	10:00 AM		Ward: 22
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Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act – 70 Roehampton Avenue

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council adopt the revised Reasons for Designation as set out in Attachment No. 4 of this report.
2. Upon receipt of the owner's withdrawal of its notice of objection, City Council authorize the City Solicitor to introduce a bill in Council with the amended Reasons for Designation, as set out in Attachment No. 4, designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Summary

This report recommends that City Council amend the Reasons for Designation for the property at 70 Roehampton Avenue (North Toronto Collegiate Institute) as adopted by Council at its meeting of February 6, 7 and 8, 2007, and that Council pass the by-law designating the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Following its meeting of February 2007, City Council served notice of its intention to designate the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act. On April 5, 2007, the Toronto District School Board as the owners of the subject property submitted an objection to the notice of intention to designate and the matter was referred to the Conservation Review Board. The TDSB has now agreed to withdraw its objection subject to minor revisions to the original Reasons for Designation (Attachment No. 3) and their replacement by the revised Reasons for Designation (Attachment No. 4).

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the property's cultural heritage values and attributes are preserved.

Financial Impact

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

Background Information

TE27.97 - Staff Report - 70 Roehampton Avenue - Heritage
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23051.pdf>

TE27.98	ACTION	10:00 AM		Ward: 27
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Inclusion on Heritage Inventory – Church and Gloucester Properties**Origin**

(April 17, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 584 Church Street (Catherine Collard House) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 592 Church Street (Wallace Millichamp Houses, 1873) on the City of Toronto Inventory of Heritage Properties.
3. City Council include the property at 596 Church Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties.
4. City Council include the property at 67 Gloucester Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties.
5. City Council include the property at 69 Gloucester Street (Wallace Millichamp House, 1875) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that the properties near the southwest corner of Church Street and Gloucester Street be included on the City of Toronto Inventory of Heritage Properties. The properties contain a group of residential buildings from the late 19th and early 20th centuries that merit inclusion on the City's heritage inventory and adjoin the listed heritage properties at 580 and 582 Church Street.

Staff have received a preliminary development proposal for a residential condominium tower at the southwest corner of Church Street and Gloucester Street. The inclusion of the properties identified in the recommendations below on the City's heritage inventory would enable staff to monitor the sites and encourage the retention of their heritage attributes and values in any redevelopment of the properties.

Financial Impact

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

Background Information

TE27.98 - Staff Report - Church and Gloucester Properties - Inclusion on Heritage Inventory (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23053.pdf>)

TE27.99	ACTION	10:00 AM		Ward: 28
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Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act - 65 Front Street East

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 65 Front Street East, substantially in accordance with the plans and drawings prepared by Gregory Patterson Architect dated May 22, 2009, date stamped received by Heritage Preservation Services on May 22, 2009, and on file with the Manager, Heritage Preservation Services subject to the owner:
 - a. Prior to the issuance of any building permit for 65 Front Street East including a permit for the demolition, excavation and/or shoring of the subject property:
 - providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the heritage conservation work included in the above-noted drawings; and
 - providing building permit drawings including detailed descriptions / specifications for the proposed heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services.
 - b. Prior to the release of the Letter of Credit:
 - completing the heritage conservation work by a qualified heritage conservation contractor to the satisfaction of the Manager, Heritage Preservation Services; and
 - providing a Letter of Substantial Completion for the conservation work signed by the project architect and heritage consultant;

2. City Council state its intention to designate the property at 65 Front Street East under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the solicitor to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board.

Summary

This report recommends that City Council approve the proposed alterations to the heritage property at 65 Front Street East. This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

This report addresses an application to provide a 1-storey addition to the building and undertake restoration work on the Front Street East and Church Street facades. The proposed rehabilitation project preserves the remaining heritage fabric of the building and provides for the restoration of significant architectural elements. The restoration of this heritage building will greatly contribute to the heritage integrity of the St. Lawrence neighbourhood, most poignantly at this prominent intersection.

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

TE27.99 - Staff Report - 65 Front Street - Heritage
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23054.pdf>

TE27.100	ACTION	10:00 AM		Ward: 28
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Union Station Revitalization – Alteration to a Designated Heritage Property

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 71 Front Street West, substantially in accordance with the Heritage Impact Assessment Statement dated

March 2009, prepared by Fournier, Gersovitz and Moss Architects and on file with the Manager, Heritage Preservation Services, subject to the owner:

- a. Prior to the issuance of any building or heritage permit for related work at 71 Front Street West including a permit for the demolition, excavation and/or shoring of the subject property, state of good repair or conservation work:

providing building permit and/or heritage permit plans and drawings including detailed descriptions/specifications to the satisfaction of the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve the proposed alterations to the property at 71 Front Street West. Union Station is designated under Part IV of the Ontario Heritage Act and is within the Union Station Heritage Conservation District.

This report addresses an application by the City of Toronto to “dig down” underneath the concourse area of Union Station in order to improve pedestrian circulation and provide for the introduction of two new GO concourses off York Street and Bay Street and a new retail area in a central concourse below the existing VIA concourse. In addition, other alterations to the building are being proposed including the reintroduction of pedestrian movement through the arches on the south wall of the Great Hall, the opening up of an originally planned passage from the Great Hall into the East Wing, and reconfiguring circulation areas in the York Street and Front Street Promenades. City Council has already approved the introduction of a glazed moat covering as a part of a previous proposal.

The above alterations are being accompanied by a substantial commitment to state of good repair work, including a comprehensive package of heritage rehabilitation and restoration on the interior and exterior of this landmark heritage property.

Financial Impact

There are no financial implications resulting from the adoption of this report. The overall financial impact of the USRP is covered in detail by the Union Station Revitalization Implementation report prepared by the City Manager, the Deputy City Manager and Chief Financial Officer for the June 2, 2009 meeting of the Executive Committee.

Background Information

TE27.100 - Staff Report - Union Station - Revitalization
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23056.pdf>)

TE27.101	ACTION	10:00 AM		Ward: 30
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Inclusion on Heritage Inventory – Broadview Avenue Properties

Origin

(April 15, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include the property at 301 Broadview Avenue (Garon Cleland House) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 415 Broadview Avenue (St. John's Presbyterian Church) on the City of Toronto Inventory of Heritage Properties.
3. City Council include the property at 537 Broadview Avenue (John McPherson Scott House) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that three properties on Broadview Avenue be included on the City of Toronto Inventory of Heritage Properties. The properties, which are located north and south of Gerrard Street East, are associated with the historical development of Broadview Avenue in the Riverdale neighbourhood.

The inclusion of the Broadview Avenue properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage attributes and values.

Financial Impact

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

Background Information

TE27.101 - Staff Report - Broadview Ave Properties - Inclusion on Heritage Inventory
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23058.pdf>

TE27.102	ACTION	10:00 AM		Ward: 19
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Final Report - Rezoning Application to Remove the Holding Symbol ("h") - 75 Iannuzzi St – Fort York Neighbourhood (Block 6)

Statutory - Planning Act, RSO 1990

Origin

(August 18, 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 351-2006(OMB) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2, to remove the holding symbol (“h”) from that part of Block 6 in the Fort York Neighbourhood municipally known at 75 Iannuzzi Street.
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 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.

A zoning by-law amendment application has been filed proposing the removal of the holding symbol (“h”) from the CR (Commercial Residential) zoning on the southerly portion of Block 6 in the Fort York Neighbourhood (“FYN”) (see Attachment 1). The southerly portion of Block 6 is municipally known as 75 Iannuzzi Street. The removal of the holding symbol will permit a mix of commercial and residential development to proceed.

This report reviews the applicable Official Plan policies and recommends approval of the application to amend Zoning By-law No. 351-2006 (OMB), as amended, to remove the holding symbol and associated provisions applicable to Block 6.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.102 - Staff Report - 75 Iannuzzi Street - Rezoning Application
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23066.pdf>

TE27.103	ACTION	10:00 AM		Ward: 28
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Supplementary Report - 40 The Esplanade - City Initiated Amendment to the Site Specific Zoning By-law

Origin

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

Recommendations

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

1. Withdraw the report dated April 21, 2009 from the Director, Community Planning, Toronto and East York District, titled "40 The Esplanade - City Initiated Amendment to Site Specific Zoning By-law - Final Report".

Summary

On May 14, 2009 Toronto and East York Community Council (TEYCC) commenced a statutory public meeting to consider the report "40 The Esplanade – City Initiated Amendment to Site Specific Zoning By-law". The report recommends that City Council authorize the City Solicitor to amend the Section 37 Agreement for 40 The Esplanade to reflect the reallocation of a portion (\$150,000.00) of the \$700,000.00 cash contribution from the creation of a park at 125 The Esplanade to the St. Lawrence Heritage Conservation District Study – Phase 1 subject to the owner of the lands consenting to the amendment.

The report also includes recommendations that would authorize staff to bring effect to the above. On May 14, 2009, TEYCC adjourned the public meeting pending confirmation of the owner's support for the amendment. City staff have determined that the owner is unable to consent to the amendment. Accordingly, this report recommends that the Toronto and East York Community Council withdraw the report, entitled "40 The Esplanade – City Initiated Amendment to the Site Specific Zoning By-law" dated April 21, 2009.

Financial Impact

The recommendation in this report has no financial impact.

Background Information

TE27.103 - Supplementary Staff Report - 40 The Esplanade
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23048.pdf>

(Deferred from May 14, 2009 - 2009.TE26.13)

103a Final Report - 40 The Esplanade - City Initiated Amendment to Site Specific Zoning By-law

Statutory - Planning Act, RSO 1990

Origin

(April 21, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, in consultation with relevant City staff, to

amend the registered Section 37 Agreement for 40 The Esplanade to reflect the reallocation of a portion of the \$700,000.00 cash contribution originally committed to the creation of a park at 125 The Esplanade as follows:

- a. \$150,000.00 to be directed as a cash contribution to the St. Lawrence Heritage Conservation District Study – Phase 1; and
 - b. \$550,000.00 to be directed as a cash contribution to the creation of a park at 125 The Esplanade, subject to the owner of the lands consenting to such amendment.
2. City Council amend Site Specific Zoning By-law No. 26-2007 to reallocate financial contributions in the Section 37 Agreement for 40 The Esplanade as contemplated in this report, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1, subject to the owner of the lands consenting to such amendment.
 3. City Council authorize the appropriate City officials to take the necessary action to give effect to the above, including execution of the amended Section 37 Agreement and appropriate redistribution/repayment of the original cash contribution made to the City by the owner as applicable.
 4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
 5. The Amending Section 37 Agreement be executed prior to the introduction of a Bill necessary to enact the proposed zoning amendment.

Summary

By way of Order No. 2799 issued on October 3, 2006, the Ontario Municipal Board ordered Official Plan Amendment No. 342 (By-law No. 25-2007) of the Official Plan for the former City of Toronto and site specific Zoning By-law No. 26-2007 to permit a mixed use development with two residential condominium towers and retail uses at grade on the lands municipally known as 40 The Esplanade. A Section 37 Agreement was entered into, which required the Owner of the lands to, amongst other matters, contribute \$700,000 towards the creation of a municipal park on the lands bordered by The Esplanade, Market Street, Wilton Street and Lower Jarvis Street (known municipally as 125 The Esplanade).

This report recommends that By-law No. 26-2007 be amended to permit a portion (\$150,000.00) of the funds originally allocated to the park to be reallocated to the St. Lawrence Heritage Conservation District Study – Phase 1 study.

This report further recommends that the Section 37 Agreement for 40 The Esplanade be amended to reflect the reallocation of a portion of the \$700,000.00 cash contribution.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.103a - Staff Report - 40 The Esplanade - Zoning By-law - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22874.pdf>

Communications

(May 12, 2009) e-mail from Joan Campbell (TE.Main.TE27.103.1)

TE27.104	ACTION	10:00 AM		Ward: 27
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Request for Direction Report - 102 Shuter Street - Official Plan Amendment and Rezoning Application

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning, and other appropriate staff to attend any Ontario Municipal Board hearing in opposition to the current proposal.

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 applicant has appealed the Official Plan Amendment and Zoning By-law Amendment to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the time allotted by the Planning Act. A pre-hearing conference is scheduled to be held September 28, 2009. A full hearing date has not yet been scheduled.

The application before the Ontario Municipal Board proposes to amend the Official Plan and the Zoning By-law to permit a 20-storey residential condominium building with 69 units. The base of the building includes three 2-storey townhouses fronting on Shuter Street. There are 56 parking spaces proposed within a four level underground garage accessed from an existing public lane. A valet will take cars to the underground garage via a car elevator.

The purpose of this report is to seek Council's direction on the appeal of this application to the Ontario Municipal Board.

The proposal is inappropriate and too intense a form of development for this site. The proposed height and density considerably exceed that permitted in the Official Plan, the Zoning By-law and that of the previous Ontario Municipal Board approval, which was granted based on the premise of preserving the historical building which once existed on site and has since

been demolished.

Background Information

TE27.104 - Staff Report -102 Shuter Street OPA and Rezoning - Request for Directions
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23067.pdf>)

TE27.105	ACTION	10:00 AM	Delegated	Ward: 31
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Naming of Existing Public and Proposed Private Lane Located at 450 and 452 Dawes Road as “Captain Demont Lane”

Statutory - City of Toronto Act, 2006

Origin

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

Recommendations

The City Solicitor recommends that the Toronto and East York Community Council enact the draft by-law as follows:

1. The existing public and proposed private lane located at 450 and 452 Dawes Road be named as “Captain Demont Lane”, as shown on Attachment No. 1 to this By-Law.
2. Kohn Architects Inc., its agent or successor pay the cost, estimated to be in the amount of \$600.00, for the fabrication and installation of a street name sign.
3. The owners of the residential units on the proposed private lane, their agents or successors, shall maintain, at their own risk, the signage installed under Section 2 of this By-law.

Summary

To enact a By-law to name the existing public and proposed private lane located at 450 and 452 Dawes Road, as “Captain Demont Lane”.

Background Information

TE27.105 - Draft By-law - Naming of Lane - Captain Demont Lane
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23068.pdf>)

TE27.106	ACTION		Delegated	Ward: 14, 18, 19, 20, 22, 27, 28, 30
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Business Improvement Area Boards of Management - Various Additions and Deletions

Origin

(August 19, 2009) Report from Director, Business Services

Recommendations

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

1. Approve additions and deletions to the Bloor Annex, Cabbagetown, Little Portugal, Parkdale Village, Riverside District, and Rosedale Main Street BIA Boards of Management as set out in Attachment No. 1.
2. Direct 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 Toronto and East York Community Council approve additions and deletions to the Bloor Annex, Cabbagetown, Little Portugal, Parkdale Village, Riverside District, and Rosedale Main Street BIA Boards of Management. The Toronto and East York Community Council has delegated authority to make final decisions regarding BIA appointments.

Financial Impact

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

Background Information

TE27.106 - Staff Report - BIA Boards of Management Additions and Deletions
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23057.pdf>

TE27.107	ACTION	3:00 PM	Delegated	Ward: 19
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 744-750 Dupont Street

Origin

(August 21, 2009) Report from the Manager, Toronto and East York District, Municipal Licensing and Standards Division

Recommendations

Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council not grant the fence exemption at 744-750 Dupont Street.

Summary

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

The section of rod-iron fence on the south side of the property is constructed to a height of approximately 2.34 metres and is 33.86 metres in length and includes a gate approximately 2.54 metres in height and is 4.62 metres in length. This section of fence is not in compliance with the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE27.107 - Staff Report - 744-750 Dupont Street - Fence Exemption
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23069.pdf>

TE27.107 - Attachment 1 - 744-750 Dupont Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23193.pdf>

TE27.108	ACTION	3:00 PM	Delegated	Ward: 22
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 82 Colin Avenue

Origin

(August 24, 2009) Report from the Manager, Toronto and East York District, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council not grant the fence exemption at 82 Colin 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.

The purpose of this report is to consider a request by the property owners of 82 Colin Avenue to be exempted from Toronto Municipal Code Chapter 447 – Fences, Section 447-2(B). This section states that the maximum height of a fence in the rear yard cannot exceed 2.0 metres and the owners have five sections of the rear yard fence which do not comply with the height regulation as follows:

1. Fence measuring 2.27 metres in height and 20.3 metres in length and abutting the south property line and adjacent to 80 Colin Avenue.
2. Fence measuring in heights ranging between 2.85 metres to 2.40 metres and 9.10 metres in length abutting the south property line adjacent to 80 Colin Avenue and extending from the rear wall of the detached garage to the rear west property line.
3. Fence measuring a maximum height of 3.48 metres and 3.15 metres in length and extends from the southwest corner of the dwelling house to the detached garage.
4. Fence measuring in heights ranging between 2.35 metres to 2.20 metres and 7.83 metres in length abutting the west property line.
5. Fence measuring in heights ranging between 2.35 metres to 2.15 metres and 20.1 metres in length abutting the north property line.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE27.108 - Staff Report - 82 Colin Ave - Fence Exemption
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23072.pdf>
 TE27.108 - Fence Exemption - 82 Colin Avenue - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23198.pdf>
 TE27.108 - Fence Exemption - 82 Colin Avenue Attachment 2
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23199.pdf>
 TE27.108 - Fence Exemption - 82 Colin Avenue Attachment 3
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23200.pdf>
 TE27.108 - Fence Exemption - 82 Colin Avenue Attachment 4
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23201.pdf>
 TE27.108 - Fence Exemption - 82 Colin Avenue Attachment 5
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23202.pdf>
 TE27.108 - Fence Exemption - 82 Colin Avenue Attachment 6
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23203.pdf>
 TE27.108 - Fence Exemption - 82 Colin Avenue Attachment 7
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23204.pdf>

TE27.109	ACTION	3:00 PM	Delegated	Ward: 27
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 36 Maple Avenue

Origin

(June 18, 2009) Report from the Manager, Toronto and East York District, Municipal Licensing and Standards Division

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption at 36 Maple 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. The purpose of this report is to consider a request by the owner of 36 Maple Avenue to be exempted from Chapter 447–Fences, Section 447-2(B). This section states that the maximum height of a fence in the front yard cannot exceed 1.2 metres. There are two proposed sections of front yard fence that exceed the height requirement. Both sections are constructed of solid brick piers with brick and wrought iron measuring approximately 1.4 metres in height. Section 1 is measured at approximately 6.4 metres in length, along the east property line. The second section of front yard fence (including piers) is approximately 10 metres in length along the south property line. Attachments 1-3 are photographs of the property.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE27.109 - Staff Report - 36 Maple Ave - Fence Exemption
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23087.pdf>)

TE27.109 - Fence Exemption - 36 Maple Avenue - Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23145.pdf>)

TE27.109 - Fence Exemption - 36 Maple Avenue - Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23146.pdf>)

TE27.109 - Fence Exemption - 36 Maple Avenue - Attachment 3
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23147.pdf>)

TE27.109 - Fence Exemption - 36 Maple Avenue - Attachment 4
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23148.pdf>)

TE27.109 - Fence Exemption - 36 Maple Avenue - Attachment 5
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23149.pdf>)

TE27.110	ACTION	3:00 PM	Delegated	Ward: 32
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 45 Belleville Street

Origin

(August 25, 2009) Report from the Manager, Toronto and East York District, Municipal Licensing and Standards Division

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption at 45 Belleville Street.

Summary

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

The existing wooden fence on the west side lot line in the rear yard is constructed adjacent to the deck and measures 2.53 metres in height. The existing wooden fence located on the east lot line in the rear yard is constructed atop the deck and measures 2.21 metres in height. Both fences are 4.55 metres in length and do not comply with the maximum permitted height of 2 metres. See Attachments 1-7.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE27.110 - 45 Belleville Street - Fence Exemption

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23088.pdf>)

TE27.110 - Fence Exemption - 45 Belleville Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23179.pdf>)

TE27.110 - Fence Exemption 45 Belleville Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23180.pdf>)

TE27.110 - Fence Exemption - 45 Belleville Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23181.pdf>)

TE27.110 - Fence Exemption - 45 Belleville Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23182.pdf>)

TE27.110 - Fence Exemption - 45 Belleville Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23183.pdf>)

TE27.110 - Fence Exemption - 45 Belleville Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23184.pdf>)

TE27.111	ACTION	3:00 PM	Delegated	Ward: 22
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Front Yard Parking Appeal – 2 Fairfield Road

Origin

(August 24, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

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

1. Deny the request for front yard parking at 2 Fairfield Road.

Summary

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

Transportation Services has assessed an appeal from the owner of 2 Fairfield Road for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

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

Background Information

TE27.111 - Staff Report - Front Yard Parking - 2 Fairfield Road

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23089.pdf>)

TE27.111 - Staff Report - Front Yard Parking - 2 Fairfield Road Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23090.pdf>)

TE27.111 - Staff Report - Front Yard Parking - 2 Fairfield Road Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23091.pdf>)

TE27.111 - Staff Report - Front Yard Parking - 2 Fairfield Road Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23092.pdf>)

TE27.111 - Staff Report - Front Yard Parking - 2 Fairfield Road Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23093.pdf>)

TE27.112	ACTION	3:00 PM	Delegated	Ward: 22
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Front Yard Parking Appeal – 2A Fairfield Road

Origin

(August 24, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

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

1. Deny the request for front yard parking at 2A Fairfield Road.

Summary

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

Transportation Services has assessed an appeal from the owner of 2A Fairfield Road for front

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

Financial Impact

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

Background Information

TE27.112 - Staff Report - Front Yard Parking - 2A Fairfield

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23099.pdf>)

TE27.112 - Staff Report - Front Yard Parking - 2A Fairfield Road Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23100.pdf>)

TE27.112 - Staff Report - Front Yard Parking - 2A Fairfield Road Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23101.pdf>)

TE27.112 - Staff Report - Front Yard Parking - 2A Fairfield Road Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23102.pdf>)

TE27.112 - Staff Report - Front Yard Parking - 2A Fairfield Road Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23103.pdf>)

TE27.113	ACTION	3:00 PM	Delegated	Ward: 22
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Front Yard Parking Appeal – 2B Fairfield Road

Origin

(August 24, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

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

1. Deny the request for front yard parking at 2B Fairfield Road.

Summary

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

Transportation Services has assessed an appeal from the owner of 2B Fairfield Road for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

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

Background Information

TE27.113 - Staff Report - Front Yard Parking - 2B Fairfield Road

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23108.pdf>)

TE27.113 - Staff Report - Front Yard Parking - 2B Fairfield Road Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23112.pdf>)

TE27.113 - Staff Report - Front Yard Parking - 2B Fairfield Road Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23113.pdf>)

TE27.113 - Staff Report - Front Yard Parking - 2B Fairfield Road Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23114.pdf>)

TE27.113 - Staff Report - Front Yard Parking - 2B Fairfield Road Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23115.pdf>)

TE27.114	ACTION	3:00 PM	Delegated	Ward: 32
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Front Yard Parking Appeal – 108 Scarborough Road

Origin

(August 24, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that the Toronto and East York Community Council

1. Deny the request for front yard parking at 108 Scarborough Road.

Summary

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

Transportation Services has assessed an appeal from the owner of 108 Scarborough Road for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

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

Background Information

TE27.114 - Staff Report - Front Yard Parking 108 Scarborough Rd

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23165.pdf>)

TE27.114 - Staff Report - Front Yard Parking 108 Scarborough Rd Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23166.pdf>)

TE27.114 - Staff Report - Front Yard Parking 108 Scarborough Rd Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23167.pdf>)

TE27.114 - Staff Report - Front Yard Parking 108 Scarborough Rd Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23168.pdf>)

TE27.114 - Staff Report - Front Yard Parking 108 Scarborough Rd Appendix D
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23169.pdf>

TE27.115	ACTION	3:00 PM	Delegated	Ward: 32
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Front Yard Parking Appeal for a Second Vehicle – 74 Willow Avenue

Origin

(August 24, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

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

1. Deny the request for front yard parking for a second vehicle at 74 Willow 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 74 Willow 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

TE27.115 - Staff Report - Front Yard Parking 74 Willow Ave

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23187.pdf>

TE27.115 - Staff Report - Front Yard Parking 74 Willow Ave Appendix A

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23188.pdf>

TE27.115 - Staff Report - Front Yard Parking 74 Willow Ave Appendix B

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23189.pdf>

TE27.115 - Staff Report - Front Yard Parking 74 Willow Ave Appendix C

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23190.pdf>

TE27.115 - Staff Report - Front Yard Parking 74 Willow Ave Appendix D

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23191.pdf>

TE27.116	ACTION	3:00 PM	Delegated	Ward: 19
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Various Encroachments – 107 Atlantic Avenue

Origin

(August 24, 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 guard rail, entrance to a loading dock, hydro meter, security cameras, flood lights, eaves, window sills, iron gates on windows, gas meter, gas conduit, along with exhaust ducts, an air conditioning unit, an outward swinging door and two bollards that encroach within the public right of way on the rear lane, the adjacent lane, on the Snooker Street flank and fronting 107 Atlantic Avenue, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted 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. remove the encroachments upon receiving 90 days' written notice to do so; and
 - d. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

Summary

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

Transportation Services has assessed a request from the representative of the owners of 107 Atlantic Avenue to allow the ongoing maintenance of various encroachments amongst which

include a guard rail, entrance to a loading dock, hydro metre, security cameras, flood lights, eaves, window sills, iron gates on windows, gas metre, and gas conduit that are attached to the building wall and extend over the public right of way on the rear and adjacent public lanes, the Snooker Street flank and fronting 107 Atlantic Avenue.

Other encroachments include various types of exhaust ducts, an air conditioning unit, and an outward swinging door, attached to the building wall in the rear public lane, and bollards within the public lane adjacent to 107 Atlantic Avenue this property.

Although exhaust ducts and air conditioning units are considered within the former City of Toronto Municipal Code, Chapter 313, Streets and Sidewalks, some do not meet the required vertical clearance of 2.7 m above the existing grade. Therefore, we are required to report on the matter.

With respect to the bollards and the outward swinging door, there are no provisions within the Municipal Code for their maintenance within the public lane. Therefore, we are required to report on the matter.

As the existing encroachments do not impact negatively on the public right of way, Transportation Services recommends their approval.

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

Financial Impact

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

Background Information

TE27.116 - Staff Report - Various Encroachments -107 Atlantic Avenue
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23185.pdf>)

TE27.116 - Staff Report - Various Encroachments -107 Atlantic Avenue Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23186.pdf>)

TE27.117	ACTION	3:00 PM		Ward: 27
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Various Encroachments - 661 University Avenue

Origin

(June 11, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council approve the ARE-BJ Holdings No. 1 Inc. request to construct an

underground tunnel linking 661 University Avenue to the Toronto Transit Commission's Queen's Park subway station and to install and maintain various streetscaping elements amongst which include four planting beds with concrete toe walls, six silva cell systems, nine concrete and granite benches, and an irrigation system fronting 661 University Avenue within portions of the public right of way, subject to ARE-BJ Holdings No. 1 Inc. entering into an encroachment agreement for the streetscaping elements 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 life time of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$5,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
- b. obtain approval for associated work on private property from Toronto Building;
- c. design and construct the underground tunnel in accordance with the Canadian Highway Bridge Design Code (CAN/CSA S6-00) for highway loading purposes, as amended, superseded or replaced from time to time, and shall have it certified by a Professional engineer;
- d. ensure that the roof of the underground tunnel structure contains an adequate roof drainage system and is waterproofed with an appropriate membrane and protected against damage from the use and maintenance of the public right of way, including but not limited to tree root growth so as to prevent water penetration into the underground tunnel structure from the public right of way and adjacent land;
- e. maintain records of all phases of the construction of the underground tunnel structure and upon completion advise the Executive Director, Technical Services, of all construction changes and final measurements thereof and to prepare and submit final "as-constructed" design drawings of the underground tunnel structure in the form required by the Executive Director, Technical Services within 90 days of completing its construction;
- f. following construction of the underground tunnel structure, to furnish the Executive Director, Technical Services, with a certificate stating that the work has been completed in accordance with the design drawings and that, in the opinion of the tunnel structure consultant, the underground tunnel structure will support the City right of way including its construction and maintenance during the life expectancy of the public right of way and tunnel structure;
- g. limit the life of the Agreement to the removal of the encroachments or the date of the demolition of the building at 661 University Avenue, whichever is less;
- h. pay for the costs of preparing and registration of the Agreement on title;

- i. obtain up to date clearances and/or sign offs from all affected public utilities within the proposed area of construction and satisfy any requirements they may have;
 - j. provide written confirmation that the owner agrees to allow the lessee to enter into an encroachment agreement and upon expiry or termination of the lease, the owner will assume responsibility for the encroachment agreement; and
 - k. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. City Council direct 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. City Council request Legal Services to prepare, execute and register the Agreement on title.

Summary

Transportation Services has assessed a request from ARE-BJ Holdings No. 1 Inc., on behalf of the owner of 661 University Avenue, MaRS Discovery District, to construct various encroachments within the public right of way fronting University Avenue amongst which include planting beds with concrete toe walls, six silva cell systems, nine concrete and granite benches, and an irrigation system. In addition, the applicant is proposing to construct an underground tunnel linking 661 University Avenue to the Toronto Transit Commission's Queen's Park subway station.

Given that the proposed encroachments including the underground tunnel will not impact negatively the public right of way, Transportation Services recommends City Council's approval, subject to the lessee entering into an encroachment agreement and upon termination of the lease, the owner will assume responsibility for the encroachment agreement.

Financial Impact

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

Background Information

TE27.117 - Staff Report - 661 University Avenue - Various Encroachments
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22234.pdf>)

TE27.117 - Staff Report - 661 University Avenue - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23210.pdf>)

TE27.118	ACTION			Ward: 19
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Preliminary Report - 14 Strachan Avenue and 39-51 East Liberty Street - Rezoning Application

Origin

(August 19, 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 proposes to incorporate reserved lands from the former Inglis Manufacturing Facilities Lands into King Liberty Village to extend the zoning permissions already granted to that neighbourhood. The intent is to allow for the construction of four residential towers at 14 Strachan Avenue and 39 to 51 East Liberty Street. Three of the towers, ranging in height from 20 to 26 storeys, would share a common 4 storey podium on the south side of East Liberty Street, the fourth tower, being 23 storeys in height, would have a separate 6 storey podium on the south west corner of Strachan Avenue and East Liberty Street.

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

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

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.118 - Staff Report - 14 Strachan Avenue - Rezoning Application
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23178.pdf>

TE27.117 - Staff Report - 661 University Avenue - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23196.pdf>

TE27.119	ACTION			Ward: 20
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Preliminary Report - 419 Fort York Boulevard (Block 31 Railway Lands West) – Rezoning Application

Origin

(August 4, 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 a mixed use building on Block 31 of the Railway Lands West. The development will contain two schools (Toronto District School Board and Toronto District Catholic School Board), a public community centre, a daycare, and 322 units of affordable housing. This block is owned by the City, and a mixed use building with these uses has always been contemplated for this site in the Secondary Plan, as well as within the agreements which govern the Railway Lands West.

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

A public meeting is targeted for the fall of 2009, and the Final Report is targeted for the second quarter of 2010. These targets assume that applicant will provide all required information in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.119 - Staff Report - 419 Fort York Blvd - Rezoning Application
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23177.pdf>

TE27.120	ACTION			Ward: 27
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Preliminary Report - 15 Huntley Street - Official Plan Amendment and Rezoning Application

Origin

(August 17, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

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

Summary

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

The proposal by the Elementary Teacher's Federation of Ontario is for the demolition of the existing buildings and development of a 4-storey office building with a height of 18 metres excluding mechanical penthouse. The office building would have a gross floor area of approximately 8,049 square metres and provide a total of 54 parking spaces and 7 bicycle parking spaces located within an underground garage. Both the pedestrian entrance and vehicular access to the site would be from Isabella Street.

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

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.120 - Staff Report - 15 Huntley Street - Rezoning Application
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23176.pdf>

TE27.121	ACTION			Ward: 30
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Preliminary Report - 345 and 349 Carlaw Avenue - Rezoning Application**Origin**

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

Recommendations

The City Planning Division recommends that:

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

Summary

This application was made 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 add office uses, in addition to the industrial uses permitted at 345 and 349 Carlaw Avenue. There is no new development proposed.

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

The next step is to hold a community consultation meeting, targeted for September. The target for the Statutory Public Meeting is prior to the end 2009. The target dates assume that the applicant will provide all required information in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.121 - Staff Report - 345-349 Carlaw Avenue - Rezoning Application
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23175.pdf>

TE27.122	ACTION			Ward: 29
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Designation of Fire Routes and Amendment to Chapter 880 – Fire Routes**Origin**

(August 26, 2009) Report from the Fire Chief, Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as fire routes pursuant to Municipal Code Chapter 880 - Fire Routes:
 - 67 Pottery Road.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

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

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

Financial Impact

There are no financial implications associated with this report.

Background Information

TE27.122 - Designation of Fire Routes - Amendment to Chapter 880 Fire Routes
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23173.pdf>

TE27.122 - Designation of Fire Routes - Draft By-law
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23174.pdf>

TE27.123	ACTION			Ward: 18
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Assumption of Roads and Services – 11285758 Ontario Ltd. - Registered Plan of Subdivision 66M-2386 - 275 Wallace Avenue

Origin

(August 7, 2009) Report from the Acting Director, Development Engineering

Recommendations

The Acting Director, Development Engineering recommends that:

1. City Council authorize the City Solicitor to prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2386 - 275 Wallace Avenue.
2. City Council authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
3. City Council authorize the Acting Director, Development Engineering to release the performance guarantee.
4. City Council authorize and direct the appropriate City Officials to take the necessary actions to give effect thereto.

Summary

This report requests Council's authority for the City to assume the services with respect to the development on the site formerly known as 275 Wallace Avenue.

Financial Impact

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

Background Information

TE27.123 - Assumption of Roads and Services - 275 Wallace Ave
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23172.pdf>

TE27.124	ACTION		Delegated	Ward: 27
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Closure of Frank Natale Lane for Construction – 155 Dalhousie Street

Origin

(August 14, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto East York Community Council approve the following actions:

1. Close Frank Natale Lane, between a point 20 metres east of Dalhousie Street and Mutual Street, for 10 weeks, from September 20, 2009 to November 29, 2009.
2. Reinstate Frank Natale Lane to its pre-construction traffic condition when the project is completed.

Summary

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

Wall-Tech Restoration Inc. requires a staging area in Frank Natale Lane to undertake restoration work at 155 Dalhousie Street. For this reason, Transportation Services must close Frank Natale Lane between a point 20 metres east of Dalhousie Street and Mutual Street, for 10 weeks beginning September 20, 2009.

The proposed closure of Frank Natale Lane would have a negligible impact on traffic operations. Pedestrians will be accommodated through a protected walkway within the staging area.

Financial Impact

There is no financial impact on the City. All costs associated with the proposed closure will be the responsibility of Wall-Tech Restoration Inc.

Background Information

TE27.124 - Staff Report - Closure of Frank Natale Lane
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23170.pdf>

TE27.124 - Closure of Frank Natale Lane - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23171.pdf>

TE27.125	ACTION		Delegated	Ward: 27
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Extension of Sidewalk and Lane Closure Duration – Shuter Street, Victoria Street and Bond Street

Origin

(August 20, 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 north sidewalk and eastbound and westbound bicycle lanes on Shuter Street, between Victoria Street and Bond Street, to March 31, 2010.
2. Continue to close the sidewalk and curb lane on the east side of Victoria Street, between Shuter Street and a point 55.2 metres north of Shuter Street, to March 31, 2010.
3. Continue to close the west sidewalk on Bond Street, between Shuter Street and a point 18 metres north of Shuter Street, to March 31, 2010.
4. Continue to close the public laneway east of Victoria Street, from Shuter Street to a point 55.2 metres north of Shuter Street, to March 31, 2010.

Summary

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

Eastern Construction Company Limited is building a 9-storey research and healthcare education centre at 26-38 Shuter Street and 209 Victoria Street, on the north side of Shuter Street between Victoria Street and Bond Street. They need to continue to close the north sidewalk and both bicycle lanes on Shuter Street, the sidewalk and curb lane on the east side of Victoria Street, the sidewalk on the west side of Bond Street, and the public laneway east of Victoria Street, north of Shuter Street in order to complete construction.

Financial Impact

There is no financial impact to the City. Eastern Construction Company Limited will bear the costs.

Background Information

TE27.125 - Staff Report - Extension of Sidewalk Lane Closure
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23163.pdf>

TE27.125 - Extension of Sidewalk Lane Closure - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23164.pdf>

TE27.126	ACTION			Ward: 28
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Lane and Sidewalk Closure – Richmond Street East

Origin

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

Recommendations

Transportation Services recommends that City Council approve the following actions:

1. The closure of the sidewalk and curb lane on the north side of Richmond Street East, between Sherbourne Street and a point 39.7 metres east of Sherbourne Street, from October 4, 2009 to March 31, 2012.
2. A “No Stopping Anytime” regulation on the north side of Richmond Street East, between Sherbourne Street and a point 39.7 metres east of Sherbourne Street.
3. The removal of the existing “No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays” regulation on the north side of Richmond Street East, between Sherbourne Street a point 39.7 metres east of Sherbourne Street.
4. The removal of the existing “No Parking, 9:00 a.m. to 6:00 p.m., Monday to Friday, except Public Holidays” regulation on the north side of Richmond Street East, between Sherbourne Street a point 39.7 metres east of Sherbourne Street.
5. Return Richmond Street East to its pre-construction traffic and parking regulations when the project is completed.

Summary

Empire Communities are constructing a 12-storey condominium building at 101 Sherbourne Street, on the north-east corner of Sherbourne Street and Richmond Street East. Transportation Services has been requested to close the sidewalk and curb lane on the north side of Richmond Street for 30 months to facilitate construction.

As part of this same condominium project, Transportation Services has been requested to close a lane and sidewalk on the east side of Sherbourne Street and a portion of McFarrens Lane. This issue is dealt with in a separate report, “Lane and Sidewalk Closure – Sherbourne Street”, which requires City Council approval.

Financial Impact

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

Background Information

TE27.126 - Staff Report - Lane and Sidewalk Closure - Richmond Street East
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23161.pdf>

TE27.126 - Richmond Street East - Drawing

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23162.pdf>

TE27.127	ACTION			Ward: 28
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Lane and Sidewalk Closure – Sherbourne Street

Origin

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

District

Recommendations

Transportation Services recommends that City Council approve the following actions:

1. Close the sidewalk and curb lane on the east side of Sherbourne Street, between Richmond Street and a point 25.5 metres north of Richmond Street, from October 4, 2009, to March 31, 2012.
2. Close a portion of McFarrens Lane, 1.1-metre wide from Richmond Street to a point 24.3 metres north of Richmond Street, from October 4, 2009 to March 31, 2012.
3. Return Sherbourne Street and McFarrens Lane to their pre-construction traffic and parking regulations when the project is completed.

Summary

Empire Communities are constructing a 12-storey condominium building at 101 Sherbourne Street, on the north-east corner of Sherbourne Street and Richmond Street. Transportation Services has been requested to close the sidewalk and curb lane on the west side of Sherbourne Street, and part of McFarrens Lane, for 30 months to facilitate construction.

As part of this same condominium project, Transportation Services has been requested to close the sidewalk on the north side of Richmond Street. This issue is dealt with in a separate report “Lane and Sidewalk Closure – Richmond Street”, which requires City Council approval.

Financial Impact

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

Background Information

TE27.127 - Staff Report - Lane and Sidewalk Closure - Sherbourne Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23159.pdf>

TE27.127 - Sherbourne Street - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23160.pdf>

TE27.128	Information		Delegated	Ward: 22
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Effectiveness and Impact of Turn Prohibitions - Avenue Road, Between Hillholm Road and Kilbarry Road

Origin

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

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 reviewed the effectiveness and impact on traffic following installation of “No Right-Turn, from 7:00 a.m. to 9:00 a.m., Monday to Friday” regulations for southbound traffic on Avenue Road at Hillholm Road, Killarney Road and Kilbarry Road.

The intent of these regulations was to reduce cut-through traffic during the morning rush hour period in the residential community south of Chaplin Crescent and west of Avenue Road. The turn prohibitions have generally accomplished this. However, non-compliance with the turn prohibitions is occurring, concerns about local access to the neighbourhood have been raised by representatives of schools in the area and some local residents, U-turns along the subject section of Avenue Road are a potential safety concern and an annoyance to residents, and increased traffic volume has increased delays and traffic congestion on Oxton Avenue and Oriole Parkway.

Financial Impact

This report has no financial impact.

Background Information

TE27.128 - Staff Report - Turn Prohibitions - Avenue Road
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23157.pdf>

TE27.128 - Turn Prohibitions - Avenue Road - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23158.pdf>

TE27.129	ACTION		Delegated	Ward: 27
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Turn Prohibition – South Drive at Mount Pleasant Road

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Prohibit westbound left-turns and through movements from South Drive onto Mount Pleasant Road at all times.
2. Prohibit eastbound left-turns and through movements from South Drive onto Mount Pleasant Road at all times.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to introduce an eastbound and westbound left-turn and straight through prohibition from South Drive onto Mount Pleasant Road, at all times, in order to improve the operational safety at this intersection.

Financial Impact

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

Background Information

TE27.129 - Staff Report - Turn Prohibition - South Drive

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23154.pdf>)

TE27.129 - Turn Prohibition - South Drive - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23155.pdf>)

TE27.130	ACTION		Delegated	Ward: 28
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Relocate Pedestrian Crossover - Shuter Street, West Side of Ontario Street

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Remove the existing Pedestrian Crossover (PXO) located on Shuter Street, on the west side of Ontario Street.
2. Designate a Pedestrian Crossover on Shuter Street, on the east side of Ontario Street.
3. Prohibit Stopping on the north side of Shuter Street, from Ontario Street to a point 18.6 metres east of Ontario 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.

Transportation Services is requesting approval to relocate the pedestrian crossover (PXO) from the west side of Ontario Street to the east side of Ontario Street.

The relocation of the PXO will improve the location of pedestrian pushbuttons and as such, the pedestrian crossing environment in general.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget	\$3000.00

Background Information

TE27.130 - Relocate Pedestrian Crossover - Shuter Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23152.pdf>)

TE27.130 - Shuter Street - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23153.pdf>)

TE27.131	ACTION		Delegated	Ward: 30
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Speed Limit Reduction - Morse Street

Origin

(August 14, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve a 40 km/h maximum speed limit on Morse Street between Eastern Avenue and Queen Street East.

Summary

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

Transportation Services is requesting approval to reduce the speed limit on Morse Street between Eastern Avenue and Queen Street East from 50 km/h to 40 km/h. A 40 km/h speed limit is consistent with the warrant criteria approved by City Council and will enhance safety for all road users, especially school children.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget	\$300.00

Background Information

TE27.131 - Speed Limit Reduction - Morse Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23150.pdf>)

TE27.131 - Speed Limit Reduction - Morse Street Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23151.pdf>)

TE27.132	ACTION		Delegated	Ward: 14
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Amendments to Parking and Stopping Regulations – Jameson Avenue

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “No Parking, from 7:00 a.m. to 9:00 a.m., except Saturday, Sunday, and Public Holidays” regulation on east side of Jameson Avenue for the entire length.
2. Rescind the “No Parking, from 7:00 a.m. to 4:00 p.m., Monday to Friday” regulation on the east side of Jameson Avenue, between a point 36 metres south of King Street West and a point 91 metres further south.
3. Rescind the “No Parking Anytime” regulation on the east side of Jameson Avenue, between Queen Street West and a point 36.6 metres south.
4. Rescind the “No Stopping, from 4:00 p.m. to 6:00 p.m., except Saturday, Sunday, and Public Holidays” regulation on the east side of Jameson Avenue for the entire length.

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” (morning) and “No Stopping” (afternoon) rush hour restrictions on the east side of Jameson Avenue, between Queen Street West and Springhurst Avenue. This will increase parking opportunities for local residents and visitors during the daytime, and resolve existing contradictory regulations in the traffic by-law.

Financial Impact

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

Background Information

TE27.132 - Staff Report - Parking and Stopping - Jameson Avenue
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23143.pdf>

TE27.132 - Jameson Avenue - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23144.pdf>

TE27.133	ACTION		Delegated	Ward: 19
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Parking Amendments – Lynn Williams Street

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve implementation of a “No Parking Anytime” regulation on the east and south sides of Lynn Williams Street, between East Liberty Street and a point 15.0 metres east of the north-south branch of Lynn Williams 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 was requested by Deputy Mayor Joe Pantalone to investigate safety concerns at the intersection of Lynn Williams Street and the private driveway north of East Liberty Street. To improve sightlines for motorists and enhance operational safety at the intersection of Lynn Williams Street/East Liberty Street and the point where the private driveway intersects Lynn Williams Street, staff recommend prohibiting parking around the curve, opposite the driveway. There will be a loss of about five on-street parking spaces.

Financial Impact

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

Background Information

TE27.133 - Staff Report - Parking Amendments - Lynn Williams Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23141.pdf>

TE27.133 - Parking Amendments - Lynn Williams - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23142.pdf>

TE27.134	ACTION		Delegated	Ward: 19
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Parking Amendments – Manning Avenue

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “No Parking, 8:00 a.m. to 8:30 a.m., 9:30 a.m. to 11:30 a.m. and 1:30 p.m. to 3:30 p.m., Monday to Friday” regulation on the west side of Manning Avenue, between a point 253.8 metres north of College Street and a point 85.5 metres further north.
2. Rescind the “10-minute maximum parking, 8:30 a.m. to 9:30 a.m., 11:30 a.m. to 1:30 p.m. and 3:30 p.m. to 5:00 p.m., Monday to Friday except public holidays” regulation on the west side of Manning Avenue, between a point 253.8 metres north of College Street and a point 85.5 metres further north.
3. Approve implementation of a “No Parking, 9:30 a.m. to 11:30 a.m. and 1:30 p.m. to 3:30 p.m., Monday to Friday except public holidays” regulation on the west side of Manning Avenue, between a point 253.8 metres north of College Street and a point 85.5 metres further north.
4. Approve implementation of a “10-minute maximum parking, 7:00 a.m. to 9:30 a.m., 11:30 a.m. to 1:30 p.m. and 3:30 p.m. to 5:00 p.m., Monday to Friday except public holidays” regulation on the west side of Manning Avenue, between a point 253.8 metres north of College Street and a point 85.5 metres further north.

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 amend the parking regulations associated with a “Student Pick-up and Drop-off Area” on the west side of Manning Avenue, south of Ulster Street. Staff recommends allowing short-term parking beginning at 7:00 a.m. instead of the current 8:30 a.m. start time. This will provide additional short-term parking opportunities for parents bringing children to the daycare centres at the school, which operate outside of regular school hours.

Financial Impact

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

Background Information

TE27.134 - Staff Report - Parking Amendments - Manning Avenue
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23139.pdf>

TE27.134 - Parking Amendments - Manning Avenue - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23140.pdf>

TE27.135	ACTION		Delegated	Ward: 19
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Amendment to Parking Regulation – Palmerston Avenue**Origin**

(August 6, 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.” regulation on the west side of Palmerston Avenue, between College Street and a point 61 metres south.
2. Amend the permit parking regulation on the west side of Palmerston Avenue, from Dundas Street West to College Street by:
 - a. rescinding the “No Parking Except by Permit from 12:01 a.m. to 7:00 a.m., all times, except no parking 1st day to the 15th day of each month, Apr. 1 to Nov. 30 inclusive, and no parking 10:00 a.m. to 6:00 p.m. from College Street to a point 61 metres south; and no parking anytime from a point 155 metres south of College Street to a point 5.5 metres further south” regulation; and
 - b. implementing a “No Parking Except by Permit from 12:01 a.m. to 7:00 a.m., all times, except no parking 1st day to the 15th day of each month, Apr. 1 to Nov. 30 inclusive” regulation.
3. Amend the permit parking regulation on the east side of Palmerston Avenue, from Dundas Street West to College Street by:
 - a. rescinding the “No Parking Except by Permit from 12:01 a.m. to 7:00 a.m., all times, except no parking 16th day of each month to the last day of each month,

Apr. 1 to Nov. 30 inclusive, and no parking Dec. 1 of one year to Mar. 31 of the next following year, inclusive, and no parking anytime from a point 155 metres south of College Street to a point 5.5 metres further south” regulation; and

- b. implementing a “No Parking Except by Permit from 12:01 a.m. to 7:00 a.m., all times, except no parking 16th day of each month to the last day of each month, Apr. 1 to Nov. 30 inclusive, and no parking Dec. 1 of one year to Mar. 31 of the next following year, inclusive” regulation.

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, from 8:00 a.m. to 6:00 p.m., regulation on the west side of Palmerston Avenue, between College Street and a point 61 metres south. This will increase parking opportunities for local residents and visitors during the daytime and resolve existing contradictory regulations in the traffic by-law.

Financial Impact

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

Background Information

TE27.135 - Staff Report - Parking Amendments - Palmerston Avenue
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23137.pdf>

TE27.135 - Parking Amendments - Palmerston Avenue - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23138.pdf>

TE27.136	ACTION		Delegated	Ward: 19
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Parking Amendments – Shaw Street at Harbord Street

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve implementation of a “No Parking Anytime” regulation on both sides of Shaw Street, between a point 15 metres north of Harbord Street and a point 15 metres south of Harbord Street.

2. Rescind the “No Parking Anytime” regulation on the east side of Shaw Street, between a point 90 metres south of Harbord Street and Harbord 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 amend the parking regulations on the east side of Shaw Street, north of Harbord Street. The parking prohibitions near the corner, signed in conjunction with the alternate side parking regulations on the east and west sides of Shaw Street, are not consistent. The requested changes will correct this and provide additional on-street parking. The parking regulations on Shaw Street, south of Harbord Street, will also be adjusted for consistency.

The resulting corner parking prohibitions are less than typically signed at signalized intersections. However, Shaw Street is a relatively minor road and the proposed changes should not negatively impact on the flow of traffic. This report also recommends rescinding a redundant parking regulation on the east side of Shaw Street that no longer applies but is still listed within Chapter 400 of the former City of Toronto Municipal Code.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services 2009 Operating Budget	\$400.00

Background Information

TE27.136 - Staff Report - Parking Amendments - Shaw Street at Harbord Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23135.pdf>)

TE27.136 - Parking Amendments - Shaw Street - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23136.pdf>)

TE27.137	ACTION		Delegated	Ward: 20
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Parking Regulations – Fort York Boulevard, West of Spadina Avenue

Origin

(August 18, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve a parking machine/parking meter regulation, which operates from 8:00 a.m. to 9:00 p.m., Monday to Saturday and from 1:00 p.m. to 9:00 p.m. Sunday, for a

maximum period of 3 hours at a rate of \$2.00 per hour, on the north side of Fort York Boulevard, from a point 67 metres west of Spadina Avenue to a point 23.5 metres further west.

2. Prohibit parking from midnight to 6:00 a.m., daily on the north side of Fort York Boulevard, from a point 67 metres west of Spadina Avenue to a point 23.5 metres further west.
3. Prohibit stopping at all times on the south side of Fort York Boulevard from Spadina Avenue to Brunel Court.
4. Prohibit stopping at all times on the north side of Fort York Boulevard:
 - a. from Spadina Avenue to a point 67 metres west of Spadina Avenue; and
 - b. from a point 90.5 metres west of Spadina Avenue to Telegram Mews (private road).

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to allow parking from 6:00 a.m. to midnight, controlled by parking machines at certain times of day, and prohibit parking from midnight to 6:00 a.m. daily, to allow for street cleaning, in a newly constructed lay-by on the north side of Fort York Boulevard from a point 67 metres west of Spadina Avenue to a point 23.5 metres further west.

This section of Fort York Boulevard is dedicated for public highway purposes by registered plan but has not yet been assumed for maintenance purposes.

Financial Impact

The Toronto Parking Authority advises the cost of installing a new Pay-and-Display machine on Fort York Boulevard, including changes to the appropriate signing, is \$15,000.00. These funds are available in the Toronto Parking Authority 2009 Pay-and-Display Installation Program.

All costs associated with the installation of other regulatory signs associated with the stopping and parking prohibitions is the responsibility of the developer, Concord Adex Developments Corp.

Background Information

TE27.137 - Staff Report - Parking Regulations - Fort York Blvd, West of Spadina
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23132.pdf>)

TE27.137 - Parking Regulations -Fort York Blvd - Drawing
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23133.pdf>)

TE27.138	ACTION		Delegated	Ward: 21
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Cash Payment-in-Lieu of Providing Parking – 555 St. Clair Avenue West

Origin

(August 14, 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 application by Yenn Mee Chung, C & D Properties Inc., on behalf of 555 St. Clair Avenue West , for a cash payment-in-lieu of providing three on-site parking spaces, in the amount of \$15,000.
2. Approve the requirement for the applicant to enter into an Agreement with the City of Toronto for the payment-in-lieu of three parking spaces, in the amount of \$15,000.

Summary

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

A developer is proposing to add to and alter the existing building at Premises No. 555 St. Clair Avenue West, which will result in a shortfall of three required on-site parking spaces. In view of this parking shortfall, the applicant has submitted an application to make a cash payment-in-lieu of providing the required parking spaces. Transportation Services staff support the application for payment-in-lieu of parking.

Financial Impact

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

Background Information

TE27.138 - Staff Report - 555 St Clair Avenue West
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23128.pdf>

TE27.138 - 555 St Clair Avenue West - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23129.pdf>

TE27.139	ACTION		Delegated	Ward: 27
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Proposed Parking Amendment – Dalhousie Street, North of Dundas Street East

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the existing “No Parking Anytime” prohibition on the east side of Dalhousie Street from Dundas Street East and a point approximately 35 metres north.
2. Adjust the existing “No Stopping Anytime” prohibition on the east side of Dalhousie Street from a point 35 metres north of Dundas Street East to Gould Street to apply from Dundas Street East to Gould Street.
3. Adjust the existing “No Parking Anytime” prohibition on the west side of Dalhousie Street from Queen Street East to a point 54 metres north of Dundas Street East to apply from Queen Street East to Dundas Street East.
4. Adjust the existing “No Stopping Anytime” prohibition on the west side of Dalhousie Street from a point 54 metres north of Queen Street East to a point 16 metres further north to apply from Dundas Street East to a point 70 metres further north.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to prohibit stopping at all times on both sides of Dalhousie Street from Dundas Street East to a point 54 metres further north in order to deter parking and improve unobstructed two-way traffic flow within this section of roadway.

Financial Impact

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

Background Information

TE27.139 - Staff Report - Proposed Parking Amendments - Dalhousie Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23126.pdf>

TE27.139 - Dalhousie Street - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23127.pdf>)

TE27.140	ACTION		Delegated	Ward: 31
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Parking Amendment - Milverton Boulevard

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the existing “disabled person parking only from the 16th day to the last day of each month, April 1 to November 30, and anytime, from December 1st of one year to March 31st of the next following year”, regulation on the south side of Milverton Boulevard, from a point 82 metres west of Woodington Avenue and a point 87.5 metres west of Woodington Avenue.
2. Approve a “disabled person parking only, from the 16th day to the last day of each month, April 1 to November 30, and anytime, from December 1st of one year to March 31st of the next following year”, regulation on the south side of Milverton Boulevard, from a point 82 metres west of Woodington Avenue and a point 87 metres west of Woodington Avenue.

Summary

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

Transportation Services is seeking approval from Community Council to reduce the existing disabled person parking space from an average length of 5.5 metres to 5 metres, in front of 471 Milverton Boulevard, on the south side Glebeholme Boulevard, from Coxwell Avenue to Woodington Avenue. The proposed change will allow for one additional residential permit parking space for a small vehicle.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget.	\$300.00

Background Information

TE27.140 - Staff Report - Parking Amendment - Milverton Boulevard
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23124.pdf>

TE27.140 - Parking Amendment - Milverton Boulevard - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23125.pdf>

TE27.141	ACTION		Delegated	Ward: 32
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Parking Regulations – Flagman Street

Origin

(August 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. Implement a “No Parking Anytime” regulation on the south side of Flagman Street, between William Hancox Avenue and Brockville Street.
2. Implement a “No Parking Anytime” regulation on the north side of Flagman Street, between a point 65 metres east of William Hancox Avenue and a point 23 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 is seeking authority to implement parking regulations on Flagman Street, a new roadway, within the ‘Upper Beaches’ development.

Flagman Street is a 7.6 metre wide, east/west local roadway. An unsigned three-hour parking limit is in effect on both sides of Flagman Street; however, due to the narrow width of the roadway, safe two-way traffic is not possible when vehicles are parked on both sides. To remedy this situation, it is necessary to prohibit parking on the south side of Flagman Street, between William Hancox Avenue and Brockville Street, and the north side, opposite a traffic calming ‘pinch point’.

The proposed parking regulations will allow for safe and efficient two-way traffic operation on Flagman Street.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services 2009 Operating Budget	\$800.00

Background Information

TE27.141 - Staff Report - Parking Regulations - Flagman Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23120.pdf>)

TE27.141 - Parking Regulations - Flagman Street - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23121.pdf>)

TE27.142	ACTION		Delegated	Ward: 30
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Rescind Alternate Side Parking – Albemarle Avenue**Origin**

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “Alternate Side Parking, 16th day to the last day of each month, April 1 to November 30 inclusive” regulation on the north side of Albemarle Avenue.
2. Rescind the “Alternate Side Parking, first day to the 15th day of each month, April 1 to November 30 inclusive” regulation on the south side of Albemarle Avenue.
3. Rescind the “12:01 a.m. to 7:00 a.m. Permit Parking, all times, except no parking anytime from the first day to the 15th day of each month, from April 1 to November 30 inclusive,” regulation on the south side of Albemarle Avenue from a point 43.6 metres east of Hampton Avenue to Logan Avenue.
4. Amend the “12:01 a.m. to 7:00 a.m. Permit Parking, all times, except no parking from the 16th day to the last day of each month, and no parking from December 1 of one year to March 31 of the next following year, inclusive” regulation on the north side of Albemarle Avenue from 74.1 metres east of Hampton Avenue to Logan Avenue to “12:01 a.m. to 7:00 a.m. Permit Parking, all times” except no parking from a point 49.1 metres east of Hampton Avenue to a point 25 metres further east.
5. Implement a “No Parking Anytime” regulation on the south side of Albemarle Avenue, between Hampton Avenue and Logan Avenue.

Summary

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

At the request of Councillor Paula Fletcher, on behalf of residents of Albemarle Avenue, Transportation Services is seeking authority to rescind the alternate side parking regulations on Albemarle Avenue and allow parking on one side of the street only.

The amendment is feasible and will not change the number of parking spaces available. However, it will result in a reduced level of street cleaning service on that side of the street where parking is allowed.

The Toronto Transit Commission (TTC) does not operate service on Albemarle Avenue.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services 2009 Operating Budget	\$600.00

Background Information

TE27.142 - Staff Report - Parking - Albemarle Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23118.pdf>)

TE27.142 - Parking - Albemarle Avenue - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23119.pdf>)

TE27.143	ACTION		Delegated	Ward: 32
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Rescind Alternate Side Parking - Balmy Avenue

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “Alternate Side Parking, 16th day to the last day of each month inclusive” regulation on the north side of Balmy Avenue, between Silver Birch Avenue and the east dead-end.
2. Rescind the “Alternate Side Parking, First day to the 15th day of each month inclusive” regulation on the south side of Balmy Avenue, between Silver Birch Avenue and the east dead-end.

3. Rescind the “No Parking, Anytime from December 1 of one year to March 31 of the next following year, inclusive” regulation on the north side of Balmy Avenue, between Silver Birch Avenue and the east dead-end.
4. Rescind the “12:01 a.m. to 7:00 a.m. Permit Parking, All times, except no parking anytime from the first day to the 15th day of each month, inclusive” regulation on the south side of Balmy Avenue, between Silver Birch Avenue and the east dead-end.
5. Amend the “12:01 a.m. to 7:00 a.m. Permit Parking, All times, except no parking from the 16th day to the last day of each month, and no parking from December 1 of one year to March 31 of the next following year, inclusive” regulation on the north side of Balmy Avenue, between Silver Birch Avenue and the east dead-end, to “12:01 a.m. to 7:00 a.m. Permit Parking, All times”.
6. Implement a “No Parking Anytime” regulation on the south side of Balmy Avenue, between Silver Birch Avenue and the east dead-end.

Summary

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

At the request of Councillor Sandra Bussin, Transportation Services is seeking authority to rescind the alternate side parking regulations on Balmy Avenue, between Silver Birch Avenue and the east dead-end, and allow parking on the north side and prohibit parking on the south side of the road year round. This is in order to provide more parking because there are nine parking spaces on the north side and eight spaces on the south side.

The amendment would have a negligible impact on traffic operations; however, regular street cleaning of the north side of the road would be more difficult.

Financial Impact

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

Background Information

TE27.143 - Staff Report - Balmy Avenue - Parking

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22260.pdf>

TE27.143- Balmy Avenue - Drawing No. 421F-9706

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22261.pdf>

TE27.144	ACTION		Delegated	Ward: 32
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Rescind One Hour Parking – Local Roadways Bounded by Queen Street East, Kingston Road and Woodbine Avenue

Origin

(August 10, 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 parking regulations in the attached Appendix A.

Summary

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

At the request of Councillor Sandra Bussin, Transportation Services is seeking authority to rescind the one-hour parking regulations on the local roadways bounded by Queen Street East, Kingston Road and Woodbine Avenue. This includes Lark Street, Lockwood, Brookmount and Rainsford Roads and Columbine and Dixon Avenues.

Rescinding the one-hour parking regulations would provide up to a maximum of three hours of parking for visitors to the area. However, there would be less short-term parking for businesses on Queen Street East. There would be a negligible impact on traffic operations.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services 2009 Operating Budget	\$5,000.00

Background Information

TE27.144 - Staff Report - Rescind One Hour Parking - Queen Street East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23109.pdf>)

TE27.144 - Rescind One Hour Parking - Queen Street East - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23110.pdf>)

TE27.144 - Rescind One Hour Parking - Queen Street East - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23111.pdf>)

TE27.145	ACTION		Delegated	Ward: 14
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Student Pick-up/Drop-off Area – Humberside Avenue

Origin

(August 14, 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 8:30 a.m. to 6:00 p.m., Monday to Friday” regulation on the north side of Humberside Avenue, from Indian Road Crescent to a point 97.5 metres further east.
2. Restrict parking to a maximum of 15 minutes, from 8:30 a.m. to 4:00 p.m., Monday to Friday, except public holidays, September 1 of one year to June 30 of the next following year, inclusive on the north side of Humberside Avenue, from Indian Road Crescent to a point 97.5 metres east.

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 investigated a request and is recommending installation of a “Student Pick-up/Drop-off Area”, with short-term parking on the north side of Humberside Avenue, at Indian Road Crescent Junior Public School (285 Indian Road Crescent).

Establishing a “Student Pick-up/Drop-off Area” on the north side of Humberside Avenue, east of Indian Road Crescent and allowing parking for a maximum period of 15 minutes will enable parents picking-up or dropping-off children at Indian Road Crescent Junior Public School to legally stop/park from 8:30 a.m. to 4:00 p.m., Monday to Friday, except public holidays during the school year and resolve current parking concerns at this school. This regulation will provide a total of 12 parking spaces and will not adversely impact traffic operations or safety on the street.

Financial Impact

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

Background Information

TE27.145 - Staff Report - Student Pick up-Drop-off Area - Humberside Ave
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23104.pdf>

TE27.145 - Student Pick up-Drop-off Area - Humberside Ave - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23105.pdf>

TE27.146	ACTION		Delegated	Ward: 14, 19, 22, 28, 30, 32
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Installation/Removal of On-Street Parking Spaces for Persons With Disabilities – September 2009

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. 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	\$2,100.00

Background Information

TE27.146 - Staff Report - On-Street Parking for Persons with Disabilities
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23098.pdf>

TE27.147	ACTION			Ward: 30
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Disabled Persons' Loading Zone - Jones Avenue

Origin

(August 14, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council approve the removal of an on-street pick-up and drop-off zone for disabled persons operating from 8:00 a.m. to 6:30 p.m., Monday to Friday, on the west

side of Jones Avenue from a point 174 metres north of Boulton Avenue to a point 11 metres further north.

Summary

Transportation Services is requesting City Council's approval to remove a pick-up and drop-off zone for disabled persons installed on behalf of a resident at 406 Jones Avenue. This zone is no longer needed and the removal will not negatively impact TTC bus service along Jones Avenue.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Interim Operating Budget	\$200.00

Background Information

TE27.147 - Staff Report - Jones Ave - Disabled Persons

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23096.pdf>)

TE27.147 - Jones Ave - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23097.pdf>)

TE27.148	ACTION		Delegated	Ward: 31
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Introduction of Overnight On-Street Permit Parking - Virginia Avenue

Origin

(August 24, 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 A of Municipal Code Chapter 925 to incorporate Virginia Avenue, between Woodmount Avenue and Glebemount 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 is requesting approval from Toronto and East York Community Council to introduce overnight on-street permit parking on the north side of Virginia Avenue, between Woodmount Avenue and Glebemount Avenue, under the operating hours of 12:01 a.m. to 7:00 a.m., 7 days a week.

As overnight on-street permit parking is already in place on Virginia Avenue, between Woodbine Avenue and Woodmount Avenue, adding this additional block will increase the number of parking spaces available within the inventory by 10 parking spaces.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 operating budget	\$130

Background Information

TE27.148 - Staff Report - Virginia Ave - Permit Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23094.pdf>)

TE27.148 - Virginia Ave - Permit Parking Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23095.pdf>)

TE27.149	ACTION			Ward: 32
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Introduction of Overnight On-Street Permit Parking - Victoria Park Avenue

Origin

(August 24, 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 to incorporate Victoria Park Avenue, between Kingston Road and Bracken Avenue.

Summary

Transportation Services is requesting approval from City Council to introduce overnight on-street permit parking on the west side of Victoria Park Avenue, between Kingston Road and Bracken Avenue, under the operating hours of 12:01 a.m. to 8:00 a.m., 7 days a week.

Area residents requested the implementation of overnight on-street permit parking on the west side of Victoria Park Avenue, between Kingston Road and Bracken Avenue, to accommodate their long term parking needs without being subject to tagging by Parking Enforcement.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 operating budget	\$200

Background Information

TE27.149 - Staff Report - Victoria Park Ave Permit Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23085.pdf>)

TE27.149 - Victoria Park Ave - Permit Parking Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23086.pdf>)

TE27.150	ACTION		Delegated	Ward: 20
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Results of Speed Hump Poll – Little Norway Crescent

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of speed humps on Little Norway Crescent, between Queens Quay West and Stadium Road.

Summary

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

This report summarizes the results of the traffic calming poll undertaken on Little Norway Crescent, between Queens Quay West and Stadium Road. The poll results indicated that less than the minimum number of residents responded to the poll. Accordingly, the installation of speed humps is not recommended.

Financial Impact

Adoption of the above-noted recommendation has no financial impact. If Toronto and East York Community Council decides speed humps on Little Norway Crescent, between Queens Quay West and Stadium Road, would be beneficial, the following financial impact will result:

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

Background Information

TE27.150 - Staff Report - Results of Speed Hump Little Norway Crescent

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23083.pdf>)

TE27.150 - Results of Speed Hump Little Norway Crescent Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23084.pdf>)

TE27.150 - Letter - Little Norway Crescent

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23192.pdf>)

TE27.151	ACTION		Delegated	Ward: 21
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Results of Speed Hump Poll - Arlington Avenue, Between Earlsdale Avenue and Vaughan Road

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

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

Summary

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

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

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

Financial Impact

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

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

Background Information

TE27.151 - Staff Report - Results of Speed Hump Arlington Avenue
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23080.pdf>)

TE27.151 - Results of Speed Hump - Arlington Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23081.pdf>)

TE27.151 - Results of Speed Hump - Arlington Avenue - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23082.pdf>)

TE27.152	ACTION		Delegated	Ward: 30
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Additional Speed Bump in Public Lane System Bounded by Harriet Street, Prust Avenue, Gerrard Street East and Hastings Avenue

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation of an additional speed bump in the public lane system bounded by Harriet Street, Prust Avenue, Gerrard Street East and Hastings Avenue, of the type and design noted and at the location shown on Drawing No. 421F-9725 dated August 2009.

Summary

This staff report is about a matter which the Community Council has delegated authority from City Council to make a final decision. Transportation Services has assessed the feasibility, and is recommending the installation of an additional speed bump in the public lane system bounded by Harriet Street, Prust Avenue, Gerrard Street East and Hastings Avenue.

Financial Impact

Type of funding	Source of funds	Amount
Available within Capital Budget	Transportation Services Division Traffic Calming Account No. CTP-309-05	\$560.00

Background Information

TE27.152 - Staff Report - Additional Speed Bump in Public Lane System

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23077.pdf>)

TE27.152 - Additional Speed Bump in Public Lane System - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23078.pdf>)

TE27.153	ACTION		Delegated	Ward: 31
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Traffic Calming - Barker Avenue, Between Coxwell Avenue and Binswood Avenue

Origin

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

Recommendations

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

1. Traffic calming not be installed on Barker Avenue, between Coxwell Avenue and Binswood Avenue.
2. All-way stop control not be installed at Barker Avenue and Binswood 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 staff have investigated installing traffic calming on Barker Avenue, between Coxwell Avenue and Binswood Avenue to address residents' concerns with the speed of traffic. The criteria as set out in the Traffic Calming Policy has not been met. Specifically, motorists are driving at speeds less than 10 km/h over the speed limit. Therefore, speed humps should not be installed on this section of Barker Avenue at this time. Staff also assessed whether an all-way stop control was warranted at the intersection of Barker Avenue and Binswood Avenue, and found that it was not.

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 Barker Avenue or an all-way stop at Barker Avenue and Binswood Avenue would be beneficial, the following financial impact will result:

1. The estimated cost for installing four speed humps would be \$12,000.00. Funds in the amount of \$410,000.00 have been allocated in the Transportation Services 2009 Capital Budget for traffic calming initiatives. Installing speed humps on Barker Avenue would be subject to competing priorities and funding availability.
2. The estimated cost for installing all-way stop control at the intersection of Barker Avenue and Binswood Avenue is estimated to be \$600.00 and can be accommodated in the Transportation Services 2009 Operating Budget.

Background Information

TE27.153 - Staff Report - Traffic Calming - Barker Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23073.pdf>)

TE27.153 - Traffic Calming - Barker Ave - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23074.pdf>)

TE27.153 - Traffic Calming - Barker Ave - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23075.pdf>)

TE27.153 - Traffic Calming - Barker Ave - Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23076.pdf>)

TE27.154	ACTION		Delegated	Ward: 32
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Traffic Calming – Bowmore Road, Between Gerrard Street East and Wrenson Road

Origin

(August 14, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

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

1. Traffic calming not be installed on Bowmore Road, between Gerrard Street East and Wrenson Road.

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 staff have reviewed whether traffic calming is warranted on Bowmore Road, between Gerrard Street East and Wrenson Road. Our assessment indicates the criteria as set out in the traffic calming policy has not been satisfied, therefore, speed humps are not recommended on Bowmore Road at this time.

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 Bowmore Road, between Gerrard Street East and Wrenson Road, would be beneficial, the following financial impact will result:

1. The estimated cost for installing four speed humps would be \$12,000.00. Funds in the amount of \$410,000.00 have been allocated in the Transportation Services 2009 Capital Budget for traffic calming initiatives. Installing speed humps on Bowmore Road would be subject to competing priorities and funding availability.

Background Information

TE27.154 - Staff Report - Traffic Calming - Bowmore Rd

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23063.pdf>)

TE27.154 - Traffic Calming - Bowmore Rd - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23064.pdf>)

TE27.154 - Traffic Calming - Bowmore Rd - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23065.pdf>)

TE27.155	ACTION		Delegated	Ward: 32
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Traffic Calming - Glenmount Park Road

Origin

(August 18, 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. Direct Transportation Services to poll eligible householders on Glenmount Park Road, between Gerrard Street East and Corley Avenue, to determine whether residents support the installation of four speed humps, in accordance with the City of Toronto Traffic Calming Policy.
2. Subject to favourable results of the poll, authorize:
 - a. the City Solicitor to prepare a by-law to alter sections of the roadway on Glenmount Park Road, between Gerrard Street East and Corley Avenue, for traffic calming purposes, generally as shown on Drawing No. 421F 9748, dated August 2009; and
 - b. Transportation Services to take the necessary actions to reduce the speed limit from forty kilometres per hour to thirty kilometres per hour on Glenmount Park Road, between Gerrard Street East and Corley Avenue, when the speed humps are installed.

Summary

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

Transportation Services staff have reviewed whether traffic calming is warranted on Glenmount Park Road, between Gerrard Street East and Corley Avenue. Our assessment indicates the criteria as set out in the traffic calming policy has been satisfied and residents should be polled to determine whether there is support to install four speed humps on Glenmount Park Road.

Financial Impact

Adoption of the above-noted recommendations will result in the following financial impact:

1. The estimated cost for installing four speed humps on Glenmount Park Road would be \$12,000.00. Funds have been allocated in the Transportation Services 2009 Capital Budget for traffic-calming initiatives. Installing speed humps on Glenmount Park Road is subject to competing priorities and funding availability.

Background Information

TE27.155 - Staff Report - Traffic Calming - Glenmount Park
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23059.pdf>)

TE27.155 - Traffic Calming - Glenmount Park Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23060.pdf>)

TE27.155 - Traffic Calming - Glenmount Park Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23061.pdf>)

TE27.155 - Traffic Calming - Glenmount Park Drawing
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23062.pdf>)

TE27.156	ACTION			Ward: 31
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Nomination for Appointment to the Board of Directors - Crescent Town Club Inc.

Origin

(August 19, 2009) Letter from Councillor Janet Davis, Ward 31, Beaches-East York

Recommendations

That the Toronto and East York Community Council recommend to City Council that Bob Dale be nominated for appointment to the Crescent Town Club Inc. Board of Directors for a three-year term expiring September 2012.

Summary

The appointment of Bob Dale to the Crescent Town Club Inc. will be expiring on September 30, 2009. It is necessary for the City of Toronto to submit the name of a nominee to the Crescent Town Club.

Background Information

TE27.156 - Letter from Councillor Davis - Nomination to Crescent Town Club Inc.
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23052.pdf>)

Communications

(August 20, 2009) letter from John Hynes, Secretary, Board of Directors, Crescent Town Club Inc. (TE.Main.TE27.156.1)

TE27.157	ACTION		Delegated	Ward: 22
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Appointments to the Board of Management of Central Eglinton Community Centre

Origin

(June 25, 2009) Letter from Susan Kee, Executive Director, Central Eglinton Community Centre

Recommendations

The Board of Management of Central Eglinton Community Centre recommends that the Toronto and East York Community Council:

1. Appoint to the Board of Management for Central Eglinton Community Centre, the following individuals nominated at the Central Eglinton Community Centre Annual General Meeting, and whose appointments comply with the Public Appointments Policy:
 - a. for a two-year term ending June 2011, Larry Binns and Abdul Versi, or until their successors are appointed.

Summary

The Board of Management of the Central Eglinton Community Centre at its Annual General Meeting held on June 23, 2009, nominated individuals for appointment to the Board of Management of the Central Eglinton Community Centre, in accordance with the Public Appointments Policy.

Background Information

TE27.157 - Appointments to Central Eglinton Community Centre
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22765.pdf>

TE27.158	ACTION		Delegated	Ward: 30
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Appointments to the Board of Management of Eastview Neighbourhood Community Centre

Origin

(June 23, 2009) Letter from Susan Neal, Executive Director, Eastview Neighbourhood Community Centre

Recommendations

The Board of Management of Eastview Neighbourhood Community Centre recommends that the Toronto and East York Community Council:

1. Appoint to the Board of Management of Eastview Neighbourhood Community Centre the following individuals nominated at the Eastview Neighbourhood Community Centre's Annual Meeting, and whose appointment complies with the Public Appointments Policy:
 - a. for further two-year terms, Mrs. Marilyn Hall, Ms. Shaheen Elahi, Ms. Helen Toliver, and Ms. Estria McKenzie.

Summary

The membership of the Eastview Neighbourhood Community Centre at its Annual Meeting held on June 18, 2009, nominated individuals for appointment to the Board of Management of the Eastview Neighbourhood Community Centre, in accordance with the Public Appointments Policy.

Background Information

TE27.158 - Appointments to Eastview Neighbourhood Community Centre
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22766.pdf>

TE27.159	ACTION		Delegated	Ward: 30
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Appointments to the Board of Management of Ralph Thornton Centre

Origin

(July 24, 2009) Letter from Shawn Conway, Executive Director, Ralph Thornton Centre

Recommendations

The Board of Management of the Ralph Thornton Centre recommends that the Toronto and East York Community Council:

1. Appoint the following to the Ralph Thornton Centre Board of Management:

Susan Baker
 Daniella LaGiglia
 Paul Oxley
 Maggi Redmonds
 Spirit Synott.

2. Retain the following as members of the Board of Management:

James An
 Edward Chin
 Peter Duckworth-Pilkington
 Tracy Horvath
 Patricia Hunt
 Merrilees Willemse

Paul Young.

3. Remove the following names from the Board of Management:

Chris Bedwell
Margaret Panter
Mo Chak
Kevin Collins
Stephanie MacLaren.

Summary

Advising of changes to the Ralph Thornton Centre Board of Management as of its annual general meeting on June 10, 2009.

Background Information

TE27.159 - Letter - Appointments to Ralph Thornton Centre
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22773.pdf>)

TE27.160	ACTION			Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32
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Public Appointments to the Committee of Adjustment Toronto and East York Panel B

Confidential Attachment - Personal matters about an identifiable individual, including municipal or local board employees

Origin

(August 20, 2009) Report from the City Clerk

Recommendations

The City Clerk recommends that:

1. The Toronto and East York Community Council review the applications in Confidential Attachment 1 and recommend to the Civic Appointments Committee a short-list of candidates (two to three candidates for each position) for the Civic Appointments Committee to interview.
2. Confidential Attachment 1 remain confidential in its entirety, in accordance with the Public Appointments Policy, as it contains personal matters about identifiable individuals being considered for appointment to the Committee of Adjustment Toronto and East York Panel B.

Summary

This report requests the Toronto and East York Community Council to identify nominees for

the two vacancies on the Toronto and East York Panel B to the Civic Appointments Committee.

Financial Impact

There are no financial implications resulting from this report.

Background Information

TE27.160 - Staff Report - Public Appointments to the Committee of Adjustment Toronto and East York Panel B

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23049.pdf>

TE27.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills