

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

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

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council replace the draft by-law attached to the June 4, 2009 Final Report of the Director of Community Planning, Toronto and East York District with the revised draft zoning by-law attached to this Supplementary Report as Attachment 1 and determine that no further notice is required to be given.

Summary

The Final Report for the Zoning By-law Amendment and Demolition applications at 524-534 St. Clair Avenue West is scheduled to be heard at the Toronto and East York Community Council meeting on September 15, 2009 (Item TE27.16). Attached to that report is a draft Zoning By-law. Since the Final Report was drafted, staff have been working with the applicant and City Legal to finalize the draft Zoning By-law. After further review, minor changes are required to the by-law, most of which are technical in nature.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE27.16b - Staff Report 524, 528, 530, 532, 534 St. Clair Ave W
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23389.pdf>)

84a Installation of Car-share Vehicle Parking Areas - Various Streets in the Downtown Area (Sustainable Transportation Initiative)

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council, subject to approval by City Council of the on-street car-share vehicle parking pilot program:

1. Approve the installation of Car-Share Vehicle Parking Areas at the following locations for a one-year trial period:
 - 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 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);
 - e. 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
 - f. 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).
2. Authorize staff to take whatever action is necessary, including the submission of the necessary bills to implement the amendments to parking regulations generally as referenced in Appendix “A” attached to this report.
3. Authorize staff to take whatever action is necessary, including the submission of the necessary bills to amend the appropriate by-law(s) to:
 - a. allow a car-share vehicle with a car-share parking permit to park for an indefinite amount of time while not in use in its designated Car-share Vehicle Parking Area; and
 - b. provide that a vehicle displaying a disabled parking permit, or issued with a filming permit is not allowed to park in a Car-share Vehicle Parking Area.

Summary

This staff report is about a matter 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 initiative requires establishment of a new class of car-sharing parking permit. A separate report on that matter detailing the process/procedures required to implement an on-street car-share parking pilot program in the Toronto and East York area has been submitted to the Public Works and Infrastructure Committee for consideration at its meeting of September 14, 2009.

Subject to approval of the pilot program by City Council, the purpose of this report is to obtain approval to install “Car-share Vehicle Parking Areas” at several locations in the downtown area. A total of 6 locations are recommended, dispersed over 5 streets (Emily Street, Ed Mirvish Way, Jordan Street, Gould Street, and Mutual Street), providing a total of 20 parking spaces. 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.

Financial Impact

Implementation of the “Car-share Vehicle Parking Areas” is intended to be revenue neutral. Funding for the initial installation in the estimated amount of \$4000.00 is available in the 2009 Operating Budget for Transportation Services. These installation costs will be recovered through the \$200.00 cost of each car-share parking permit issued to a car-share organization/company for use of an on-street designated parking space.

Background Information

TE27.84a - Staff Report - Installation of Car-share Vehicle Parking Areas

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23336.pdf>)

TE27.84a - Staff Report - Installation of Car-share - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23337.pdf>)

TE27.84a - Staff Report - Installation of Car-share - Drawing No. 421F-9673

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23338.pdf>)

TE27.84a - Staff Report - Installation of Car-share - Drawing No. 421F-9674

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23339.pdf>)

TE27.84a - Staff Report - Installation of Car-share - Drawing No. 421F-9675

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23340.pdf>)

TE27.84a - Staff Report - Installation of Car-share - Drawing No. 421F-9677

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23341.pdf>)

TE27.84a - Staff Report - Installation of Car-share - Drawing No. 421F-9678

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23342.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

(September 1, 2009) Letter from Elana White, Queen Street West BIA, requesting that the inaugural event "Out of Site: Contemporary Art Works on Queen Street West" at Queen Street West between Simcoe and Bathurst, from 7:00 p.m. on October 3 to 7:00 a.m. on October 4, 2009, be declared an event of municipal significance; and extension of liquor licences for establishments listed. (TE.Supp.TE27.88.18)

(September 9, 2009) Letter from Deputy Mayor Pantalone advising that Cafe Diplomatico, 594 College Street, is hosting a free, day-long, pre-2010 World Cup celebration for the community on Saturday, October 10, 2009, and is requesting a patio extension from 1:00 p.m. to 11:00 p.m. (TE.Supp.TE27.88.19)

(August 30, 2009) Letter from Pilar Galvis and Nubia Solano, Co-Owners, Babaluu Restaurant, 136 Yorkville Avenue, requesting an extension to their liquor licence for the establishment's 15th Anniversary on October 22, 2009 from 6:00 p.m. to 2:00 a.m. (TE.Supp.TE27.88.20)

96a Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 160 Queen Street West

Origin

(September 9, 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 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, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

The Toronto Preservation Board on September 9, 2009, considered the report (June 3, 2009) from the Director, Policy and Research, City Planning Division, respecting 160 Queen Street West - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act.

Background Information

TE27.96a – Letter from the Toronto Preservation Board - 160 Queen Street West - Intention to Designate

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23344.pdf>)

97a 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**

(September 9, 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 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, the City Solicitor be authorized 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

The Toronto Preservation Board on September 9, 2009, considered the report (June 9, 2009) from the Director, Policy and Research, City Planning Division, respecting 70 Roehampton Avenue - Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act.

Background Information

TE27.97a - Letter from the Toronto Preservation Board - 70 Roehampton Avenue - Heritage
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23345.pdf>)

98a Inclusion of Heritage Inventory - Church and Gloucester Properties

Origin

(September 9, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community Council the adoption of the recommendations in the report (April 17, 2009) subject to amending Recommendation 2. to read as follows:

2. City Council include the property at 592 Church Street (Wallace Millichamp Houses, 1873) on the City of Toronto Inventory of Heritage Properties and that staff investigate the development history of this site and bring forward a report to amend the reasons for listing, if it is required.

Summary

The Toronto Preservation Board on September 9, 2009, considered the report (April 17, 2009) from the Director, Policy and Research, City Planning Division, respecting Church and Gloucester Properties - Inclusion on Heritage Inventory.

The Toronto Preservation Board considered the following letters:

- a. (August 27, 2009) from David Bronskill, Goodmans, LLP, Barristers and Solicitors;
- b. (June 23, 2009) from David Bronskill, Goodmans, LLP, Barristers & Solicitors; and
- c. (September 9, 2009) from Councillor Kyle Rae, Ward 27 Toronto Centre-Rosedale.

Background Information

TE27.98a - Letter from the Toronto Preservation Board - Church and Gloucester Properties (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23346.pdf>)

TE27.98a. - Revised Reasons for Listing - 592 Church Street (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23366.pdf>)

TE27.98a - Revised Reasons for Listing - 69 Gloucester Street (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23367.pdf>)

99a Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act - 65 Front Street East

Origin

(September 9, 2009) Letter from the Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Toronto and East York Community

Council that:

1. City Council approve the 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, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

The Toronto Preservation Board on September 9, 2009, considered the report (June 2, 2009) from the Director, Policy and Research, City Planning Division, respecting 65 Front Street East - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act.

The Toronto Preservation Board considered a presentation by Greg Patterson, Gregory Patterson Architect.

Greg Patterson, Gregory Patterson Architect addressed the Toronto Preservation Board.

Background Information

TE27.99a - Letter from the Toronto Preservation Board - 65 Front Street East - Heritage
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23349.pdf>)

100a Union Station Revitalization - Alteration to a Designated Heritage Property

Origin

(September 9, 2009) Letter from the Toronto Preservation Board

Recommendations

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

1. City Council approve the 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

The Toronto Preservation Board on September 9, 2009, considered the report (June 9, 2009), from the Director, Policy and Research, City Planning Division, respecting Union Station Revitalization - Alteration to a Designated Heritage Property.

The Toronto Preservation Board considered a presentation by Paul Noskiewicz, B. Arch, NORR Limited Architects and Engineers and Julia Gersovitz, Architecte, MOAQ, MOAA, FIRAC, Fournier Gersovitz & Moss Architects.

Background Information

TE27.100a - Letter from the Toronto Preservation Board - Union Station Revitalization - Heritage
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23350.pdf>)

101a Inclusion on Heritage Inventory - Broadview Avenue Properties

Origin

(September 9, 2009) Letter from the Toronto Preservation Board

Recommendations

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

1. City Council include the property at 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

The Toronto Preservation Board on September 9, 2009, considered the report (April 15, 2009) from the Director, Policy and Research, City Planning Division, respecting Broadview Avenue Properties - Inclusion on Heritage Inventory.

The Toronto Preservation Board considered a letter (June 21, 2009) from Roger Townshend, Clerk of Session, St. John's Presbyterian Church.

Background Information

TE27.101a – Letter from the Toronto Preservation Board - Broadview Avenue Properties - Heritage

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23351.pdf>)