
Toronto and East York Community Council

Meeting No.	28	Contact	Rosalind Dyers, Committee Administrator
Meeting Date	Tuesday, October 13, 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 TE28.1 to TE28.15
 12:00 noon: Items TE28.16 to TE28.18 and TE28.28 and TE28.29
 1:45 p.m.: Items TE28.19 to TE28.27
 2:30 p.m.: Item TE28.30

Declaration of Interest under the *Municipal Conflict of Interest Act***Confirmation of Minutes – September 15, 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.

TE28.1	ACTION	10:00 AM		Ward: 32
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Permanent Closure of a Portion of the Public Highway Lake Shore Boulevard East Between Woodfield Road and Knox Avenue

Statutory - City of Toronto Act, 2006

Origin

(September 22, 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 a portion of the public highway Lake Shore Boulevard East between Woodfield Road and Knox Avenue.

Summary

To enact a By-law to permanently close to vehicular traffic a portion of the public highway Lake Shore Boulevard East between Woodfield Road and Knox Avenue.

Background Information

TE28.1 - Draft By-law - Lake Shore Boulevard East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23829.pdf>)

TE28.2	ACTION	10:00 AM		Ward: 20
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Final Report - 56 Blue Jays Way Rezoning Application

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council approve the proposal subject to a maximum height of 120 m inclusive of mechanical penthouse and elevator/stair overrun.
2. City Council amend Zoning By-law 438-86, as amended, substantially in accordance with the draft Zoning By-law Amendment to be available at or before the Toronto and East York Community Council meeting on October 13, 2009.
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.
4. City Council determine that no further notice under the Planning Act be required to effect the reduction of the proposed height to 120 m.
5. Before introducing the necessary 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 of \$1,000,000.00 of which 10% will be allocated to affordable housing in Ward 20, and the remainder for the provision of one or more of the following:
 - capital improvements to non-profit arts and cultural facilities in Ward 20;
 - streetscape improvements to John Street and Mercer Street; and
 - Heritage Conservation District Studies in the King Spadina East Precinct subject to the appropriate Official Plan Amendment coming into force and effect, and design development supporting the John Street streetscape project.

- b. \$100,000 of the cash contribution is to be provided prior to the enactment of Bills, for the purpose of contributing to one or more Heritage Conservation District studies within the East Precinct of King-Spadina, subject to the appropriate Official Plan Amendment coming into force and effect, or design development for the John Street and/or Mercer Street streetscapes, and the remainder of the cash contribution is to be provided prior to the issuance of an above-grade building permit.
- c. 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.
- d. Prior to Site Plan Approval for the subject property, the owner shall:
 - i. submit additional information based on the proposed Conservation Strategy, to include documentation substantially in accordance with that outlined within Section 6.0 of the Implementation and Monitoring Plan of the Heritage Impact Statement, prepared by Rassech Eckler Associates LTD, date stamped as received October 10, 2008 including an estimate of the costs associated with its execution, for the reconstruction and restoration of 56 Blue Jays Way façade to the satisfaction of the Manager of Heritage Preservation Services;
 - ii. amend the existing Heritage Easement Agreement registered on the site to address the proposed construction and permitted alterations; and
 - iii. submit a Conservation Plan to include, but not necessarily be limited to revised drawings, to the satisfaction of the Manager of Heritage Preservation Services that provide: elevations and sections at 1:50 scale at the following locations for the applicable proposed elements: entry at the heritage façade elevation; return walls with detailing; new canopy; signage program at heritage façade if applicable; parapet and/or cornice details; and window specifications for the entire heritage façade elevation..
- e. In accordance with the Conservation Plan, the owner shall restore the heritage façade and in the event of a lesser expenditure than identified in the Conservation Strategy, the difference shall be re-directed to the provision of heritage studies of the King-Spadina East Precinct.
- f. Prior to the release of a building permit, including for demolition, excavation, shoring, foundation or above grade, the owner shall:
 - i. supply a Letter of Credit equal to the approved amount contained within the Conservation Plan; and
 - ii. provide final plans satisfactory to the Manager, Heritage Preservation Services.

- g. Prior to the release of the Letter of Credit, the owner shall provide evidence and documentation that the project scheme has been implemented, per the approved Conservation Plan, satisfactory to the Manager, Heritage Preservation Services.
- h. The owner shall enter into an agreement with the City of Toronto to provide one floor and not less than 7 units of rental housing within the development, for a minimum of 20 years and at rents that do not exceed the average market rent by unit type (for the City of Toronto) as reported in the most recent CMHC rental market report.

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

- i. The owner shall provide a minimum of ten percent (10%) of the residential units in the building having at least three bedrooms, or be convertible to three or more bedrooms.
- j. Architectural plans, elevations and landscaping including 1:50 elevations will be secured to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the owner will be required to, in conjunction with each Site Plan Application submit 1:50 scale drawings in conformity with this requirement for the five-storey podium.
- k. The owner shall incorporate in the construction of the building, and thereafter, maintain exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director.
- l. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist on file with the Chief Planner and Executive Director of City Planning Division, date-stamped October 23, 2008.
- m. Prior to the introduction of Bills, the owner shall submit to the Executive Director, Technical Services for review and acceptance, a Functional Servicing Report to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate.
- n. 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 the development.
- o. The owner shall implement wind mitigation measures required by the applicant's wind study, revised to reflect changes to the proposal as described in this report, satisfactory to the Chief Planner and Executive Director, City Planning Division, to be submitted as part of an application for Site Plan Approval.

- p. The owner shall provide and maintain in good order and operation 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.
6. Prior to the introduction of Bills, City Council require the owner to 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.
7. Prior to the introduction of Bills, City Council require the applicant to withdraw the appeal to the Ontario Municipal Board regarding Zoning By-laws 921-2006 and 922-2006 arising from the 2006 King-Spadina Secondary Plan Review.

Summary

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

This application proposes a 41-storey (142 m) 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 that the proposal be approved subject to a reduction in height to 120 m inclusive of mechanical penthouse and elevator/stair overrun.

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 62 m approval fit into its immediate height 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, continues to incorporate the heritage façade, and provides some architectural and functional improvements over the previously approved development. It is generally consistent with the King Spadina East Precinct 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.

Staff have worked with the applicant, in consultation with the Ward Councillor, and have made some progress in achieving the built form goals of the Tall Building Guidelines and the King Spadina Built Form Study, with respect to tower floor plate size and adequate tower separation.

However, the proposal's current height of 142 m inclusive of mechanical penthouse/elevator overrun remains inappropriate within the framework of the King Spadina Built Form Study, which recommends a Second Tier height of 90 m for this site. The Second Tier height is based on a recognition of both the general trend of decreasing height from University to Spadina Avenue and from Front Street to Queen Street, as well as the immediately local context of 60-70 m tall buildings to the south, and recent OMB and Committee of Adjustment approvals allowing buildings of approximately 120 m to the north. This report therefore recommends that the Zoning By-law Amendment application be approved subject to a reduction in height to no more than 120 m inclusive of mechanical penthouse and elevator/stair overrun.

The reduction in height is appropriate for the following reasons:

- The proposed height of 142 m is approximately twice the height of the recently built context (with the exception of the OMB-approved M5V development at 371-379 King Street West, at 119.5 m and the Committee of Adjustment approval of 430 King Street West at 123 m).
- The site is located mid-block on a street that has been identified in the King-Spadina Secondary Plan as a smaller neighbourhood street, and as such does not warrant the requested height of 142 m.
- The proposed height represents an increase of approximately 58% over the Second Tier heights recommended in the King-Spadina Built Form Study. This increase cannot be supported without significantly compromising the recent Community Council approval of the framework of the Built Form Study.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE28.2 - Staff Report - 56 Blue Jays Way - Final Report

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23830.pdf>

TE28.3	ACTION	10:00 AM		Ward: 20
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Final Report - 60 John Street, 12-18 Mercer Street – Zoning By-law Amendment Application

Statutory - Planning Act, RSO 1990

Origin

(September 24, 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 to be available at or before the Toronto and East York Community Council meeting on October 13, 2009.
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 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 of \$1,300,000 prior to the first above-grade building permit, of which 10% will be allocated to affordable housing in Ward 20, and the remainder for the provision of one or more of the following: streetscape improvements to John Street and Mercer Street, Heritage Conservation District Studies in the King Spadina East Precinct subject to the appropriate Official Plan Amendment coming into force and effect, and design development supporting the John Street streetscape project.
 - b. A reduction of the cash contribution of 50% of the cost of relocating Bell and Rogers utility boxes from John Street to inside the development, up to a maximum of \$300,000.
 - c. A reduction of the cash contribution for the implementation of streetscape improvements to John Street and/or Mercer Street to a level beyond a standard Site Plan approval, to a maximum of \$100,000.
 - d. \$50,000 of the cash contribution is to be provided prior to the enactment of Bills, for the purpose of contributing to one or more Heritage Conservation District studies within the East Precinct of King-Spadina, subject to the appropriate Official Plan Amendment coming into force and effect, or design development for the John Street and/or Mercer Street streetscapes.
 - e. 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, with up to 50% of the public art contribution to be used on the development, including treatment of the proposed parking entrance on John Street, with the remainder allocated to the John Street streetscape improvement initiative.
 - f. The implementation of a heritage interpretation program for Mercer Street and/or John Street to the satisfaction of the Chief Planner and Executive Director, City Planning.

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

- g. Architectural plans, elevations and landscaping including 1:50 scale elevations, will be secured to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the owner will be required to, in conjunction with each Site Plan Application submit 1:50 scale drawings in conformity with this requirement for the five-storey podium.

- h. The owner shall incorporate in the construction of the buildings and thereafter maintain exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
 - i. The owner shall provide a minimum of ten percent (10%) of the residential units in the building having at least three bedrooms, or be convertible to three or more bedrooms.
 - j. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist on file with the Chief Planner and Executive Director, City Planning Division, date-stamped August 20, 2009.
 - k. The owner shall provide and maintain 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.
 - l. The implementation of any wind mitigation measures required by the applicant's 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.
4. Prior to the enactment of Bills, City Council require the applicant to withdraw the appeal to the Ontario Municipal Board regarding Zoning By-laws 921-2006 and 922-2006 arising from the 2006 King-Spadina Secondary Plan Review.

Summary

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

This application proposes to construct a 33-storey (111.6 metres) mixed use building consisting of a 5-storey podium along the Mercer Street and John Street frontages and a tower on the east portion of the site at 60 John Street and 12-18 Mercer Street, containing approximately 337 residential units.

The proposal replaces a commercial surface parking lot and 4-storey office building with a residential condominium. It is consistent with the King Spadina East Precinct 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 meets many of the goals of the King Spadina Secondary Plan, and 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

TE28.3 - Staff Report - 60 John and 12-18 Mercer Street - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23831.pdf>

TE28.4	ACTION	10:00 AM		Ward: 20
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Final Report - 426 University Avenue - Zoning By-law Application

Statutory - Planning Act, RSO 1990

Origin

(September 18, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

If City Council adopts the recommendations of the Toronto and East York Community Council to approve Application 08 163452 STE 20 OZ for 426 University Avenue, then:

1. City Council authorize an amendment to Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law attached as Attachment No.1.
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, and City Solicitor. The agreement(s) are to be registered on title to the lands in a manner satisfactory to the City Solicitor and to secure the following facilities, services and matters from the owner at its expense:
 - a. Prior to Site Plan Approval for the subject property, the owner shall provide a Conservation Plan including an estimate of the costs associated with its execution, for the reconstruction and restoration of the façade and library of 426 University Avenue to the satisfaction of the Manager of Heritage Preservation Services.
 - b. Prior to the release of a building permit, including for demolition, shoring, foundation or above grade, the owner shall supply a Letter of Credit equal to the approved amount contained within the Conservation Plan.

- c. Prior to the release of a building permit, including for demolition, shoring, foundation or above grade, the owner shall provide a documentation report for the subject property including a history of the Royal Canadian Military Institute activities at the site since its construction, original plans and drawings for the building and subsequent alteration drawings, where available, and complete interior and exterior photo-documentation of all rooms, corridors and elevations (in both digital and black and white SLR formats) including a key plan indicating the location of each photograph, to the satisfaction of the Manager, Heritage Preservation Services.
- d. Prior to the release of the Letter of Credit, the owner shall complete all conservation work to the satisfaction of the Manager, Heritage Preservation Services.
- e. A cash contribution in the amount of \$1,000,000.00, indexed as per the Non-Residential Construction Price Index from the date of the execution of the Section 37 Agreement, for facilities, services or matters, which may include affordable housing projects in Ward 20, local park improvements, and streetscape improvements to Dundas Street West, shall be paid, consisting of an initial payment of \$100,000 payable upon the coming into force and effect of the amending by-law, with the balance payable prior to the release of any above grade building permit.

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

- f. Architectural plans, elevations and landscaping including 1:50 elevations will be secured to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the owner will be required to, in conjunction with each Site Plan Application, submit 1:50 scale drawings in conformity with this requirement.
- g. The owner shall incorporate in the construction of the building, and thereafter maintain exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- h. The owner shall make reasonable commercial efforts to achieve LEED certification and shall provide the City with project documentation on LEED certification.
- i. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist on file with the Chief Planner and Executive Director, City Planning Division, date stamped June 10, 2008.
- j. The owner shall provide knock-out panels to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic

Development, and to be detailed in an agreement pursuant to Section 41 of the Planning Act.

- k. Prior to the issuance of any demolition or building permit, the owner shall complete a Toronto Transit Commission (TTC) Technical Review of the proposed development as applicable to the particular permit under application and obtain the TTC's written acknowledgement that the owner has satisfied all of the conditions arising out of the review. As part of the review process, the owner shall provide the requisite information, and pay the associated review fee to the TTC.
 - l. The owner shall insert warning clauses regarding the TTC right-of-way in all offers to purchase, agreements of purchase and sale or agreements to lease, and condominium declaration document(s) for each affected residential unit within the proposed development. Such warning clauses shall advise of the potential for noise, vibration, smoke, particulate matter, electromagnetic interference and stray current impacts on the proposed development and that the TTC accepts no responsibility for such effects.
 - m. Prior to Site Plan Approval, the owner shall submit an application to Transportation Services for any encroachments within the City right-of-way.
 - n. Require the owner to 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 the development.
 - o. The owner shall make appropriate arrangements to secure a limiting distance agreement with the owner immediately to the south at 400 University Avenue to the satisfaction of the Chief Building Official, such limiting agreement to be executed prior to final site plan approval.
 - p. The owner shall provide knock out panels between a sufficient number of units to permit the combining of units to create a minimum of 10% of the total unit count as three-bedroom units.
4. Prior to the introducing the necessary Bills for enactment, City Council require the owner to 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.

Summary

This report responds to the request of the Toronto and East York Community Council that the Chief Planner report, in consultation with the City Solicitor, on the form of Zoning By-law to permit the proposed 42-storey mixed use building.

The application proposes 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. Although no parking was initially proposed, a revised application includes the provision of 9 parking spaces, 8 of which are proposed to be in parking stackers.

Financial Impact

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

Background Information

TE28.4 - Staff Report - 426 University Avenue - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23832.pdf>

TE28.5	ACTION	10:00 AM		Ward: 27
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Final Report - 15 St. Mary Street, 65-67 St. Nicholas Street and a Portion of 692 Yonge Street - Rezoning Application

Statutory - Planning Act, RSO 1990

Origin

(September 24, 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. 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. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an agreement under Section 37 of the Planning Act to secure the following:
 - a. a payment of \$685,000.00, prior to the issuance of the first building permit, indexed to the non-residential Construction Price Index for Toronto, for the period from the coming into force of the By-law to the date of payment toward capital improvements to Queen's Park;
 - b. the on-site reconstruction of the façade and three-storey south wall return of the brick building at 65-67 St. Nicholas Street, to be incorporated into the podium of the new development;

- c. streetscape improvements to St. Mary Street and St. Nicholas Street abutting the site, including street tree irrigation;
 - d. payment of costs for any required improvements to the municipal infrastructure, as may be determined by the Executive Director of Technical Services;
 - e. payment of costs associated with pavement marking and signage as approved by the Executive Director of Technical Services; and
 - f. preparation of a Construction Mitigation Plan and Resident Communications Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
4. City Council direct the local parkland dedication funds above 5% toward improvements to Queen's Park.
 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 a 29-storey residential building at 15 St. Mary Street and 65-67 St. Nicholas Street, including two-story townhouse units and retail uses at grade. The development parcel also includes the rear portion of 692 Yonge Street. The proposal meets the intent of the City's Official Plan for intensification in Mixed Use Areas and reflects the principles expressed in the City's Design Criteria for the Review of Tall Buildings Proposals.

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

TE28.5 - Staff Report - 15 St. Mary, 65-67 St. Nicholas and 692 Yonge Street - Final Report (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23833.pdf>)

TE28.6	ACTION	10:00 AM		Ward: 27
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Final Report - 32 Davenport Road, and 12, 18, 18A, 20 and 22 McMurrich Street - Rezoning Application

Statutory - Planning Act, RSO 1990

Origin

(September 15, 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, of the City of Toronto 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, 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. The agreement to be registered on title to the lands, in a manner satisfactory to the City Solicitor, will secure the following facilities, services and matters:
 - a. \$550,000.00 to be paid prior to the issuance of the first above-grade building permit, indexed to the non-residential Construction Price Index for Toronto, for the period from the coming into force of the By-law to the date of payment towards the Greater Yorkville Residents' Association (GYRA) Yorkville Greening Initiative;
 - b. \$335,000.00 to be paid prior to the issuance of the first above-grade building permit, indexed to the non-residential Construction Price Index for Toronto, for the period from the coming into force of the By-law to the date of payment towards the Yorkville Lending Library's Centenary Project;
 - c. \$15,000.00 to be paid prior to the issuance of the first above-grade building permit, indexed to the non-residential Construction Price Index for Toronto, for the period from the coming into force of the By-law to the date of payment towards capital improvements at Budd Sugarman Park and Ramsden Park;
 - d. prior to site plan approval, the owner shall submit plans for interpretive panels or other interpretive materials to communicate the history of the property including the importance of Raymond Moriyama; the importance of this studio and practice as an incubator for other notable architects; and his body of work designed in this studio, including specific examples and a reference to the nearby Toronto Reference Library. The research, design and location of the interpretive materials shall be to the satisfaction of the Manager of Heritage Preservation Services;
 - e. the provision of high quality materials for the podium to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and

- f. the owner shall submit plans at 1:50 scale elevations for the podium detailing the high quality materials is to be provided as part of an application for Site Plan Approval.
4. Before introducing the necessary Bills for enactment, City Council require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.

Summary

This application was made on April 25, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish a two-storey office building, a vacant two-storey building, and a pair of two-and-a-half-storey semi-detached dwellings, and to construct a 28-storey residential building with a four-storey podium. The proposed building consists of 166 residential units and 165 vehicular parking spaces in five levels of underground parking accessible from McMurrich Street. The plan proposes six two-storey grade-related units along McMurrich Street. All servicing will take place internal to the building.

The proposed development has been found to be substantially in compliance with the development criteria for Mixed Used Areas, Apartment Neighbourhoods, Downtown, Public Realm, Built Form, and all other relevant Official Plan policies and urban design guidelines. Thus, 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

TE28.6 - Staff Report - 32 Davenport Road and 12-22 McMurrich Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23834.pdf>

Communications

(September 24, 2009) E-mail from Sari Grove (TE.Main.TE28.6.1)

(Deferred from September 15, 2009 - 2009.TE27.104)

TE28.7	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.

Financial Impact

The recommendation in this report has no financial impact.

Background Information

TE28.7 - Staff Report - 102 Shuter Street - Request for Direction Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23524.pdf>)

Communications

(September 14, 2009) Letter from David Bronskill, Goodmans LLP (TE.Main.TE28.7.1)

(September 14, 2009) Letter from Choi Wong, Owner of 226 and 232 George Street (TE.Main.TE28.7.2)

(September 14, 2009) E-mail from Brent Swan, Debbie Meredith, Marilyn Crawford and Jerry Crawford (TE.Main.TE28.7.3)

(September 15, 2009) E-mail from Eva Curlanis-Bart - President, The Garden District Residents' Association (TE.Main.TE28.7.4)

TE28.8	ACTION	10:00 AM		Ward: 27
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Refusal Report - 46 Wellesley Street East - Rezoning Application

Origin

(September 21, 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 Application No. 09 124901 STE 27 OZ .
2. City Council request the Manager of Municipal Licensing and Standards, Toronto and East York District to inspect the property.

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 a commercial parking lot at 46 Wellesley Street East for a temporary period of three years.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE28.8 - Staff Report - 46 Wellesley Street East - Refusal Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23835.pdf>

TE28.9	ACTION	10:00 AM		Ward: 28
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Final Report - Plan of Subdivision – 333 Bay Street, 10 and 40 Adelaide Street West, 40 Temperance Street and 118 Yonge Street

Statutory - Planning Act, RSO 1990

Origin

(September 28, 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 recommend to the Chief Planner that the draft plan of subdivision be approved, generally as illustrated on Attachment No. 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 subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of the development.

Summary

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

BPO Ontario Properties Limited, Exchange Tower Limited, and 6537626 Canada Inc. (the owners) submitted an application for a Draft Plan of Subdivision on March 11, 2009, to divide the lands known municipally as 333 Bay Street, 10 and 40 Adelaide Street West, 40 Temperance Street, and 118 Yonge Street into three blocks to facilitate the applicant's intention to request part lot control exemption.

In response to staff questions, the applicants have revised the proposal at this time to just apply for Draft Plan of Subdivision. They have indicated that they will apply for part lot control exemption when the future development plans are more advanced.

This report also advises that the Chief Planner may approve the Draft Plan of Subdivision.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE28.9 - Staff Report - 333 Bay, 10 and 40 Adelaide, 40 Temperance and 118 Yonge Street - Plan of Subdivision - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23836.pdf>)

TE28.10	ACTION	10:00 AM		Ward: 28
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Request for Direction Report - 51-61 Front Street East, 6-16 Church Street and 70 The Esplanade - Official Plan Amendment and Rezoning, Site Plan Application

Origin

(September 18, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor together with appropriate staff to return to the Ontario Municipal Board with respect to this settlement.
2. City Council revise its previous direction issued on June 27, 28 and 29, 2006, so as to allow for Phase 1 to proceed, subject to the following conditions being met:
 - a. a Section 37 Agreement between the Owner and the City satisfactory to the Chief Planner and Executive Director, City Planning Division and the City Solicitor has been executed and registered as a first charge against the lands to the satisfaction of the City Solicitor securing the matters set forth in this report and in the attached draft Zoning By-law Amendment;
 - b. the Owner enters into a Heritage Easement Agreement (HEA) with the City, satisfactory to the City Solicitor and the Manager, Heritage Preservation Services, to provide for the permanent protection of the heritage building at 6 Church Street, and such agreement has been registered as a first charge against the lands to the satisfaction of the City Solicitor;
 - c. the Owner has entered into a Site Plan Agreement with the City pursuant to Section 41 of the Planning Act for Phase 1 of the development satisfactory to the Chief Planner and Executive Director, City Planning Division and the City Solicitor and such agreement has been registered against the lands to the satisfaction of the City Solicitor; and
 - d. in lieu of the owner entering into a Heritage Easement Agreement with the City for 70 The Esplanade, the owner provide a payment of \$150,000 for heritage conservation initiatives within the St. Lawrence Neighbourhood, prior to the earlier of the date of the execution of the Section 37 Agreement or December 31 2009.
3. Council authorize the City Solicitor to make such technical and stylistic changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required, and any other changes necessary to implement the intent of this report.

4. City Council request that the Ontario Municipal Board withdraw its approval issued on February 22, 2007 with respect to Phase 2 lands (70 The Esplanade) should the owner of the Phase 2 lands not execute the HEA agreement for 70 The Esplanade, in a form satisfactory to the City Solicitor and the Manager, Heritage Preservation Services prior to the date of the OMB hearing.

Summary

This application originally proposed a two-phased mixed-use building ranging in height from 8 to 11 storeys at 51-61 Front Street East, 6-16 Church Street and 70 The Esplanade.

The purpose of this report is to seek a revised direction from City Council regarding Concert Properties Ltd.'s appeal to the Ontario Municipal Board respecting requests for Official Plan and Zoning By-law Amendments.

The details of the development application for Phase 1 have changed slightly through the site plan review process and since City Council approved a Settlement Report on June 27, 28 and 29, 2006.

This report deals with the request from the applicant, Concert Properties Ltd., to move forward with Phase 1, allowing for a separation of the Phase 1 and Phase 2 heritage requirements and the Official Plan and Zoning By-law Amendments, should Phase 2 not move forward.

Financial Impact

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

Background Information

TE28.10 - Staff Report - 51-61 Front East 6-16 Church, 70 The Esplanade - Request for Direction Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23837.pdf>)

TE28.11	ACTION	10:00 AM		Ward: 28
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Final Report - 125-261 Queens Quay East, East Bayfront-West Precinct, Rezoning Application to Remove the Holding Symbol ("h")

Statutory - Planning Act, RSO 1990

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 amend Zoning By-law No.1049-2006 substantially in accordance with the

draft Zoning By-law Amendment as shown on Attachment 2 to remove application of the holding symbol (“h”) from the lands located in Part of Lot 22, Registered Plan 694-E, and will be further subdivided in the East Bayfront Phase 1 Plan of Subdivision as Blocks 3, 4 and 5.

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 authorize the introduction of the necessary Bill by the City Solicitor for enactment by City Council immediately for By-law No.1049-2006 once an agreement under the Planning Act has been executed.

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”), pursuant to Section 36 of the Planning Act, on the lands located on Part of Lot 22, Registered Plan 694-E on the south side of Queens Quay East, east of Jarvis Street. These lands are part of the East Bayfront-West Precinct plan area and will be further subdivided in the East Bayfront Phase 1 Plan of Subdivision as Blocks 3, 4 and 5. This will allow the development of the George Brown College campus with institutional uses including commercial, and a student residence to proceed.

The East Bayfront-West Precinct Zoning By-law 1049-2006 contemplates the removal of the holding symbol when specific conditions have been satisfied as outlined and where an agreement under the Planning Act has been executed.

This report recommends approval of the application to amend the Zoning By-law 1049-2006 to remove the holding symbol and associated provisions from the subject lands.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE28.11 - Staff Report - 125-261 Queens Quay East, East Bayfront-West Precinct, Rezoning Application - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23838.pdf>

TE28.12	ACTION	10:00 AM		Ward: 20
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Inclusion on Heritage Inventory – King Street West Properties

Origin

(May 27, 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 291 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 293 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties.
3. City Council include the property at 295 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties.
4. City Council include the property at 297 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties.
5. City Council include the property at 299 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties.
6. City Council include the property at 301 King Street West (Gardiner Boyd Buildings) with the entrance address of 303 King Street West on the City of Toronto Inventory of Heritage Properties.
7. City Council include the property at 315 King Street West (Joseph Devlin Building) on the City of Toronto Inventory of Heritage Properties.
8. City Council include the property at 327 King Street West (the western most portion of the property with an entrance address of 333 King Street West and containing the Gardiner Boyd Buildings) on the City of Toronto Inventory of Heritage Properties.

Summary

This report recommends that City Council include properties on the south side of King Street West between John Street and Blue Jays Way on the City of Toronto Inventory of Heritage Properties. The eight properties identified in the recommendations have cultural heritage value and support the late 19th century commercial character of the block. Their inclusion on the City's heritage inventory would enable staff to monitor 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

TE28.12 - Staff Report - King Street West Properties - Heritage
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23839.pdf>)

12a Inclusion on Heritage Inventory – King Street West Properties

Origin

(September 24, 2009) Letter from the Toronto Preservation Board

Recommendations

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

1. City Council include the property at 291 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 293 King Street West (George L. Garden Building) on the City of Toronto Inventory of Heritage Properties.
3. City Council include the property at 295 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties.
4. City Council include the property at 297 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties.
5. City Council include the property at 299 King Street West (James McGee Building) on the City of Toronto Inventory of Heritage Properties.
6. City Council include the property at 301 King Street West (Gardiner Boyd Buildings) with the entrance address of 303 King Street West on the City of Toronto Inventory of Heritage Properties.
7. City Council include the property at 315 King Street West (Joseph Devlin Building) on the City of Toronto Inventory of Heritage Properties.
8. City Council include the property at 327 King Street West (the western most portion of the property with an entrance address of 333 King Street West and containing the Gardiner Boyd Buildings) on the City of Toronto Inventory of Heritage Properties.

Summary

Advising that the Toronto Preservation Board on September 24, 2009, considered the report (May 27, 2009) from the Director, Policy and Research, City Planning Division, respecting King Street West Properties - Inclusion on Heritage Inventory.

Background Information

TE28.12a - Letter from Toronto Preservation Board - King Street West Properties
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23840.pdf>)

TE28.13	ACTION	10:00 AM		Ward: 27
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Alteration of a Structure in the North Rosedale Heritage Conservation District - 32 St Andrews Gardens

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council approve the request to alter the structure at 32 St Andrews Gardens, a "C" rated building in the North Rosedale Heritage Conservation District, in accordance with Section 42(1) of the Ontario Heritage Act.
2. City Council approve the plans for the alteration of the structure at 32 St Andrews Gardens as shown in the drawings prepared by J. F. Brennan Design Build dated May 2009, and dated stamped received August 20, 2009, on file with the Manager, Heritage Preservation Services, and that the alterations be completed substantially in accordance with the submitted plans, subject to the owner:
 - a. Prior to the issuance of any building permit for the proposed alterations to the structure at 32 St Andrews Gardens, including a permit for the demolition, excavation and/or shoring of the subject property, provide building permit drawings with a front yard landscape plan and façade retention strategy satisfactory to the Manager, Heritage Preservation Services.

Summary

This report recommends that City Council approve the rehabilitation of a "C" rated house in the North Rosedale Heritage Conservation District (NRHCD) in accordance with Section 42(1) of the Ontario Heritage Act, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services (HPS) for the final building permit drawings.

While the proposed additions and alterations will have an impact on the cultural heritage character of the NRHCD, the negative impact will not be significant and will be appropriately mitigated.

The consent under the Ontario Heritage Act is in addition to the approval of any variances required to the existing zoning by-law.

Financial Impact

There is no financial impact resulting from the approval of this report.

Background Information

TE28.13 - Staff Report - 32 St. Andrews Gardens -Alteration of a Structure - Heritage
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23841.pdf>

13a Alteration of a Structure in the North Rosedale Heritage Conservation District - 32 St. Andrews Gardens

Origin

(September 24, 2009) Letter from the Toronto Preservation Board

Recommendations

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

1. City Council approve the request to alter the structure at 32 St. Andrews Gardens, a "C" rated building in the North Rosedale Heritage Conservation District, in accordance with Section 42(1) of the Ontario Heritage Act.
2. City Council approve the plans for the alteration of the structure at 32 St. Andrews Gardens as shown in the drawings prepared by J. F. Brennan Design Build dated May 2009, and dated stamped received August 20, 2009, on file with the Manager, Heritage Preservation Services, and that the alterations be completed substantially in accordance with the submitted plans, subject to the owner.
 - a. Prior to the issuance of any building permit for the proposed alterations to the structure at 32 St. Andrews Gardens, including a permit for the demolition, excavation and/or shoring of the subject property, provide building permit drawings with a front yard landscape plan and façade retention strategy satisfactory to the Manager, Heritage Preservation Services.

Summary

The Toronto Preservation Board on September 24, 2009, considered the report (September 11, 2009) from the Director, Policy and Research, City Planning Division, respecting 32 St. Andrews Gardens - Alteration of a Structure in the North Rosedale Heritage Conservation District.

Background Information

TE28.13a - Letter from Toronto Preservation Board - 32 St. Andrews Gardens
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23842.pdf>

TE28.14	ACTION	10:00 AM		Ward: 28
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Amendment to Previously Adopted St. Lawrence Heritage Conservation District Study Area

Origin

(September 11, 2009) Report from the Director of Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. The amended study area (see attachment 3) is inclusive of the area located east of Yonge Street (including the buildings on the west side of the street), south of Adelaide Street (including buildings on the north side of the street), west of Parliament Street (including all buildings on the east side of the street) and north of the railway corridor.
2. City Council authorize the acceptance of donations to be used to conduct the Study. All donations received should be held in a separate account designated for that purpose.
3. City Council authorize the reimbursement of the Consultant, if any, selected to conduct the Study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning.
4. City Council authorize the Treasurer to issue an Income Tax receipt to the donor for funds donated in the amount of \$10 or more.

Summary

This report examines the adopted St. Lawrence Heritage Conservation District (HCD) Study Area and provides recommendations regarding its amendment. The existing study area boundary is being re-evaluated as it does not capture enough of the "Old Town" area to properly convey the extent of its significance to the City of Toronto. The revised boundary is generally representative of the historic St. Lawrence Ward boundaries at the time of incorporation in 1834, plus the original ten blocks of the Town of York and the area leading south to the railway corridor. An amendment to the boundary would allow for a more informed, representative heritage conservation district study.

Financial Impact

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

Background Information

TE28.14 - Staff Report - St. Lawrence Heritage Conservation District Study Area
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23844.pdf>)

14a Amendment to Previously Adopted St. Lawrence Heritage Conservation District Study Area

Origin

(September 24, 2009) Letter from the Toronto Preservation Board

Recommendations

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

1. The amended study area (see attachment 3) is inclusive of the area located east of Yonge Street (including the buildings on the west side of the street), south of Adelaide Street (including buildings on the north side of the street), west of Parliament Street (including all buildings on the east side of the street) and north of the railway corridor.
2. City Council authorize the acceptance of donations to be used to conduct the Study. All donations received should be held in a separate account designated for that purpose.
3. City Council authorize the reimbursement of the Consultant, if any, selected to conduct the Study from donations received for that purpose, upon completion of the professional work to the satisfaction of the Chief Planner and Executive Director of City Planning.
4. City Council authorize the Treasurer to issue an Income Tax receipt to the donor for funds donated in the amount of \$10.00 or more.

Summary

The Toronto Preservation Board on September 24, 2009, considered the report (September 11, 2009) from the Director, Policy and Research, City Planning Division, respecting Amendment to Previously Adopted St. Lawrence Heritage Conservation District Study Area.

Background Information

TE28.14a - Letter from Toronto Preservation Board

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23845.pdf>)

TE28.15	ACTION	10:00 AM	Delegated	Ward: 28
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Residential Demolition Application - 47 Poulett Street

Origin

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

Recommendations

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

1. Approve the application to demolish the subject residential building with the following conditions:
 - a. All debris and rubble be removed immediately after demolition.
 - b. Any holes on the property be backfilled with clean fill.

OR

2. In the alternative, refuse the application to demolish the subject residential building

because there is no building permit for a replacement building on the site.

Summary

In accordance with City-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No.1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 47 Poulett Street to Community Council, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

Background Information

- TE28.15 - Staff Report - 47 Poulett Street - Residential Demolition
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23846.pdf>)
- TE28.15 - Staff Report - 47 Poulett Street - Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23847.pdf>)
- TE28.15 - Staff Report - 47 Poulett Street - Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23848.pdf>)
- TE28.15 - Staff Report 47 Poulett Street - Attachment. 3
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23849.pdf>)
- TE28.15 - Staff Report 47 Poulett Street - Attachment. 4
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23850.pdf>)
- TE28.15 - Staff Report 47 Poulett Street - Attachment. 5
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23851.pdf>)
- TE28.15 - Staff Report 47 Poulett Street - Attachment. 6
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23852.pdf>)

TE28.16	ACTION	12:00 PM	Delegated	Ward: 19
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Sign Variance - 850 Bloor Street West

Origin

(September 22, 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 maintain, for third party advertising purposes, an illuminated two face, tri-vision roof sign located on top of a two-storey building at 850 Bloor Street West.

Summary

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

This report reviews and makes recommendations on a request by Steve Wolowich of Astral Media Outdoor, on behalf of Gyro King Investments for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain, for third party advertising purposes, an illuminated two face, tri-vision roof sign on top of a two-storey building at 850 Bloor Street 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

TE28.16 - Staff Report - 850 Bloor Street West - Sign Variance
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23853.pdf>)

TE28.17	ACTION	12:00 PM	Delegated	Ward: 20
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Sign Variance - 236 Adelaide Street West

Origin

(September 23, 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 two face poster panel roof sign with a newly designed two face, illuminated tri-vision roof sign on top of a two-storey building at 236 Adelaide Street West.

Summary

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

This report reviews and makes recommendations on a request by Timothy May of CBS Outdoor, on behalf of Paul Kin for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, replacement of an existing two face poster panel roof sign with a newly designed two face, illuminated tri-vision roof sign on top of a two-storey building at 236 Adelaide Street 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

TE28.17 - Staff Report - 236 Adelaide Street West - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23854.pdf>

TE28.18	ACTION	12:00 PM	Delegated	Ward: 30
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Sign Variance - 68 Broadview Avenue**Origin**

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

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council refuse the request for variances to permit replacement of an existing third party illuminated ground sign with a newly designed larger size illuminated ground sign containing an electronic LED animated copy image board for third party advertising purposes at 68 Broadview Avenue.

Summary

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

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, replacement of an existing third party illuminated ground sign with a newly designed larger size illuminated ground sign containing an LED animated copy image board at 68 Broadview Avenue.

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

TE28.18 - Staff Report - 68 Broadview Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23855.pdf>

(Deferred from September 15, 2009 - 2009.TE27.40)

TE28.19	ACTION	1:45 PM	Delegated	Ward: 22
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Appeal of the Denial of a Boulevard Cafe Permit - 647A Mount Pleasant Road, Hillside 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, Hillside 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

TE28.19 - Staff Report - 647A Mount Pleasant Road - Boulevard Cafe
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23523.pdf>

TE28.19 - 647A Mount Pleasant Road - Appendices 1-5
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23522.pdf>

Communications

(September 2, 2009) E-mail from Rob and Elizabeth Adams (TE.Main.TE28.19.1)

(September 1, 2009) E-mail from Steven Hoke (TE.Main.TE28.19.2)

(September 10, 2009) Submission from Dr. James W. Moore and Dr. Alexandra Orlova (TE.Main.TE28.19.3)

(September 15, 2009) Submission from Dr. James W. Moore and Dr. Alexandra Orlova and forwarding petition signed by 13 individuals (TE.Main.TE28.19.4)

(September 25, 2009) E-mail from Dr. James W. Moore and Dr. Alexandra Orlova (TE.Main.TE28.19.5)

(Deferred from September 15, 2009 - 2009.TE27.111)

TE28.20	ACTION	1:45 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

TE28.20 - Staff Report - 2 Fairfield Road Front Yard Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23529.pdf>)

TE28.20 - Staff Report - 2 Fairfield Road Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23530.pdf>)

TE28.20 - Staff Report - 2 Fairfield Road Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23531.pdf>)

TE28.20 - Staff Report - 2 Fairfield Road Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23532.pdf>)

TE28.20 - Staff Report - 2 Fairfield Road Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23533.pdf>)

(Deferred from September 15, 2009 - 2009.TE27.112)

TE28.21	ACTION	1:45 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

TE28.21 - Staff Report - 2A Fairfield Road Front Yard Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23534.pdf>)

TE28.21 - 2A Fairfield Road Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23535.pdf>)

TE28.21 - 2A Fairfield Road Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23536.pdf>)

TE28.21 - 2A Fairfield Road Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23537.pdf>)

TE28.21 - 2A Fairfield Road Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23538.pdf>)

(Deferred from September 15, 2009 - 2009.TE27.113)

TE28.22	ACTION	1:45 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

TE28.22 - Staff Report - 2B Fairfield Road Front Yard Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23543.pdf>)

TE28.22 - 2B Fairfield Road Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23539.pdf>)

TE28.22 - 2B Fairfield Road Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23540.pdf>)

TE28.22 - 2B Fairfield Road Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23541.pdf>)

TE28.22 - 2B Fairfield Road Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23542.pdf>)

TE28.23	ACTION	1:45 PM	Delegated	Ward: 29
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Front Yard Parking Appeal - 255 Linsmore Crescent**Origin**

(September 21, 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 255 Linsmore Crescent.

Summary

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

Transportation Services has assessed an appeal from the owner of 255 Linsmore Crescent for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

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

Background Information

TE28.23 - Staff Report - 255 Linsmore Crescent Front Yard Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23872.pdf>)

TE28.23 - 255 Linsmore Crescent Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23873.pdf>)

TE28.23 - 255 Linsmore Crescent Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23874.pdf>)

TE28.23 - 255 Linsmore Crescent Appendix C
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23875.pdf>)

TE28.23 - 255 Linsmore Crescent Appendix D
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23876.pdf>)

TE28.24	ACTION	1:45 PM	Delegated	Ward: 32
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Front Yard Parking Appeal - 62 Herbert Avenue

Origin

(September 21, 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 62 Herbert 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 62 Herbert 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

TE28.24 - Staff Report - 62 Herbert Avenue Front Yard Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23877.pdf>)

TE28.24 - 62 Herbert Avenue Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23878.pdf>)

TE28.24 - 62 Herbert Avenue Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23879.pdf>)

TE28.24 - 62 Herbert Avenue Appendix C
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23880.pdf>)

TE28.24 - 62 Herbert Avenue Appendix D
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23881.pdf>)

TE28.25	ACTION	1:45 PM	Delegated	Ward: 32
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Front Yard Parking Appeal - 109 Wildwood Crescent

Origin

(September 21, 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 109 Wildwood Crescent.

Summary

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

Transportation Services has assessed an appeal from the owner of 109 Wildwood Crescent for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

Financial Impact

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

Background Information

TE28.25 - Staff Report - 109 Wildwood Crescent Front Yard Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23882.pdf>)

TE28.25 - 109 Wildwood Crescent Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23883.pdf>)

TE28.25 - 109 Wildwood Crescent Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23884.pdf>)

TE28.25 - 109 Wildwood Crescent Appendix C
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23885.pdf>)

TE28.25 - 109 Wildwood Crescent Appendix D
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23886.pdf>)

(Deferred from September 15, 2009 - 2009.TE27.107)

TE28.26	ACTION	1:45 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

TE28.26 - Staff Report - 744-750 Dupont Street - Fence Exemption
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23527.pdf>

TE28.26 - 744-750 Dupont Street - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23528.pdf>

TE28.27	ACTION	1:45 PM	Delegated	Ward: 29
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 28 Hampton Park Crescent

Origin

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

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption for 28 Hampton Park Crescent.

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 an exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to permit a proposed wooden fence, in the rear and east side yard, to exceed the maximum allowable height. The Fence By-law provides that a fence in the rear or side yard area can be constructed to a height of 2 metres.

The proposed wooden fences are to be installed at the grade of a proposed reconstructed retaining wall and while the actual wooden fences will not be exceeding a height of 2 metres consideration of a change in grade between the high and low sides must be factored in when calculating the effective fence height. In determining fence height where there is a grade change within 1 metre on either side of the subject fence the average height is used as a base for determining overall fence height.

In this instance the proposed retaining wall reconstruction on the south side of the rear yard will be consistent at a height of 1.2 metres which when combined by including half the retaining wall height equal to .6 metres will effectively establish a fence height of 2.6 metres and will be 27.93 metres in length (see Attachments 1 and 1a).

The proposed reconstructed retaining wall on the east side yard will range in height from 1.2 metres to .8 metres which establishes an effective height when the average grade differential of the retaining wall is factored in of 2.6 to 2.4 metres for a length of 19.5 metres (see Attachments 2 and 2a).

The proposed reconstruction of the retaining wall along the north side of the side yard will range in height from 1.2 metres to grade at the wall of the house, which establishes an effective height of up to 2.6 metres for a length of 5.8 metres (see Attachments 3 and 3a). A site plan has been provided which shows the orientation of the fenced area of the rear and side yard (see Attachment 4).

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE28.27 - Staff Report - 28 Hampton Park Crescent - Fence
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23887.pdf>)

TE28.27 - 28 Hampton Park Crescent - Attachment 1
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23888.pdf>)

TE28.27 - 28 Hampton Park Crescent - Attachment 1A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23889.pdf>)

TE28.27 - 28 Hampton Park Crescent - Attachment 2
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23890.pdf>)

TE28.27 - 28 Hampton Park Crescent - Attachment 2A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23891.pdf>)

TE28.28	ACTION	12:00 PM	Delegated	Ward: 21
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Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 27 Camberwell Road

Origin

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

Recommendations

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

Municipal Licensing & Standards recommends that the Toronto and East York Community Council confirm the notice and direct that a second notice be given to the property owners at 27 Camberwell Road under this section.

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 Grass and Weeds by-law provides that the owner or occupant of private land shall cut the grass and weeds on their land and remove the cuttings whenever the growth of grass and weeds exceeds 20 centimetres in height. The subject property has plant growth in excess of 20 centimetres in the front and rear yard areas for which the owner has applied for relief to be exempted as a natural garden.

The front and rear yards were inspected and the Natural Environment Inspector determined that the garden was not within the provision of the natural garden exemption requirements. The homeowner was issued a Notice detailing the work required in order to come into compliance with the natural garden exemption requirements, however the work has not been completed as of September 24, 2009.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE28.28 - Revised Staff Report - 27 Camberwell Road

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24019.pdf>)

TE28.28 - 27 Camberwell Road - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23899.pdf>)

TE28.28 - 27 Camberwell Road - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23900.pdf>)

TE28.28 - 27 Camberwell Road - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23901.pdf>)

TE28.28 - 27 Camberwell Rd - Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23902.pdf>)

TE28.28 - 27 Camberwell Rd - Attachment 4A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23903.pdf>)

TE28.29	ACTION	12:00 PM	Delegated	Ward: 30
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Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 78 Dagmar Avenue

Origin

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

Recommendations

The Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council grant the Natural Garden Exemption to 78 Dagmar Avenue, with or without conditions, and cancel the notice.

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 Grass and Weeds by-law provides that the owner or occupant of private land shall cut the grass and weeds on their land and remove the cuttings whenever the growth of grass and weeds exceeds 20 centimetres in height. The subject property has plant growth in excess of 20 centimetres in the front and rear yard areas for which the owner has applied for relief to be exempted as a natural garden.

The front and rear yards were inspected and the Natural Environment Inspector determined that the garden was within the provision of the natural garden exemption requirements.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE28.29 - Staff Report - 78 Dagmar Avenue - Natural Garden

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23906.pdf>)

TE28.29 - Staff Report - 78 Dagmar Avenue - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23907.pdf>)

TE28.29 - Staff Report - 78 Dagmar Avenue - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23908.pdf>)

TE28.29 - Staff Report - 78 Dagmar Avenue - Memo

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23964.pdf>)

**(Deferred from September 15, 2009 - 2009.TE27.128
for Presentation and Debate)**

TE28.30	ACTION	2:30 PM	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 Oxtown Avenue and Oriole Parkway.

Financial Impact

This report has no financial impact.

Background Information

TE28.30 - Staff Report - Turn Prohibitions - Avenue Rd

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23525.pdf>)

TE28.30 - Turn Prohibitions - Avenue Road - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23526.pdf>)

Communications

(September 14, 2009) Letter from James Power, Principal, and Michael MacMillan, Chair, Board of Governors, Upper Canada College (TE.Main.TE28.30.1)

(September 14, 2009) Letter from Patti A. MacNicol, Chief Administrative Officer, Upper Canada College (TE.Main.TE28.30.2)

(September 14, 2009) E-mail from Janet Ainslie (TE.Main.TE28.30.3)

(September 15, 2009) E-mail from Deirdre Hanna (TE.Main.TE28.30.4)

(September 14, 2009) Letter from Deryn Lavell and Kate Stevenson (TE.Main.TE28.30.5)

TE28.31	ACTION			Ward: 30
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Preliminary Report - 169-175 Jones Avenue - Official Plan Amendment and Rezoning and Site Plan Applications

Origin

(September 18, 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 convert the existing church building to residential units, add a 4-storey addition to the south side of the building and provide underground parking at 169–175 Jones 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.

The next step is to hold a community consultation meeting with the surrounding neighbourhood in the Fall of 2009. The Public Meeting is targeted for early 2010. The target date assumes 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

TE28.31 - Staff Report - 169-175 Jones Avenue - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23914.pdf>

TE28.32	ACTION			Ward: 20
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Preliminary Report - 15-27 Beverley Street - Rezoning Application

Origin

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

Recommendations

The City Planning Division recommends that:

1. Staff be directed to proceed with a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.
4. The applicant be advised that an application for residential rental demolition under Municipal Code Chapter 667 is 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.

This application proposes a 14-storey residential building at 15-27 Beverley Street. Townhouses with separate entrances will be located along Beverley Street, at the base of a 3-storey podium, with a residential tower above. Access for parking and loading is located off

the public laneway at the south side of the site. The proposal involves the demolition of the existing buildings on the site, including all of the residential rental dwelling units, with no replacement rental housing to be provided.

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 scheduled for October 20, 2009, at 6:00 p.m. at City Hall.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE28.32 - Staff Report - 15-27 Beverley Street - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23915.pdf>

TE28.33	ACTION		Delegated	Ward: 19
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Sign Variance - 109 Atlantic Avenue

Origin

(September 24, 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 removal of an existing first party non-illuminated fascia sign located on the south elevation of the building and to install a new first party, non-illuminated double-sided projecting sign on the south elevation of the trellis structure located adjoining to the eastside of main building at 109 Atlantic Avenue.
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 Bill Dalton of IBI Group, on behalf of First Capital (King Liberty-Barrymore) Corporation, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit the removal of an existing first party non-illuminated fascia sign located on the south elevation of the building and to install a new non-illuminated double-sided, first party projecting sign on the south elevation of the trellis structure located adjoining to the eastside of main building.

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

TE28.33 - Staff Report - 109 Atlantic Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23918.pdf>

TE28.34	ACTION			Ward: 28
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Sign Variance - 200 Bay Street

Origin

(September 21, 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 variance to permit, for identification purposes, an illuminated first party fascia sign containing an electronic message and animated display copy on a condition that the electronic animated copy features from an existing ground sign located at the entrance ramp to the underground parking garage at the northwest corner along Wellington Street frontage of the property at 200 Bay Street are removed prior to applying for a sign permit, and require that energy efficient lights be used.
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 Jassie Khurana of Khurana Associates, on behalf of Oxford Properties Group Inc., for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an illuminated first party

fascia sign containing an electronic message and animated display copy. The proposed sign would be installed on the staircase enclosure located on the northwest corner of the property at 200 Bay Street.

Staff recommends approval of the application conditional upon removing the electronic animated copy features from an existing ground sign located at the entrance ramp to the under ground parking garage at the northwest corner, along Wellington Street frontage of the property. The requested variance is minor and within the general intent and purpose of the Municipal Code.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE28.34 - Staff Report - 200 Bay Street - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23919.pdf>)

(Deferred from September 15, 2009 - 2009.TE27.116)

TE28.35	ACTION		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

TE28.35 - Staff Report - Encroachments -107 Atlantic Avenue
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23544.pdf>

TE28.35 - Encroachments -107 Atlantic Avenue - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23545.pdf>

TE28.36	ACTION		Delegated	Ward: 19
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Various Encroachments - 103 Grace Street

Origin

(September 23, 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 iron fence 0.68 m in height surmounted on a concrete toe wall 0.28 m in height within the public right of way fronting 103 Grace Street, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
 - b. maintain the encroachments at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. remove the encroachments upon receiving 90 days' written notice to do so;
 - d. pay a security tree deposit to Urban Forestry in the amount of \$1,396.00; and
 - e. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

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 property owners to allow the maintenance of concrete steps, an iron fence 0.68 m in height surmounted on a concrete toe wall 0.28 m in height within the public right of way at 103 Grace Street.

Although the steps, iron fence and toe wall do not meet the required setback of 0.46 m under the former City of Toronto Municipal Code, they do not impact negatively on the right of way, Transportation Services recommends approval of these encroachments.

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

TE28.36 - Staff Report - 103 Grace Street - Encroachments

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23926.pdf>)

TE28.36 - 103 Grace Street- Encroachments - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23927.pdf>)

TE28.37	ACTION		Delegated	Ward: 19, 20, 28, 29, 30, 31, 32
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Business Improvement Area Boards of Management - Various Additions and Deletions

Origin

(September 17, 2009) Report from the Director, Business Services

Recommendations

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

1. Approve additions and deletions to the Beach, Danforth Mosaic, Greektown on the Danforth, Korea Town, and Waterfront 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 Beach, Danforth Mosaic, Greektown on the Danforth, Korea Town, and Waterfront Business Improvement Area (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

TE28.37 - Staff Report - BIA Boards - Additions and Deletions

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23929.pdf>)

TE28.38	ACTION			Ward: 27
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Renaming of Portion of Jarvis Street, Between Charles Street East and Bloor Street East as "Ted Rogers Way"

Origin

(September 24, 2009) Report from the City Surveyor

Recommendations

The City Surveyor recommends that:

1. City Council grant an exception to the street naming policy and rename the portion of Jarvis Street between Charles Street East and Bloor Street East, as "Ted Rogers Way".
2. City Council authorize City Officials to take the necessary action to implement the foregoing including the introduction of a by-law.

Summary

This report recommends that, subject to the concurrence of City Council, the portion of Jarvis Street between Charles Street East and Bloor Street East be renamed as "Ted Rogers Way".

Financial Impact

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

Background Information

TE28.38 - Staff Report - Ted Rogers Way

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23930.pdf>)

TE28.39	ACTION			Ward: 27
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Naming of Public Lane East of Yonge Street, Extending Southerly From Wood Street to Carlton Street as "Reverend Porter Lane"

Origin

(September 24, 2009) Report from the City Surveyor

Recommendations

The City Surveyor recommends that:

1. City Council grant an exception to the street naming policy of avoiding similar sounding names and rename the public lane located east of Yonge Street, extending southerly from Wood Street to Carlton Street, as "Reverend Porter Lane".
2. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of a naming by-law.

Summary

This report recommends that, subject to the concurrence of City Council, the public lane located east of Yonge Street, extending southerly from Wood Street to Carlton Street, be named "Reverend Porter Lane".

Financial Impact

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

Background Information

TE28.39 - Staff Report - Reverend Porter Lane

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23931.pdf>)

TE28.40	ACTION		Delegated	Ward: 32
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Naming of Proposed Public Streets East of Brockville Street, Between Enroutes Street and Belleville Street

Origin

(September 24, 2009) Report from the City Surveyor

Recommendations

The City Surveyor recommends that:

1. The proposed public streets east of Brockville Street, between Enroutes Street and Belleville Street be named "Carnahan Terrace" and "Philpott Gardens".
2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of by-law.

Summary

This staff report is report is about a matter for which the community council has delegated authority from City Council to make a final decision. The report recommends that the proposed public streets east of Brockville Street, between Enroutes Street and Belleville Street be named

“Carnahan Terrace” and “Philpott Gardens”.

Financial Impact

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

Background Information

TE28.40 - Staff Report - Naming of Proposed Public Streets
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23932.pdf>

TE28.41	ACTION			Ward: 19, 20
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Traffic Control Signals - Bathurst Street and Nassau Street

Origin

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

Recommendations

Transportation Services recommends that:

1. City Council approve the removal of a pedestrian crossover (PXO) from the north side at the intersection of Bathurst Street and Nassau Street and, coincident with the removal of the PXO, approve installation of traffic control signals at this intersection.
2. Contingent upon installation of the traffic control signals in Recommendation 1, City Council prohibit eastbound to northbound left-turn and eastbound straight through movements at all times by vehicles leaving the parking lot on the west side of Bathurst Street, opposite Nassau Street.

Summary

Transportation Services is requesting authority from City Council to install traffic control signals at the intersection of Bathurst Street and Nassau Street.

The installation of traffic control signals at this location will replace an existing pedestrian crossover (PXO) and enhance safety for pedestrians and motorists. Installation of the signals requires prohibiting the eastbound to northbound left-turn and the eastbound straight through movements from a private parking lot on the west side of Bathurst Street, opposite Nassau Street. Operators of the parking lot are aware of this and have no objection.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services 2009 Operating Budget	\$156,000.00

Background Information

TE28.41 - Staff Report - Bathurst and Nassau - Traffic Control

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23933.pdf>)

TE28.41 - Staff Report - Bathurst and Nassau - Drawing No. 421F-9771

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23934.pdf>)

TE28.42	ACTION			Ward: 30, 32
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No Right Turn on Red - Leslie Street and Commissioners Street

Origin

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

Recommendations

Transportation Services recommends that:

1. City Council prohibit westbound to northbound right turns on a red traffic signal display at Leslie Street and Commissioners Street/shared driveway to Ashbridges Bay Treatment Plant - Transportation Services Yard.

Summary

Transportation Services is seeking authority from City Council to prohibit westbound to northbound right turns on a red traffic signal display at the intersection of Leslie Street and Commissioners Street.

This prohibition is required to enhance safety at the shared driveway serving the Asbridges Bay Treatment Plant and Transportation Services yard, located on the east side of Leslie Street opposite Commissioners Street.

This change which is proposed in conjunction with pre-approved intersection improvements for Waterfront Toronto's Leslie Street Greening Project, Phase 2 will increase the comfort level for pedestrians and cyclists at this intersection.

Financial Impact

All costs associated with the proposed prohibition at Leslie and Commissioners Streets will be the responsibility of Waterfront Toronto in connection with Phase 2 of the Leslie Street Greening Project that should be completed in Fall, 2009.

Background Information

TE28.42 - Staff Report - Leslie and Commissioners - Turn Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23935.pdf>)

TE28.42 - Leslie and Commissioners Drawing No. 421F-9639

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23936.pdf>)

(Deferred from September 15, 2009 - 2009.TE27.135)

TE28.43	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

TE28.43 - Staff Report - Parking Amendments - Palmerston Avenue
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23547.pdf>

TE28.43 - Palmerston Avenue - Drawing
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23937.pdf>

43a Clarification of Amendments to Parking Regulations – Palmerston Avenue

Origin

(September 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 the regulatory amendments outlined under the Recommendations section of the report dated August 6, 2009 and entitled, “Amendment to Parking Regulation – Palmerston Avenue”, from the Director, Transportation Services, Toronto and East York District.

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 is in response to a request from Toronto and East York Community Council at its meeting of September 15, 2009, that staff report further to the October 13, 2009 meeting of Toronto and East York Community Council on the breakdown of the recommendations with respect to parking, north and south of the laneway, as outlined in the report dated August 6, 2009 and entitled, “Amendment to Parking Regulation – Palmerston Avenue”, from the Director, Transportation Services, Toronto and East York District (Item TE27.135). Approval of the Recommendations outlined in staff’s August 6, 2009 report is recommended.

Financial Impact

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

Background Information

TE28.43a - Staff Report - Clarification - Palmerston Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23938.pdf>)

TE28.44	ACTION		Delegated	Ward: 32
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Implement Pay-and-Display Parking - Local Roadways Intersecting Queen Street East, between Brookmount Road and Maclean Avenue

Origin

(September 22, 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 and rescind the parking regulations as outlined 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.

Councillor Sandra Bussin, in consultation with the Beach BIA, has requested that pay-and-display parking be implemented on sections of local roadways intersecting Queen Street East, between Brookmount Road and Maclean Avenue.

Generally, parking is allowed for a maximum of three hours on one side of each of the subject roadways and restricted overnight to residential permit holders. There are approximately 40 parking spaces affected by this proposal. Observations revealed that most of the parking spaces are occupied at all times. There is no TTC service on any of the affected roadways.

The implementation of paid parking would encourage parking turnover and provide short-term parking for patrons of local businesses. The existing overnight permit parking would remain, so local permit holders would likely not be impacted. The proposed changes would have a negligible impact on traffic operations.

Also, as part of this report, existing parking prohibitions that are not needed on Rainsford Road, Kenilworth Avenue and Hammersmith Avenue can be removed and replaced with pay-and-

display and overnight permit parking.

Financial Impact

Funding is available in the 2009 Operating Budget for Transportation Services (for signage) and in the 2009 Operating Budget for Toronto Parking Authority (for 12 pay-and-display machines) in the following accounts:

Type of funding	Source of funds	Amount
Operating	Transportation Services Division (TP0397-Sign Installation & Maintenance)	\$5,000.00
Operating	Toronto Parking Authority	\$180,000.00
Total		\$185,000.00

Background Information

TE28.44 - Staff Report - Pay and Display Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23939.pdf>)

TE28.44 - Pay and Display Parking - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23940.pdf>)

TE28.44 - Pay and Display Parking - Drawing No. 421F-9790

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23941.pdf>)

TE28.44 - Pay and Display Parking - Drawing No. 421F-9791

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23942.pdf>)

TE28.44 - Pay and Display Parking - Drawing No. 421F-9793

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23943.pdf>)

TE28.44 - Pay and Display Parking - Drawing No. 421F-9794

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23944.pdf>)

TE28.44 - Pay and Display Parking - Drawing No. 421F-9795

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23945.pdf>)

TE28.44 - Pay and Display Parking - Drawing No. 421F-9796

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23946.pdf>)

TE28.45	ACTION			Ward: 32
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Pay-and-Display Parking - Queen Street East, Between Rainsford Road and Woodbine Avenue

Origin

(September 22, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council introduce pay-and-display parking regulations on the north side of Queen Street East, from a point nine metres east of Rainsford Road to a point nine metres further east, to operate from 9:00 a.m. to 9:00 p.m., Monday to Friday; 8:00 a.m. to 9:00 p.m., Saturday; and from 1:00 p.m. to 9:00 p.m., Sunday, for a maximum duration of 3 hours at a rate of \$2.00 per hour.

Summary

Transportation Services is requesting approval from City Council to introduce pay-and-display parking regulations on the north side of Queen Street East, from a point nine metres east of Rainsford Road to a point nine metres further east. Parking is currently allowed for a maximum of three hours in this area. This would have a negligible impact on traffic operations.

Financial Impact

Funding is available in the 2009 Operating Budget for Transportation Services (for signage) and in the 2009 Operating Budget for Toronto Parking Authority (for 1 pay-and-display machine) in the following accounts:

Type of funding	Source of funds	Amount
Operating	Transportation Services Division (TP0397-Sign Installation & Maintenance)	\$200.00
Operating	Toronto Parking Authority	\$15,000.00
Total		\$15,200.00

Background Information

TE28.45 - Staff Report - Queen Street East - Pay-and-Display
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23947.pdf>

TE28.45 - Queen Street East - Drawing No. 421F-9772
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23948.pdf>

TE28.46	ACTION		Delegated	Ward: 32
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Amend Parking Prohibition - Boardwalk Drive

Origin

(September 22, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Amend the “No Parking Anytime” regulation on the west side of Boardwalk Drive, between a point 86 metres south of Queen Street East and a point 52 metres further south, to between a point 93 metres south of Queen Street East and a point 38 metres further south.

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 reviewed the feasibility of reducing the length of the parking prohibition opposite the traffic calming ‘pinch point’ near Nos. 162 to 166 Boardwalk Drive. This is in order to provide additional parking spaces.

Parking is prohibited on both sides of the roadway in the vicinity of the ‘pinch point’ to allow for two-way traffic operation. However, the parking prohibition opposite the ‘pinch point’ is longer than necessary (17 metres south of it to 14 metres north of it). It is feasible to allow parking within eight metres of the ‘pinch point’ on the opposite side of the roadway, similar to other ‘pinch points’ on Boardwalk Drive. This will result in an additional two parking spaces and have a negligible impact on traffic operations.

Financial Impact

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

Background Information

TE28.46 - Staff Report - Boardwalk Drive - Amend Parking Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23949.pdf>)

TE28.46 - Boardwalk Drive - Drawing No. 421F-9798

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23950.pdf>)

TE28.47	ACTION			Ward: 18
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Removal of On-Street Parking Space for Persons With Disabilities - Dufferin Street

Origin

(September 22, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council approve the removal of the on-street parking space for persons with disabilities on the west side of Dufferin Street, between a point 67.5 metres north of Bank Street and a point 5.5 metres further north.

Summary

The purpose of this report is to obtain approval for the removal of an on-street parking space for persons with disabilities on the west side of Dufferin Street, north of Bank Street.

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

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services 2009 Operating Budget	\$300.00

Background Information

TE28.47 - Staff Report - Dufferin Street - On-Street Parking
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23954.pdf>

TE28.48	ACTION		Delegated	Ward: 29, 30
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Installation of On-Street Parking Spaces for Persons With Disabilities - October 2009

Origin

(September 22, 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 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 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	\$900.00

Background Information

TE28.48 - Staff Report - Installation of On-Street Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23955.pdf>)

TE28.49	ACTION			Ward: 30
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Disabled Persons' Loading Zone - Gerrard Street East**Origin**

(September 22, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council approve the installation of an on-street pick-up and drop-off zone for disabled persons on the north side of Gerrard Street East from a point 35 metres east of Redwood Avenue to a point 5.5 metres further east.

Summary

Transportation Services is requesting City Council's approval to establish a pick-up and drop-off zone for disabled persons fronting No. 1316 Gerrard Street East. The loading zone will provide curb-side access for a vehicle transporting a disabled resident at that address and will result in the loss of one parking space and the associated revenue from pay-and-display parking. TTC streetcar service along Gerrard Street East will not be negatively impacted by a disabled persons' loading zone.

Financial Impact

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

Background Information

TE28.49 - Staff Report - Gerrard Street East - Disabled Persons' Loading

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23956.pdf>)

TE28.49 - Gerrard Street East - Drawing No. 421F-9797

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23957.pdf>

TE28.50	ACTION		Delegated	Ward: 18
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School Bus Loading Zone - Croatia Street

Origin

(September 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. Rescind the parking prohibition, anytime, except each Thursday, from April 1 to November 30, on the north side of Croatia Street between Brock Avenue and Dufferin Street.
2. Rescind the Thursday, April 1 to November 30, parking prohibition on the south side of Croatia Street between Brock Avenue and Dufferin Street.
3. Prohibit parking anytime, except each Thursday, from April 1 to November 30, on the north side of Croatia Street from Brock Avenue to a point 29 metres east.
4. Prohibit parking anytime, except each Thursday, from April 1 to November 30, on the north side of Croatia Street from a point 84 metres east of Brock Avenue to Dufferin Street.
5. Prohibit parking between 8:00 a.m. and 5:00 p.m., Monday to Wednesday, and Friday, on the south side of Croatia Street from Brock Avenue to a point 103 metres east.
6. Prohibit parking each Thursday from April 1 to November 30, on the south side of Croatia Street from a point 103 metres east of Brock Avenue and Dufferin Street.
7. Authorize installation of a “School Bus Loading Zone” and “No Standing, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the north side of Croatia Street, from a point 29 metres east of Brock Avenue to a point 55 metres further east.
8. Prohibit parking anytime, except from 5:00 p.m. to 12:00 midnight Thursday, from April 1 to November 30, on the north side of Croatia Street, from a point 29 metres east of Brock Avenue to a point 55 metres further 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 is requesting approval to designate a “School Bus Loading Zone” on the north side of Croatia Street, from a point 29 metres east of Brock Avenue to a point 55 metres further east, to enhance loading/unloading of buses transporting students to/from Le Collège Français, 90 Croatia Street.

Financial Impact

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

Background Information

TE28.50 - Staff Report -School Bus Loading Zone - Croatia Street
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23958.pdf>

TE28.50 - School Bus Loading Zone - Drawing No. 421F-9687
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23959.pdf>

TE28.51	ACTION		Delegated	Ward: 28
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Student Pick-Up and Drop-Off Area - Carlton Street

Origin

(September 22, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the existing ‘No Parking 8:30 a.m. to 5:00 p.m., Monday to Friday’ regulation on the south side of Carlton Street, from a point 35.1 metres east of Sackville Street to Sumach Street.
2. Prohibit parking from 8:30 a.m. to 5:00 p.m., Monday to Friday, on the south side of Carlton Street from a point 35.1 metres east of Sackville Street to a point 6m east of Bowman Street and from a point 61 metres east of Bowman Street to Sumach Street.
3. Implement a 15-minute maximum parking limit from 8:30 a.m. to 9:15 a.m., 11:15 a.m. to 1:15 p.m., and 3:15 p.m. to 3:45 p.m., Monday to Friday, on the south side of Carlton Street, from a point 6 metres east of Bowman Street to a point 55 metres further east.
4. Prohibit parking from 8:00 a.m. to 8:30 a.m., 9:15 a.m. to 11:15 a.m., 1:15 p.m. to 3:15 p.m., and 3:45 p.m. to 5:00 p.m., Monday to Friday, on the south side of Carlton Street, from a point 6 metres east of Bowman Street to a point 55 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 amend the parking regulations on the south side of Carlton Street, between Sackville Street and Sumach Street to provide a ‘Student Pick-up and Drop-off Area’, with short-term parking duration, which will provide parking opportunities for parents picking up or dropping off children attending Spruce Court Public School.

Financial Impact

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

Background Information

TE28.51 - Staff Report - Carlton Street Student Pick-up Drop-off
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23924.pdf>

TE28.51 - Carlton Street - Drawing No. 421F9792
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23925.pdf>

TE28.52	ACTION		Delegated	Ward: 30
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Heavy Truck Prohibition - Logan Avenue

Origin

(September 11, 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 “heavy truck” prohibition operating from 7:00 p.m. to 7:00 a.m., on Logan Avenue, between Lake Shore Boulevard East and Gerrard Street East.
2. Prohibit “heavy trucks” at all times on Logan Avenue between Queen Street East and Gerrard Street East.
3. Prohibit “heavy trucks” from 7:00 p.m. to 7:00 a.m., on Logan Avenue, between Lake Shore Boulevard East and Queen Street East.

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, Transportation Services is seeking authority to amend the existing 7:00 p.m. to 7:00 a.m. “heavy truck” prohibition on Logan Avenue between Queen Street East and Gerrard Street East, to be in effect at all times.

The amendment is feasible and will reduce truck traffic and the associated noise along this section of Logan Avenue during the daytime hours in addition to the overnight period.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Toronto Transportation Services 2009 Operating Budget	\$400.00

Background Information

TE28.52 - Staff Report - Logan Avenue - Heavy Truck Prohibition
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23922.pdf>

TE28.52 - Logan Avenue - Drawing No. 421F-9789
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23923.pdf>

TE28.53	ACTION		Delegated	Ward: 27
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Extension of Closure Duration - Mutual Street

Origin

(September 23, 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 sidewalk and curb lane on the west side of Mutual Street, between Carlton Street and a point 53.6 metres north of Carlton Street, until October 31, 2009.
2. Return Mutual Street to its pre-construction traffic and parking regulations when this project is complete.

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 Toronto Community Housing Corporation is building an 11-storey apartment building at 88-90 Carlton Street, on the north-west corner of Carlton Street and Mutual Street. They need to continue to keep the sidewalk and curb lane closed on the west side of Mutual Street in order to complete construction.

Financial Impact

This development is being undertaken by the Toronto Community Housing Corporation and is not subject to permit fees per Council's exemption policies for non-profit housing. Therefore, the typical fees for occupying the public right-of-way will not be charged. There are no costs for this project that will impact the Current Operating Budget.

Background Information

TE28.53 - Staff Report - Mutual Street - Extension of Closure

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23920.pdf>)

TE28.53 - Mutual Street - Drawing No. 421F-9429

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23921.pdf>)

TE28.54	ACTION			Ward: 28
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Lane and Sidewalk Closure - Adelaide Street West

Origin

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

Recommendations

Transportation Services recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street, from October 28, 2009 to December 31, 2011.
2. City Council prohibit stopping at all times on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street.
3. City Council remove the existing "No Stopping, 7:30 a.m. to 9:30 a.m. and 3:30 p.m. to 6:30 p.m., Monday to Friday, except Public Holidays" regulation on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street.
4. City Council remove the existing "No Parking Anytime" regulation on the south side of Adelaide Street West, between a point 50 metres west of Bay Street and a point 98.7 metres west of Bay Street.
5. City Council return Adelaide Street West to its pre-construction traffic and parking regulations when the project is completed.

Summary

Ellis Don Corporation is repairing an existing 72-storey office building at 100 King Street West. Transportation Services has been requested to close the sidewalk and curb lane on the

south side of Adelaide Street West for 27 months to facilitate this work.

Financial Impact

There is no financial impact on the City. Ellis Don Corporation will bear the costs.

Background Information

TE28.54 - Staff Report - Adelaide West - Lane and Sidewalk Closure
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23916.pdf>)

TE28.54 - Staff Report - Adelaide West - Drawing 421F-9808
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23917.pdf>)

TE28.55	ACTION			Ward: 28
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Extension of Closure Duration - Adelaide Street West

Origin

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

Recommendations

Transportation Services recommends that:

1. City Council approve that the sidewalk and curb lane on the south side of Adelaide Street West, between a point 6 metres east of Bay Street and a point 48.3 metres east of Bay Street, continue to be closed from September 30, 2009 to March 31, 2011.
2. City Council direct that Adelaide Street West be returned to its pre-construction traffic and parking regulations when the project is complete.

Summary

Lewis Builds Corporation is building a 57-storey hotel/condominium at 311 Bay Street, on the south-east corner of Bay Street and Adelaide Street West. They need to continue to close the sidewalk and curb lane on the south side of Adelaide Street West in order to complete construction.

Lewis Builds Corporation also needs to continue to close the public laneway at the rear of the property. This matter is dealt with in a companion report “Extension of Public Laneway Closure Duration – Bay Street” requiring Toronto and East York Community Council approval.

Financial Impact

There is no financial impact on the City. Lewis Builds Corporation will bear the costs.

Background Information

TE28.55 - Staff Report - Adelaide West - Extension of Closure
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23911.pdf>)

TE28.55 - Staff Report - Adelaide West - Drawing 421F-9802
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23912.pdf>

TE28.56	ACTION		Delegated	Ward: 28
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Extension of Public Laneway Closure Duration - Bay Street

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve that the public laneway south of Adelaide Street West, east of Bay Street, continue to be closed to March 31, 2011.

Summary

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

Lewis Builds Corporation is building a 57-storey hotel/condominium at 311 Bay Street, on the south-east corner of Bay Street and Adelaide Street West. They need to continue to close the public laneway south of Adelaide Street West, east of Bay Street, in order to complete construction.

Lewis Builds Corporation also needs to continue to close the curb lane and sidewalk on the south side of Adelaide Street West. This matter is dealt with in a companion report “Extension of Closure Duration – Adelaide Street West” requiring City Council approval.

Financial Impact

There is no financial impact on the City. Lewis Builds Corporation will bear the costs.

Background Information

TE28.56 - Staff Report - Bay Street - Extension of Public Laneway
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23909.pdf>

TE28.56 - Staff Report - Bay Street - Drawing 421F-9806
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23910.pdf>

TE28.57	ACTION		Delegated	Ward: 28
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Lay-By Construction - Bremner Boulevard

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the widening of Bremner Boulevard for the construction of a 2.8-metre-wide lay-by on the south side of Bremner Boulevard, from a point 23 metres east of York Street to a point 58 metres east of York Street, generally as shown on the attached print of Drawing No. 421F- 9800, dated September 2009.
2. Approve the following changes to parking regulations in conjunction with construction of the lay-by:
 - a. rescind the “No Stopping Anytime” regulation on the south side of Bremner Boulevard, between York Street and a point 101 metres east of York Street;
 - b. prohibit stopping, at anytime, on the south side of Bremner Boulevard, between York Street and a point 23 metres east of York Street, and between a point 58 metres east of York Street and a point 101 metres east of York Street; and
 - c. restrict parking to a maximum period of 15 minutes at all times, on the south side of Bremner Boulevard, between a point 23 metres east of York Street and a point 58 metres east of York 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.

Transportation Services is requesting approval from Toronto and East York Community Council for a road alteration by-law to construct a lay-by on the south side of Bremner Boulevard for No. 15 York Street (“Maple Leaf Square”).

The proposed lay-by will provide four short-term parking spaces to allow for pick-up/drop-off at Maple Leaf Square.

Financial Impact

All costs associated with the construction of the lay-by and changes to signs regulating parking, would be the responsibility of the property owner (York Bremner Developments Limited). In this regard, the City has received a letter of credit in the amount of \$1,000,000.00 as security against all costs associated with this work.

Background Information

TE28.57 - Staff Report - Bremner Boulevard - Lay-By Construction
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23904.pdf>)

TE28.57 - Staff Report - Bremner Boulevard - Drawing 421F-9800
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23905.pdf>

TE28.58	ACTION		Delegated	Ward: 31
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Traffic Calming - Ferris Road, Between Sprucedale Place and Rexleigh Drive

Origin

(September 21, 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 Ferris Road, between Sprucedale Place and Rexleigh Drive.

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 investigated installing traffic calming on Ferris Road, between Sprucedale Place and Rexleigh Drive to address residents' concerns with the speed of traffic. Our studies indicate the criteria as set out in the Traffic Calming Policy have not been met. Motorists are travelling within 10 km/h of the posted speed limit; therefore, speed humps should not be installed on this section of Ferris 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 Ferris 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 Ferris Road would be subject to competing priorities and funding availability.

Background Information

TE28.58 - Staff Report - Ferris Road Traffic Calming
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23892.pdf>

TE28.58 - Staff Report - Ferris Road - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23893.pdf>

TE28.58 - Staff Report - Ferris Road - Appendix B

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23894.pdf>

TE28.58 - Staff Report - Ferris Road - Appendix C

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23895.pdf>

TE28.58 - Staff Report - Ferris Road - Drawing

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23896.pdf>

TE28.59	ACTION		Delegated	Ward: 27
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Request to Name Parkette at Crescent Road and South Drive

Origin

(September 15, 2009) Letter from Councillor Kyle Rae, Ward 27, Toronto Centre-Rosedale

Summary

Requesting that consideration be given to naming the parkette at the corner of Crescent Road and South Drive, west of Mount Pleasant, “Alex Murray Parkette.”

Background Information

TE28.59 - Letter from Councillor Rae - Naming of Parkette

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23897.pdf>

TE28.60	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 23, 2009) Letter from Lisa Brown, Founder, Workman Arts, requesting that the Rendezvous with Madness Film Festival to be held from November 4-15, 2009, 9:00 a.m. to 1:00 p.m., at 1001 Queen Street West and 651 Dufferin Street, be declared an event of municipal significance. (TE.Main.TE28.60.1)

(September 17, 2009) Letter from Paula Forst requesting that The Next Stage Theatre Festival to be held from January 6-17, 2010, at the Factory Theatre Mainspace and Studio be declared an event of municipal significance; and requesting approval of a liquor extension for the outdoor patio area at The Factory Theatre Courtyard at 125 Bathurst Street for the times noted. (TE.Main.TE28.60.2)

(September 15, 2009) Letter from Verle A. Mobbs, Canadian Music Week 2010, requesting that Canadian Music Week from March 10-14, 2010, be declared an event of municipal significance; and requesting a liquor licence extension until 4:00 a.m. for the establishments

and dates listed in the letter. (TE.Main.TE28.60.3)

(<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-12115.pdf>)

TE28.61	ACTION		Delegated	Ward: 29
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Application for Front Yard Parking Permit - 34 Westwood Avenue

Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and solicitor-client privilege

Origin

(September 29, 2009) Report from the City Solicitor

Recommendations

The City Solicitor recommends that:

1. A front yard parking permit be granted for 34 Westwood Avenue, Ward 29.
2. The General Manager, Transportation Services, be authorized to take the necessary action to give effect thereto.
3. The confidential information contained in Attachment 1 remain confidential.

Summary

The purpose of this report is to advise of a proceeding under the Human Rights Code with respect to this application for a front yard parking permit and to request that staff be authorized to grant the permit.

Financial Impact

The recommendations in this report have no financial impact beyond what has already been approved in the current year's budget.

Background Information

TE28.61 - Staff Report - 34 Westwood Avenue - Front Yard Parking Application

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23860.pdf>)

TE28.Bills	ACTION		Delegated	
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General Bills
Confirmatory Bills