
Toronto and East York Community Council

Meeting No.	29	Contact	Rosalind Dyers, Committee Administrator
Meeting Date	Tuesday, November 10, 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 TE29.1 to TE29.18
 1:30 p.m.: Item TE29.36
 2:00 p.m.: Items TE29.19 to TE29.38
 3:00 p.m.: Items TE29.29 to TE29.35

Declaration of Interest under the *Municipal Conflict of Interest Act***Confirmation of Minutes – October 13, 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.

TE29.1	ACTION	10:00 AM		Ward: 20
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Permanent Closure of a Portion of Rees Street

Statutory - City of Toronto Act, 2006

Origin

(October 23, 2009) Draft By-law from the City Solicitor

Recommendations

The City Solicitor recommends that:

1. City Council enact the draft by-law from the City Solicitor to permanently close a portion of Rees Street as a public highway.

Summary

To enact a by-law to permanently close a portion of Rees Street as a public highway and that it be conveyed upon the terms and conditions set out in Toronto and East York Community Council Item TE27.57, as adopted by City Council at its meeting on September 30 and October 1, 2009.

Background Information

TE29.1 - Draft By-law - Closing of Portion of Rees Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24706.pdf>)

TE29.2	ACTION	10:00 AM		Ward: 14
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Final Report - City Initiated 'Avenue Study' of Bloor Street West Between Keele Street and the Rail Corridor, and Dundas Street West Between Glenlake Avenue and Boustead Avenue

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

The City Planning Division recommends:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 11.
2. City Council amend Zoning By-law 438-86 of the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 12.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council adopt the Urban Design Guidelines for Bloor Street West between Keele Street and the rail corridor, and Dundas Street West between Glenlake Avenue and Boustead Avenue as provided in Section 6 of the Bloor-Dundas 'Avenue' Study - Final Consultant Report dated September 2009, attached as Attachment No. 9.
5. City Council request Heritage Preservation Services to review the following properties, 1691 Bloor Street West (Redeemer Lutheran Church), 1573 Bloor Street West (Lithuanian Community House) and 2454, 2466, 2480 Dundas Street West (warehouse buildings), and report back to the Toronto Preservation Board and Toronto and East York Community Council on whether these properties should be included on the City's Inventory of Heritage Properties.
6. City Council adopt the recommendations contained in the Community Services and Facilities Assessment set out in Attachment 10.
7. City Council request Transportation Services and Technical Services to examine the opportunity to improve the public realm at the northwest corner of Roncesvalles Avenue and Boustead Avenue as identified in Section 5.4.3 of the Bloor-Dundas 'Avenue' Study - Final Consultant Report dated September 2009, as part of the Roncesvalles Avenue streetscape improvements.

8. City Council adopt, in principle, the two preferred short-term options for the Bloor Street West Right-of-Way prepared for the Study Area in Attachment No. 7, and request Transportation Services to bring forward an implementation report to the Public Works and Infrastructure Committee.
9. City Council request Transportation Services to examine the three preferred long-term options for the Bloor Street West Right-of-Way identified in Section 5.4.2.1 of the Bloor-Dundas 'Avenue' Study - Final Consultant Report dated September 2009, as part of its study of the feasibility of a bikeway on Bloor Street and Danforth Avenue, as directed by City Council on October 22 and 23, 2007.
10. City Council request Transportation Services to investigate and consider measures, such as signals, to facilitate pedestrian crossings of Bloor Street West in proximity to Dorval Road.
11. City Council request Transportation Services to install zebra crosswalk markings at the Bloor Street West and Dundas Street West intersection to facilitate pedestrian movements to the TTC's Dundas West Station.
12. City Council request the Toronto Transit Commission to examine its directional signage to improve pedestrian movements to the Dundas West and Keele subway stations from the Bloor - Dundas and Bloor - Keele intersections, respectively.
13. City Council request the Toronto Transit Commission to investigate the feasibility of a new entrance to the Dundas West Station on the east side of the Dundas Street West right-of-way as part of any proposed transit improvements in the area.
14. City Council request Parks, Recreation and Forestry staff, in consultation with the Ward Councillor, to investigate and report back to Toronto and East York Community Council on the possibility of entering into an agreement with the Toronto Catholic School Board for greater public recreational use of the playing field at Bishop Marrocco - Thomas Merton Catholic Secondary School.

Summary

These City-initiated amendments are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends approval of amendments to the Official Plan and Zoning By-law 438-86, and adoption of Urban Design Guidelines to implement the findings and recommendations of the Bloor-Dundas 'Avenue' Study. The report also provides recommendations and an implementation strategy to help advance the revitalization of Bloor Street West and Dundas Street West within the Study Area.

The proposed zoning by-law amendments are intended to facilitate intensification in a mid-rise form characterized by a defined building base/podium with active at-grade non-residential uses that will strengthen the main street function of Bloor Street West and Dundas Street West. Proposed built form requirements including setbacks, upper level step-backs and maximum heights are intended to create a balance between new development along the Avenues (Bloor Street West and Dundas Street West) and the adjacent low-rise Neighbourhoods.

The proposed Official Plan Amendment applies to a large block of land on the east side of Dundas Street West, south of Bloor Street West. The lands are currently occupied by a grocery store and a mix of uses and a large surface parking area. During the Avenue Study a number of principles of development were identified for these lands. The proposed amendment brings forward these principles into a Site and Area Specific Policy to guide future development proposals for these lands.

Overall, the recommendations and implementation strategy in this report support the Avenue policies in the Official Plan and build on the findings of the Bloor Street Visioning Initiative adopted by City Council in Spring 2008. Together they will assist in creating opportunities for new housing and jobs and an improved public realm, all of which will contribute to a more vibrant community in the Bloor Street West and Dundas Street West area.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.2 - Staff Report - City Initiated Avenue Study of Bloor Street West between Keele and the Rail Corridor, and Dundas West between Glenlake and Boustead - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24707.pdf>)

TE29.3	ACTION	10:00 AM		Ward: 19
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Final Report - Ossington Avenue - Restaurant Study

Statutory - Planning Act, RSO 1990

Origin

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

Summary

Given the complexities of the issues being discussed, staff require further consultation between City Divisions prior to completion of the staff report. Staff will submit a detailed report for the supplementary agenda to the Toronto and East York Community Council for consideration at its meeting on November 10, 2009.

Background Information

TE29.3 - Staff Report - Ossington Avenue - Restaurant Study - Final Report - Placeholder
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24708.pdf>)

Communications

(October 27, 2009) E-mail from Matthew Scholfield (TE.Main.TE29.3.1)

TE29.4	ACTION	10:00 AM		Ward: 20
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Bloor Corridor Visioning Study - Draft Official Plan Amendment and Urban Design Guidelines

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment No. 98 attached as Attachment No. 1.
2. City Council adopt the draft Bloor Corridor Urban Design Guidelines substantially in accordance with Attachment No. 2.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
4. City Council authorize City officials to take all necessary steps to give effect to the above-noted recommendations.

Summary

This report presents and recommends approval of a draft Official Plan Amendment to include area-specific policies related to development in the Bloor Corridor, defined as Bloor Street West between Avenue Road and Bathurst Street. The proposed Official Plan policies are supported by draft Urban Design Guidelines that are also the subject of this report. These policy documents represent the culmination of the Bloor Corridor Visioning Study, a public consultation process and area study first initiated in 2005.

Financial Impact

The draft Official Plan Amendment for the Bloor Corridor proposes the redesignation of the lands known as Ecology Park, on Madison Avenue north of Bloor Street West, from Mixed Use Areas to Parks and Open Space Areas – Parks. Though these City-owned lands have been developed and used as a park since 2003, the act of redesignating the lands may have the effect of reducing their property value. Planning staff will provide a supplementary report with further details on the financial impact of the proposed redesignation, in consultation with Parks staff and Facilities and Real Estate staff.

Background Information

TE29.4 - Staff Report - Bloor Corridor Visioning Study - Draft Official Plan Amendment and Urban Design Guidelines

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24709.pdf>)

TE29.4 - Attachment - Bloor Corridor Visioning Study

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24933.pdf>)

TE29.5	ACTION	10:00 AM		Ward: 22
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Final Report - 469 and 471 Merton Street - Rezoning Application

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 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. The draft bills not proceed to City Council until a revised landscape plan and a letter of undertaking to do the work is submitted by the applicant to the satisfaction of the Director of Community Planning, Toronto and East York District.

Summary

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

This application proposes to expand the existing Sunnybrook School building which is a private school located at 469 Merton Street. The applicant proposes to construct a 2-storey plus basement addition on the adjacent property to the east at 471 Merton Street. The existing house at 471 Merton Street would be demolished.

While City Planning staff are concerned about the expansion of existing private schools within Neighbourhoods, the City Planning Division considers that this specific private school expansion proposal is satisfactory and is recommending approval given that:

- The existing building plus the proposed addition will have no significant built-form impact on the adjacent homes.

- A maximum permitted gross floor area (1,433 m²) of any building(s) on the site has been included in the draft site-specific zoning by-law (refer to Attachment 7) at a floor area that represents the existing building plus the proposed addition. If the proposed draft by-law is approved and if the current or any future owner of the school wished to add gross floor area beyond the amount of floor area of the existing building plus the addition, a rezoning would be required. However, Planning staff believe that in its proposed expanded state the school building will be at the maximum size that could be supported on this residential street.
- The proposed addition is not intended to allow for additional students. The school's enrolment has been capped in the draft site-specific zoning by-law at a maximum of 150 full-time students. The school has never had more than 150 students. Therefore, the school with the proposed addition, operating at or below the enrolment cap, is not expected to generate more traffic on the street. If the current or any future owner of the school wished to increase its enrolment beyond 150 students, a zoning amendment would be required. However, Planning staff consider that 150 students is the maximum number that could be supported in a private school on this residential street.
- The school's purchase of the property at 471 Merton Street (the portion of the site that would contain the proposed addition) has expanded the curb-side drop-off and pick-up area by approximately 7.5 metres. The combined area of the existing school frontage plus the newly acquired lot provides frontage that is now able to accommodate up to 5 cars at a time.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.5 - Staff Report - 469 and 471 Merton Street - Rezoning - Final Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24710.pdf>

Communications

(October 26, 2009) E-mail from Judith Meeks (TE.Main.TE29.5.1)

TE29.6	ACTION	10:00 AM		Ward: 27
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Final Report - 150 Bloor Street West, 175 Cumberland Street, 162 and 64 Cumberland Street - Rezoning

Statutory - Planning Act, RSO 1990

Origin

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

Summary

Staff have been in negotiation with the applicant and the other affected commercial building owners with respect to securing sufficient parking for residential and commercial owners and tenants, in both buildings to meet the requirements of Zoning By-law 438-86, as amended. Due to those discussions and the difficulty in obtaining parking and loading information for both affected buildings, staff will submit a continuation of this report and draft by-law directly to the Toronto and East York Community Council for consideration at its meeting of November 10, 2009.

Background Information

TE29.6 - Staff Report - 150 Bloor Street West - Final Report - Placeholder
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24711.pdf>)

TE29.7	ACTION	10:00 AM		Ward: 27
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Final Report - 252-258 Victoria Street and 19-21 Dundas Square - Rezoning Application

Statutory - Planning Act, RSO 1990

Origin

(October 16, 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 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in this report.
3. A demolition permit not be issued until a first below grade building permit has been issued for the tower portion and a Heritage Easement Agreement has been signed.
4. Heritage Preservation Services write a report for consideration by the Toronto Preservation Board, Community and City Council early in 2010 for the demolition of a listed property at 258 Victoria Street.
5. Prior to the submission of the Bill to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following public benefits:

- a. Prior to the issuance of the first above grade permit, pay to the City the sum of \$1,000,000 consisting of \$600,000 towards the heritage upgrade of 19-21 Dundas Square (HNR Building) and \$400,000 towards capital improvements to O'Keefe Lane and additional street improvements within the immediate area.
- b. Require that the cash amounts identified in a. shall be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.
- c. Provide a letter of undertaking to the satisfaction of the Manager, Heritage Preservation Services indicating the applicant's support, as a condition of planning approvals, for the designation and entering into of an HEA for each of the properties at 19 and 21 Dundas Square, the reasons for designation and identification to be based on the Heritage Impact Statement and the Conservation Plan prepared by ERA Architects Inc. dated April 14, 2008 and March 24, 2008, respectively;
- d. Provide and maintain public art works pursuant to a Percent for Public Art Program to be located on publicly accessible portions of the site to a value not less than one percent of the gross construction costs of all buildings and structure to be erected on the site.

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

- e. Provide a Detailed Conservation Plan and estimate of costs for the implementation of the Detailed Conservation Plan to be prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services.
- f. Retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the 2009 Final Draft - Standards and Guidelines for Consulting Archaeologists, Ministry of Culture.
- g. Incorporate significant archaeological resources and findings into the proposed development through either in situ preservation and interpretation where feasible, or commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

- h. Ensure no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.
- i. Prior to the issuance of any building permit for 252-258 Victoria Street including a permit for demolition of the existing buildings, excavation and/or shoring of the subject property the applicant shall:
 - a. provide a letter of credit in an form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the detailed Conservation Plan referenced in Recommendation 5.e. above; and
 - b. provide building permit drawings including construction specifications for the proposed conservation work prepared by the heritage architect satisfactory to the Manager, Heritage Preservation Services.
- j. Prior to the release of the Letter of Credit the applicant shall:
 - a. complete the conservation work satisfactory to the Manager, Heritage Preservation Services; and
 - b. provide a notice of substantial completion prepared by the heritage architect satisfactory to the Manager, Heritage Preservation Services.
- k. Provide and maintain an irrigation system at the owner's expense for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services.
- l. Provide for any improvements to the municipal infrastructure in connection with the site servicing review, should it be determined that up-grades are required to the infrastructure to support this development, according to the site servicing review accepted by the Executive Director of Technical Services.
- m. Improve the laneway from Shuter Street to Dundas Square for access into the site to the satisfaction of Executive Director of Technical Services and Chief Planner and Executive Director, City Planning Division.
- n. Incorporate in the construction of the building, and maintain, design and exterior materials satisfactory to the Chief Planner and Executive Director.
- o. Provide knock-out panels at the northwest corner of the site on the Dundas Square wall to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division.

- p. Prior to final site plan approval, the owner will:
 - 1. Submit architectural plans, elevations and landscaping including 1:50 scale elevations 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.
 - 2. Undertake improvement of the street right-of-ways abutting the lot, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry and Recreation Division, and the Executive Director, Technical Services Division.
 - 3. Provide continuous weather protection with a minimum clear depth of three metres on Victoria Street.
 - 4. Complete a Wind Assessment study and employ the results of the study into the design of the building, satisfactory to the Chief Planner and Executive Director, City Planning Division.
- q. The Owner shall be encouraged to build in conformity with the Green Development Standard Checklist on file with the Chief Planner and Executive Director, date stamped August 4, 2009.
- 6. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Summary

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

This application proposes to demolish 258 Victoria Street, a historical listed building, along with a commercial building at 252 Victoria Street. Two other buildings which form part of the site, 19 and 21 Dundas Square, which are listed in the City of Toronto Heritage Properties Inventory, will be retained. The applicant proposes to redevelop the site with a 39-storey mixed residential commercial building containing five storeys of office space and 230 square metres of retail, 238 residential units and six levels of underground parking.

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 Building 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

TE29.7 - Staff Report - 252-258 Victoria Street. and 19-21 Dundas Square - Rezoning

Application - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24712.pdf>)

TE29.8	ACTION	10:00 AM		Ward: 27
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Final Report - 606-618 Yonge Street, 5-9 St. Joseph Street, 11-19 and 25 St. Nicholas Street - Rezoning

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in this report.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the applicant to submit an application under Toronto Municipal Code Chapter 813, Trees, Article III, "Tree Protection" for the four private trees that qualify for protection and are proposed to be removed as part of the proposal, and complete the application review process.
4. A demolition permit not be issued until a first below-grade building permit has been issued and a revised Heritage Easement Agreement has been signed and registered.
5. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following public benefits:
 - a. Prior to the issuance of the first building permit, pay to the City the sum of \$1,500,000 consisting of \$1,165,000 for the heritage upgrade to the subject property (except 5-9 St. Joseph Street), \$135,000 for public art determined through the public art commission process, and \$200,000 for local streetscape improvements and for improvements to Queen's Park.

- b. Require that the cash amounts identified in a) above shall be indexed annually in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.

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

- c. Undertake a Street Lighting Study and pay for replacement lighting around the street frontage of the subject property to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- d. 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.
- e. Provide and pay for any municipal service upgrades required to support the development as determined by the Executive Director of Technical Services as part of the required Site Servicing Review.
- f. Provide continuous weather protection with a minimum clear depth of three metres on St. Joseph Street in accordance with the Conservation Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- g. The Owner shall be encouraged to build in conformity with the Green Development Standard Checklist on file with the Chief Planner and Executive Director, date stamped August 13, 2009.
- h. Prior to final site plan approval, the owner will:
 - 1. Retain a consultant archaeologist, licensed by the Ministry of Culture under provisions of the Ontario Heritage Act (R.S.O 1990 as amended), to carry out a Stage 1 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the Final Draft – Standards and guidelines for Consulting Archaeologists, September 2006, Ministry of Culture.
 - 2. Should the archaeological assessment process continue beyond a Stage 1 assessment, any recommendations for Stages 2-4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation.

3. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Heritage Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.
 4. Enter into a Heritage Easement Agreement for the properties at 606-618 Yonge Street.
 5. Submit a Conservation Plan to include drawings, to the satisfaction of the Manager of Heritage Preservation Services, that provide elevations and sections of all heritage building facades at 1:50 scale including, but not limited to, the following: (1) storefront design; (2) window specifications for all heritage façade elevations; (3) reconstruction plan for roof dormer/parapet/cornice details and (4) return side wall details.
 6. Additional information shall be submitted, based on the proposed Conservation Strategy, to include documentation substantially in accordance with that outlined within Section 8.0 of the submitted Heritage Impact Statement. Specifically, a detailed plan shall also be submitted to outline mitigations measures that address construction impacts relative to the on-site heritage structures.
 7. Amend the existing Heritage Easement Agreement registered on the site, Instrument No. E171218 dated June 1, 1998, at 5 St. Joseph Street and 9-15 St. Nicholas Streets, to address the proposed construction and permitted alterations.
 8. As an existing north/south public lane is required to form part of the lot, pursuant to Section 114 of the City of Toronto Act, 2006, the owner shall obtain City Council's approval of the closure and sale of the public lane and shall complete such sale of such lane.
 9. Submit to the Executive Director of 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.
 10. Submit an Engineering Report to the satisfaction of the Manager of Heritage Services that advises on the project's constructability without displacing identified heritage resources.
 11. Submit a stormwater management report, a site servicing plan and site grading, drainage and landscape plans.
6. 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 October 15, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of an application to amend the Zoning By-law to permit the construction of a 45-storey mixed use building with 412 residential units including 5 live-work units and approximately 2,800 square metres of non-residential space on a 0.267 hectare (0.660 acre) site.

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 Building 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

TE29.8 - Staff Report - Final Report - 606-618 Yonge Street, 5-9 St. Joseph Street, 11-19 and 25 St. Nicholas Street - Rezoning
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24802.pdf>)

TE29.9	ACTION	10:00 AM		Ward: 27
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Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act - 606-618 Yonge Street, 5-9 St. Joseph Street, and 15-25 St. Nicholas Street

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage properties at 606-618 Yonge Street, 5-9 St. Joseph Street and 15-25 St. Nicholas Street, substantially in accordance with the plans and drawings prepared by ERA Architects dated September 15, 2009, and on file with the Manager, Heritage Preservation Services, subject to the following conditions:
 - a. Prior to Zoning By-Law Amendment approval, the owner shall:
 - submit a Conservation Plan to include drawings, to the satisfaction of the Manager of Heritage Preservation Services that provide "blow-up" elevations and sections of all heritage building façades at 1:50 scale including, but not limited, to the following: (1) storefront design; (2)

window specifications for all heritage facade elevations; (3) reconstruction plan for roof dormer/parapet/cornice details; (4) return side wall details; etc.

- b. Prior to Site Plan approval, the owner shall:
 - provide additional information to be submitted, based on the proposed Conservation Strategy, to include documentation substantially in accordance with that outlined within Section 8.0 (page 44) of the submitted Heritage Impact Statement. Specifically, a detailed plan shall also be submitted to outline mitigations measures that address construction impacts relative to the on-site heritage structures;
 - enter into a Heritage Easement Agreement for the properties at 606-618 Yonge Street with the City; and
 - amend the existing Heritage Easement Agreement registered on the site, Instrument No. E171218 dated June 1, 1998, at 5 St. Joseph Street and 9-15 St Nicholas Streets, to address the proposed construction and permitted alterations.
- c. Prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property, the owner shall:
 - provide a Letter of Credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan; and
 - provide final plans satisfactory to the Manager of Heritage Preservation Services.
- d. Prior to the release of the Letter of Credit the applicant shall:
 - provide evidence and documentation that the project scheme has been implemented, per approved Conservation Plan, satisfactory to the Manager of Heritage Preservation Services.

2. City Council include the following properties on the City of Toronto's Inventory of Heritage Properties:

- a. 606 Yonge Street
- b. 608 Yonge Street
- c. 614 Yonge Street
- d. 616 Yonge Street
- e. 618 Yonge Street.

3. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act. (Please note 610 and 612 Yonge Street are listed on the City of Toronto's Inventory of Heritage Properties)
 - a. 606 Yonge Street
 - b. 608 Yonge Street
 - c. 610 Yonge Street
 - d. 612 Yonge Street
 - e. 614 Yonge Street
 - f. 616 Yonge Street
 - g. 618 Yonge Street.
4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the Solicitor to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act.
5. If there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designations to the Conservation Review Board.
6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the following properties:
 - a. 606 Yonge Street
 - b. 608 Yonge Street
 - c. 610 Yonge Street
 - d. 612 Yonge Street
 - e. 614 Yonge Street
 - f. 616 Yonge Street
 - g. 618 Yonge Street.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a Heritage Easement Agreement.

Summary

This report addresses an application to permit a 45-storey mixed use development containing approximately 38,775 square metres of residential gross floor area and approximately 2,800 square metres of non-residential gross floor area on a 0.267 hectare site located on the south side of St. Joseph Street between Yonge Street and St. Nicholas Street. The site is municipally known as 606-618 Yonge Street, 5-9 St. Joseph Street, and 15-25 St. Nicholas Street.

This report recommends that City Council approve the proposed alterations to the heritage properties at 606-618 Yonge Street, 5-9 St. Joseph Street; and 15-25 St. Nicholas Street and designate seven properties at 606, 608, 610, 612, 614, 616 and 618 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value as contributing to a historic and contextual streetscape that has defined Toronto's primary commercial street since the late 19th century.

Financial Impact

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

Background Information

TE29.9 - Heritage - 606-618 Yonge Street, 5-9 St Joseph Street and 15-25 St Nicholas Street (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-24713.pdf>)

9a Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act 606–618 Yonge Street, 5–9 St. Joseph Street, and 15–25 St. Nicholas Street

Origin

(October 22, 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 alterations to the heritage properties at 606-618 Yonge Street, 5-9 St. Joseph Street and 15-25 St. Nicholas Street, substantially in accordance with the plans and drawings prepared by ERA Architects dated September 15, 2009, and on file with the Manager, Heritage Preservation Services subject to the following conditions:
 - a. Prior to Zoning By-Law Amendment approval, the owner shall:
 - submit a Conservation Plan to include drawings, to the satisfaction of the Manager of Heritage Preservation Services that provide “blow-up” elevations and sections of all heritage building façades at 1:50 scale including, but not limited, to the following: (1) storefront design; (2) window specifications for all heritage facade elevations; (3) reconstruction plan for roof dormer/parapet/cornice details; (4) return side wall details; etc.
 - b. Prior to Site Plan approval, the owner shall:
 - provide additional information to be submitted, based on the proposed Conservation Strategy, to include documentation substantially in accordance with that outlined within Section 8.0 (page 44) of the submitted Heritage Impact Statement. Specifically, a detailed plan shall also be submitted to outline mitigations measures that address construction impacts relative to the on-site heritage structures;
 - enter into a Heritage Easement Agreement for the properties at 606-618 Yonge Street with the City;

- amend the existing Heritage Easement Agreement registered on the site, Instrument No. E171218 dated June 1, 1998, at 5 St. Joseph Street and 9-15 St Nicholas Streets, to address the proposed construction and permitted alterations.
- c. Prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property, the owner shall:
- provide a Letter of Credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan; and
 - provide final plans satisfactory to the Manager of Heritage Preservation Services.
- d. Prior to the release of the Letter of Credit the applicant shall:
- provide evidence and documentation that the project scheme has been implemented, per approved Conservation Plan, satisfactory to the Manager of Heritage Preservation Services.
2. City Council include the following properties on the City of Toronto's Inventory of Heritage Properties:
- a. 606 Yonge Street
 - b. 608 Yonge Street
 - c. 614 Yonge Street
 - d. 616 Yonge Street
 - e. 618 Yonge Street.
3. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act. (Please note 610 and 612 Yonge Street are listed on the City of Toronto's Inventory of Heritage Properties).
- a. 606 Yonge Street
 - b. 608 Yonge Street
 - c. 610 Yonge Street
 - d. 612 Yonge Street
 - e. 614 Yonge Street
 - f. 616 Yonge Street
 - g. 618 Yonge Street.
4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the Solicitor to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act.

5. If there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designations to the Conservation Review Board.
6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the following properties:
 - a. 606 Yonge Street
 - b. 608 Yonge Street
 - c. 610 Yonge Street
 - d. 612 Yonge Street
 - e. 614 Yonge Street
 - f. 616 Yonge Street
 - g. 618 Yonge Street.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a Heritage Easement Agreement.
8. City Council grant authority for the necessary amendments to the Existing Heritage Easement Agreement (Instrument No. E171218).

Summary

The Toronto Preservation Board on October 22, 2009, considered the report (October 1, 2009) from the Director, Policy and Research, City Planning Division, respecting 606-618 Yonge Street, 5-9 St. Joseph Street, and 15-25 St. Nicholas Street - Alteration to a Heritage Property and Intention to Designate Part IV, Section 29, Ontario Heritage Act.

Background Information

TE29.9a - Letter from the Toronto Preservation Board - 606-618 Yonge Street, 5-9 St. Joseph Street, 11-18 and 25 St. Nicholas Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24806.pdf>)

TE29.10	ACTION	10:00 AM		Ward: 14
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Request for Direction Report- 1540 Bloor Street West - Rezoning and Site Plan Applications

Origin

(October 20, 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 and appropriate staff to attend the Ontario Municipal Board (OMB) hearing of the owner's appeal to oppose the current applications.

2. City Council direct the City Solicitor to advise the Ontario Municipal Board that City Council's position is that any redevelopment of the site at 1540 Bloor Street West must:
 - a. comply with the zoning by-law implementing the Bloor-Dundas Avenue Study;
 - b. satisfy the requirements of Section 3.2.1.6 of the City's Official Plan as set out in this report;
 - c. secure services, facilities or matters pursuant to Section 37 of the Planning Act, as may be required by the Chief Planner and Executive Director;
 - d. satisfy the Chief Planner and Executive Director with respect to site plan matters, including the approval of plans and drawings and site plan conditions.
3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement the foregoing.

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 Zoning By-law amendment and Site Plan Control applications to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the applications within the time allotted by the Planning Act. The applications propose to demolish the existing one and two-storey commercial and residential buildings including nine residential rental units located at 1540 Bloor Street West to be replaced with a 27-storey (82.5 metres plus 10.0 metres for mechanical), 254-unit, residential condominium with retail at grade. The applicant has not proposed to replace the rental housing units in the redevelopment.

The purpose of this report is to seek City Council's direction for the City Solicitor to oppose the proposal in its current form at the OMB and to advise the OMB of Council's position regarding the appropriate form of development on the site.

Financial Impact

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

Background Information

TE29.10 - Staff Report - 1540 Bloor Street West - Rezoning and Site Plan
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24714.pdf>)

TE29.11	ACTION	10:00 AM		Ward: 21
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Request for Directions Report - 310 and 320 Tweedsmuir Avenue - Official Plan Amendment and Rezoning Applications

Origin

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

Summary

Staff have been negotiating with the applicant to finalize the owner's obligations with respect to rental replacement. Due to the complexities required to finalize the agreements, which are nearing completion, staff will submit a continuation of this report to the Toronto and East York Community Council for consideration at its meeting on November 10, 2009.

Background Information

TE29.11 - Staff Report - Request for Directions Report - 310 and 320 Tweedsmuir Avenue - Official Plan Amendment and Rezoning Applications - Placeholder
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24715.pdf>

TE29.12	ACTION	10:00 AM		Ward: 28
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Request for Direction Report - 251-255 King Street East, 37 Sherbourne Street and 2 Abbey Lane - Rezoning and Site Plan Approval

Origin

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

Summary

On June 12, 2009, the applicant appealed to the Ontario Municipal Board for Council's failure to approve the rezoning and site plan approval applications. Staff have been in negotiation with the applicant. Staff intend to provide a continuation of this Request for Direction Report on the supplementary agenda for Toronto and East York Community Council for consideration at its meeting of November 10, 2009.

Background Information

TE29.12 - Staff Report - 251-255 King Street East - Directions Report - Placeholder
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24716.pdf>

TE29.13	ACTION	10:00 AM		Ward: 28
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Demolition of a Designated Heritage Property – 251 King Street East (The National Hotel)

Origin

(October 5, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council refuse the demolition of the designated property at 251 King Street East under s.34(1) of the Ontario Heritage Act as proposed in the rezoning application No. 08 186000 STE 28 OZ for the development of lands at 251-255 King Street East and 37 Sherbourne Street, in accordance with plans and drawings prepared by TACT Design Inc., dated July 21, 2008 with final revisions dated May 20, 2009.
2. Should City Council approve the proposed rezoning application No. 08 186000 STE 28 OZ for the development of lands at 251-255 King Street East and 37 Sherbourne Street, including the demolition of the entire heritage structure at 251 King Street East and the reconstruction of the north and west facades, the following conditions be required prior to the submission of the Bill to City Council for enactment:
 - a. the applicant shall retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended), to carry out a Stage 1 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the Final Draft – Standards and Guidelines for Consulting Archaeologists, September 2006, Ministry of Culture;
 - b. should the archaeological assessment process continue beyond a Stage 1 assessment, any recommendations for Stages 2-4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation;
 - c. the consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk;
 - d. no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

Summary

This report recommends that City Council refuse the proposed demolition of the designated heritage property at 251 King Street East.

The rezoning application for this property seeks permission for a 17-storey residential building to be constructed on the lands known municipally as 251-255 King Street East and 37 Sherbourne Street. The proposal includes the demolition through disassembly of the entire heritage building, and the reconstruction using salvaged materials of the north and west elevations of the heritage building, for incorporation as part of the new development. In accordance with the Parks Canada document “Standards and Guidelines for the Conservation of Historic Places in Canada” endorsed by City Council, staff do not consider this approach to be a legitimate conservation strategy given the extent of alteration proposed and the potential for rehabilitation of the resource. As such, staff cannot support the proposed demolition.

Located within the original 10 blocks of the Town of York, Toronto’s birthplace, the further impact of a 17-storey tower on this site and on the broader heritage context of the Old Town neighbourhood, is a significant issue of concern that staff has raised throughout their review of this application. Staff advise that further development intensification that proposes height significantly above that which is historically characteristic of this neighbourhood, should reasonably be assessed in the context of a Heritage Conservation District Study for this area.

Financial Impact

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

Background Information

TE29.13 - Staff Report - Heritage Demolition - 251 King Street East
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24718.pdf>)

13a 251 King Street East (The National Hotel) - Demolition of a Designated Heritage Property - Supplementary Report**Origin**

(October 20, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council refuse the request to demolish the property at 251 King Street East in accordance with Section 30(2) and 34(1) of the Ontario Heritage Act.
2. If the refusal of the demolition permit under the Ontario Heritage Act is appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and City staff to appear before the Ontario Municipal Board in support of City Council's refusal.

Summary

This is a supplemental report in response to an application to demolish the heritage property at 251 King Street East, received by Heritage Preservation Services on October 19, 2009, in accordance with Section 30(2) and 34(1) of the Ontario Heritage Act. The supplemental report recommends that City Council refuse the proposed demolition of the heritage property at 251 King Street East. Notice of the Council decision must be given to the owner on or before January 17, 2010.

Financial Impact

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

Background Information

TE29.13a - Supplementary Staff Report - 251 King Street East
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24717.pdf>

13b 251 King Street East (The National Hotel) – Demolition of a Designated Heritage Property

Origin

(October 22, 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 support the demolition and reconstruction of the 2 walls of 251 King Street East and 37 Sherbourne Street, in accordance with Section 30(2) and 34 (1) of the Ontario Heritage Act, and further that this demolition and reconstruction be secured in the same fashion as the demolition and reconstruction of 832 Bay Street, with Letters of Credit and Heritage Easement Agreement.
2. If the refusal of the demolition permit under the Ontario Heritage Act is appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and City staff to appear before the Ontario Municipal Board in support of City Council's refusal.
3. Should City Council approve the proposed rezoning application No. 08 186000 STE 28 OZ for the development of lands at 251-255 King Street East and 37 Sherbourne Street, including the demolition of the entire heritage structure at 251 King Street East and the reconstruction of the north and west facades, the following conditions be required prior to the submission of the Bill to City Council for enactment:
 - a. applicant shall retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended), to carry out a Stage 1 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to

any significant archaeological resources found. The assessment is to be completed in accordance with the Final Draft – Standards and Guidelines for Consulting Archaeologists, September 2006, Ministry of Culture;

- b. should the archaeological assessment process continue beyond a Stage 1 assessment, any recommendations for Stages 2-4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation;
- c. the consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk; and
- d. no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

Summary

The Toronto Preservation Board on October 22, 2009, considered the following reports:

- a. (October 5, 2009), from the Director, Policy and Research, City Planning Division, respecting 251 King Street East (The National Hotel) – Demolition of a Designated Heritage Property; and
- b. (October 20, 2009) from the Director, Policy and Research, City Planning Division, respecting 251 King Street East (The National Hotel) – Demolition of a Designated Heritage Property- Supplemental.

Background Information

TE29.13b - Letter from the Toronto Preservation Board - 251-255 King Street East - Demolition of Designated Heritage Property

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24801.pdf>)

TE29.14	ACTION	10:00 AM		Ward: 29
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Refusal Report - 2 O'Connor Drive, 2, 6, and 12 Fernwood Gardens - Official Plan Amendment and Rezoning Applications and Demolition under Municipal Code Chapter 667

Origin

(October 23, 2009) Report from the Director, Community Planning, Toronto and East York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications.
2. City Council refuse the Rental Housing Demolition and Conversion application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code).
3. In the case that the applications are appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and City staff to appear before the Ontario Municipal Board in support of City Council's refusal.
4. In the case that the applications are appealed to the Ontario Municipal Board, City Council request the Chief Planner and Executive Director to hold an information meeting in the community, notifying owners within 120 metres of the site, the tenants at 2, 6, and 12 Fernwood Gardens, and the Ward Councillor.

Summary

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

These applications propose to develop the site at 2 O'Connor Drive, 2, 6, and 12 Fernwood Gardens with a 4-storey, 65-unit, private residential-care and assisted living facility. The Taylor House, also known as "Fernwood", located at 2 O'Connor Drive, will be preserved and incorporated into the development proposal. All other buildings on the site will be demolished, including three buildings containing 36 residential rental units that are not proposed to be replaced.

A Rental Housing Demolition and Conversion application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been made and is reviewed concurrently with the Official Plan and Zoning By-law Amendment applications.

This report reviews and recommends refusal of the applications to amend the Official Plan, Zoning By-law and Site Plan Control, as well as the application for demolition of residential rental units under Municipal Code 667 for the reasons outlined in the Staff Report.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.14 - Staff Report - 2 O'Connor, 2, 6, and 12 Fernwood Gardens
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24720.pdf>)

TE29.15	ACTION	10:00 AM		Ward: 20
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Designation of the Harbord Village Heritage Conservation District Phase 2 under Part V of the Ontario Heritage Act

Statutory - Ontario Heritage Act, RSO 1990

Origin

(October 6, 2009) Report from the Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council designate by by-law the area shown on Attachment No. 1 as the Harbord Village Heritage Conservation District Phase 2, in accordance with Section 41 of the Ontario Heritage Act.
2. City Council adopt by by-law the Harbord Village Heritage Conservation District Phase 2 Plan, dated August 2009, as the district plan for the Harbord Village Heritage Conservation District Phase 2.
3. If there are any objections to the by-law under Section 41 of the Ontario Heritage Act, City Council authorize the City Solicitor to appear before the Ontario Municipal Board to defend the by-law.
4. Until such time as the by-law designating the area as the Harbord Village Heritage Conservation District Phase 2 comes into force or is repealed, City Council direct that all properties within the area, unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

Summary

The purpose of this report is to recommend the designation of the Harbord Village Heritage Conservation District (HCD) Phase 2, and to adopt the associated HCD Plan by by-law under Part V of the Ontario Heritage Act (OHA). The district analysis and plan were led by the Harbord Village Residents Association and completed by Catherine Nasmith Architect.

Heritage Preservation Services Staff have reviewed the proposed designation and the district plan and believe they merit designation and adoption under the OHA.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions. This proposed Heritage Conservation District will add approximately 230 properties to the Inventory. It is also noted that adding properties to the Inventory by means of Heritage Conservation District designations dramatically increases the workload of Heritage Preservation Services, requiring staff to review all building permits, Committee of Adjustment, rezoning and Official Plan amendment applications within legislated timeframes. Over time, this will create pressure to increase staff resources.

Background Information

TE29.15 - Staff Report - Designation of the Harbord Village Heritage Conservation District Phase 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24721.pdf>)

TE29.15 - Harbord Village Heritage Conservation District Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24722.pdf>)

15a Designation of the Harbord Village Heritage Conservation District Phase 2 under Part V of the Ontario Heritage Act**Origin**

(October 22, 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 designate by by-law the area shown on Attachment No. 1 as the Harbord Village Heritage Conservation District Phase 2, in accordance with Section 41 of the Ontario Heritage Act.
2. City Council adopt by by-law the Harbord Village Heritage Conservation District Phase 2 Plan, dated August 2009, as the district plan for the Harbord Village Heritage Conservation District Phase 2.
3. If there are any objections to the by-law under Section 41 of the Ontario Heritage Act, City Council authorize the City Solicitor to appear before the Ontario Municipal Board to defend the by-law.
4. Until such time as the by-law designating the area as the Harbord Village Heritage Conservation District Phase 2 comes into force or is repealed, City Council direct that all properties within the area, unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

Summary

The Toronto Preservation Board on October 22, 2009, considered the report (October 6, 2009) from the Director, Policy and Research, City Planning Division, respecting the designation of the Harbord Village Heritage Conservation District Phase 2 under Part V of the Ontario Heritage Act.

Background Information

TE29.15a - Letter from the Toronto Preservation Board - Harbord Village Heritage Conservation District

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24811.pdf>)

TE29.16	ACTION	10:00 AM		Ward: 27
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Alteration of a Structure in the South Rosedale Heritage Conservation District - 84 Crescent Road

Origin

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

Recommendations

The City Planning Division recommends that:

1. City Council refuse the application to alter 84 Crescent Road received September 15, 2009 by the applicant Kelly Buffey of AKB Atelier Kastelic Buffey.
2. City Council authorize the City Solicitor and City staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

Summary

This report recommends that City Council refuse the application to alter an “A” rated house in the South Rosedale Heritage Conservation District (SRHCD) in accordance with Section 42(1) of the Ontario Heritage Act.

This application requests the removal and replacement of the existing sun room. Staff recommends the refusal of this application as it would result in the removal of a heritage attribute of a significant heritage house in South Rosedale. This attribute is visible from the street, in good condition and contributes to the heritage character of the neighbourhood.

The consent under the Ontario Heritage Act is in addition to a demolition permit required under the Building Code Act and the approval of any variances to the existing zoning by-law.

Financial Impact

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

Background Information

TE29.16 - Staff Report - 84 Crescent Road - Alteration of a Structure in the South Rosedale Heritage Conservation District

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24723.pdf>)

16a 84 Crescent Road - Alteration of a Structure in the South Rosedale Heritage Conservation District

Origin

(October 22, 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 application to alter 84 Crescent Road received September 15, 2009 from the applicant, Kelly Buffey of AKB Atelier Kastelic Buffey.

Summary

The Toronto Preservation Board on October 22, 2009, considered the report (September 29, 2009) from the Director, Policy and Research, City Planning Division, respecting 84 Crescent Road, Alteration of a Structure in the South Rosedale Heritage Conservation District.

Background Information

TE29.16a - Letter from the Toronto Preservation Board - 84 Crescent Road - Alteration of a Structure in the South Rosedale Heritage Conservation District
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-24816.pdf>)

TE29.17	ACTION	10:00 AM		Ward: 20
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16 York Street - York Centre - ICE Condominiums Public Art Plan

Origin

(October 22, 2009) Report from the Director, Urban Design

Recommendations

The City Planning Division recommends that:

1. City Council approve the 16 York Street - York Centre - ICE Public Art Plan attached to the report dated October 22, 2009, from the Director, Urban Design.

Summary

The purpose of this staff report is to seek City Council approval of the 16 York Street - York Centre - ICE Public Art Plan. The plan has been prepared by the Owner and the Public Art Consultant in compliance with the development approval provisions. The plan, which is included as Attachment 1 of this report, outlines the method by which the Owner will commission public art in the publicly accessible area of the development.

The 16 York Street - York Centre - ICE Public Art Plan provides a framework for the commissioning of art in three phases, the first location being in the Urban Courtyard. The attached plan meets the objectives of the City Planning Percent for the Public Art Program and is supported by the Toronto Public Art Commission.

Financial Impact

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

Background Information

TE29.17 - Staff Report - 16 York Street - York Centre - ICE Condominiums

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24724.pdf>)

TE29.17 - Attachment - 16 York Street - Public Art Plan

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24886.pdf>)

TE29.18	ACTION	10:00 AM		Ward: 27
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661 University Avenue Public Art Plan MaRS Discovery Centre Phase II

Origin

(October 22, 2009) Report from the Director, Urban Design

Recommendations

The City Planning Division recommends that:

1. City Council approve the 661 University Avenue Public Art Plan MaRS Discovery Centre Phase II, attached to the report dated October 22, 2009, from the Director, Urban Design.

Summary

The purpose of this staff report is to seek City Council approval of the 661 University Avenue Public Art Plan MaRS Discovery Centre Phase II. The plan has been prepared by the Owner and the Public Art Consultant in compliance with the development approval provisions. The plan, which is included as Attachment 1 of this report, outlines the method by which the Owner will commission public art in the publicly accessible area of the development.

The 661 University Avenue Public Art Plan MaRS Discovery Centre Phase II provides a framework for the commissioning of art at the south east corner of University Avenue and College Street. The attached plan meets the objectives of the City Planning Percent for the Public Art Program and is supported by the Toronto Public Art Commission.

Financial Impact

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

Background Information

TE29.18 - Staff Report - 661 University Avenue Public Art Plan MaRS

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24725.pdf>)

(Deferred from October 13, 2009 - 2009.TE28.16)

TE29.19	ACTION	2:00 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

TE29.19 - Staff Report - 850 Bloor Street West - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24292.pdf>

Communications

(October 7, 2009) E-mail from Peter Dimakos (TE.Main.TE29.19.1)

TE29.20	ACTION	2:00 PM	Delegated	Ward: 18
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Sign Variance - 1245 Dupont Street

Origin

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

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council refuse the request for a variance to permit, for identification purposes, an illuminated pedestal sign containing an illuminated LED electronic changeable copy message centre at the northeast corner of the property at 1245 Dupont Street.

Summary

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

This report reviews and makes recommendations on a request by Dominic Rotundo of Pattison Sign Group, on behalf of Gallaria Mall Inc. for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated pedestal sign containing an illuminated LED electronic changeable copy message centre at the northeast corner of the property at 1245 Dupont Street.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.20 - Staff Report - 1245 Dupont Street - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24726.pdf>

TE29.21	ACTION	2:00 PM	Delegated	Ward: 27
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Sign Variance - 83 Bloor Street West

Origin

(September 14, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council refuse the request for variances to permit replacement of an existing third party illuminated two face roof sign with a newly designed illuminated two face third party roof sign containing an LED electronic static copy equipped to control the changeable copy image board remotely at 83 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 Roy Dzeko of CBS Outdoor on behalf of Hugo Boss Canada for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit replacement of an existing third party illuminated two face roof sign with a newly designed illuminated two face third party roof sign containing an LED electronic static copy image board equipped to control the changeable copy image remotely at 83 Bloor Street West.

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

TE29.21 - Staff Report - 83 Bloor Street West - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24727.pdf>

TE29.22	ACTION	2:00 PM	Delegated	Ward: 32
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Front Yard Parking Appeal - 28 Coxwell Avenue

Origin

(October 20, 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 28 Coxwell 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 28 Coxwell 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

TE29.22 - Staff Report - 28 Coxwell Avenue - Front Yard Parking Appeal
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24729.pdf>)

TE29.22 - Staff Report - 28 Coxwell Avenue - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24730.pdf>)

TE29.22 - Staff Report - 28 Coxwell Avenue - Appendix B
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24731.pdf>)

TE29.22 - Staff Report - 28 Coxwell Avenue - Appendix C
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24732.pdf>)

TE29.22 - Staff Report - 28 Coxwell Avenue - Appendix D
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24733.pdf>)

TE29.23	ACTION	2:00 PM	Delegated	Ward: 32
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Front Yard Parking Appeal - 153 Silver Birch Avenue

Origin

(October 20, 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 153 Silver Birch 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 153 Silver Birch 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

TE29.23 - Staff Report - 153 Silver Birch Avenue - Front Yard Parking Appeal
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24734.pdf>)

TE29.23 - Staff Report - 153 Silver Birch Avenue - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24735.pdf>

TE29.23 - Staff Report - 153 Silver Birch Avenue - Appendix B
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24736.pdf>

TE29.23 - Staff Report - 153 Silver Birch Avenue - Appendix C
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24737.pdf>

TE29.23 - Staff Report - 153 Silver Birch Avenue - Appendix D
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24738.pdf>

(Deferred from September 15, 2009 - 2009.TE27.108)

TE29.24	ACTION	2:00 PM	Delegated	Ward: 22
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 82 Colin Avenue

Origin

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

Recommendations

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

Summary

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

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

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

5. Fence measuring in heights ranging between 2.35 metres to 2.15 metres and 20.1 metres in length abutting the north property line.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.24 - Staff Report - 82 Colin Ave - Fence Exemption

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24277.pdf>)

TE29.24 - 82 Colin Avenue - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24284.pdf>)

TE29.24 - 82 Colin Avenue - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24278.pdf>)

TE29.24 - 82 Colin Avenue - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24279.pdf>)

TE29.24 - 82 Colin Avenue - Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24280.pdf>)

TE29.24 - 82 Colin Avenue - Attachment 5

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24281.pdf>)

TE29.24 - 82 Colin Avenue - Attachment 6

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24282.pdf>)

TE29.24 - 82 Colin Avenue - Attachment 7

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24283.pdf>)

Communications

(September 10, 2009) E-mail from Bernard Ross (TE.Main.TE29.24.1)

TE29.25	ACTION	2:00 PM	Delegated	Ward: 14
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 1733 Bloor Street West (Keele Subway Station)

Origin

(October 20, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council not grant the fence exemption at 1733 Bloor Street West (Keele Subway Station).

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 Toronto Transit Commission is seeking an exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to erect a fence, at the north and south sides of the property, to exceed the maximum allowable height. The Fence By-law provides

that a fence can be constructed to a height of 2.5 metres.

The current sections of fence (chain-link construction) along the north and south sides of the property, is constructed to a height of approximately 1.7 metres. The proposed section of fence on the north side of the property is to be constructed to a height of approximately 4 metres and 69 metres in length except for a section of the fence to be constructed at a height of 5 metres for a 22 metre span. The proposed section of fence on the south side of the property is to be constructed to a height of approximately 4 metres and 37 metres in length. Both sections of proposed fence would not be in compliance with the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.25 - Staff Report - 1733 Bloor Street West (Keele Subway Station) - Fence Exemption
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24842.pdf>)

TE29.25 - Staff Report - 1733 Bloor Street West - Attachment
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24843.pdf>)

TE29.26	ACTION	2:00 PM	Delegated	Ward: 14
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 20 Roncesvalles Avenue (TTC Roncesvalles Sub Station)

Origin

(October 20, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council not grant the fence exemption for 20 Roncesvalles Avenue.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The applicant being the Toronto Transit Commission is seeking an exemption to the provisions of the City of Toronto Municipal Code, Chapter 447 Fences, Section 447-2(B), to erect a fence, at the north and south sides 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 in a front yard. The By-law also provides that a fence can be constructed to a height of 2.5 metres when it abuts a non-residential property.

The proposed sections of wrought iron fence along the east and north sides of the property will replace the existing chain link fence. The proposed section of fence along the east side of the property is to be constructed to a height of approximately 2 metres and 18.83 metres in length. The proposed section of fence along the north side of the property is to be constructed to a

height of approximately 2 metres and 3.65 metres in length. The proposed section of fence on the south side of the property is to be constructed to a height of approximately 3 metres and 3 metres in length. All new sections of the proposed fence would not be in compliance with the By-law.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.26 - Staff Report - 20 Roncesvalles Avenue (TTC Roncesvalles Sub-Station) - Fence Exemption

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24761.pdf>)

TE29.26 - Staff Report - 20 Roncesvalles Avenue - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24763.pdf>)

TE29.26 - Staff Report - 20 Roncesvalles Avenue - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24762.pdf>)

TE29.27	ACTION	2:00 PM	Delegated	Ward: 21
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 484 Arlington Avenue

Origin

(October 20, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption for 484 Arlington Avenue.

Summary

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council to make a final decision. The 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 an existing wooden fence, in the rear, 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 wooden fence has been constructed along the entire width of the rear yard and has a height of 2.52 metres above the grade. See Attachments 1 2 and 3.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.27 - Staff Report - 484 Arlington Avenue - Fence Exemption

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24770.pdf>)

TE29.27 - Staff Report - 484 Arlington Avenue - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24771.pdf>

TE29.27 - Staff Report - 484 Arlington Avenue - Attachment 2
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24772.pdf>

TE29.27 - Staff Report - 484 Arlington Avenue - Attachment 3
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24773.pdf>

TE29.28	ACTION	2:00 PM	Delegated	Ward: 30
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Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - Fences at 146 Mountjoy Avenue

Origin

(October 20, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council not grant the fence exemption for 146 Mountjoy Avenue.

Summary

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

The fence located on the east side of the rear yard for which an exemption is being requested consists of a section of wooden fence 2.5 metres in height and 1.03 metres in length, a gate 2.5 metres in height and .77 metres in length and a bamboo screen, attached to the wooden fence which is 2.1 metres in height and 4.7 metres in length. The fence consisting of the three aforementioned sections does not comply with the maximum permitted height of 2 metres. See Attachments 1, 2 and 3.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.28 - Staff Report - 146 Mountjoy Avenue - Fence Exemption
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24775.pdf>

TE29.28 - Staff Report - 146 Mountjoy Avenue - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24776.pdf>

TE29.28 - Staff Report - 146 Mountjoy Avenue - Attachment 2
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24777.pdf>

TE29.28 - Staff Report - 146 Mountjoy Avenue - Attachment 3
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24778.pdf>

(Deferred from September 15, 2009 - 2009.TE27.4 and October 13, 2009 - 2009.TE28.190)

TE29.29	ACTION	3:00 PM	Delegated	Ward: 22
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Appeal of the Denial of a Boulevard Cafe Permit - 647A Mount Pleasant Road, Hillsdale Avenue Flankage

Origin

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

Recommendations

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

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

Summary

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

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

Financial Impact

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

Background Information

TE29.29 - Staff Report - 647A Mount Pleasant Road - Boulevard Cafe
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24294.pdf>)

TE29.29 - 647A Mount Pleasant Road - Appendices 1-5
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24293.pdf>)

Communications

(September 2, 2009) E-mail from Rob and Elizabeth Adams (TE.Main.TE29.29.1)

(September 1, 2009) E-mail from Steven Hoke (TE.Main.TE29.29.2)

(September 10, 2009) Submission from Dr. James W. Moore and Dr. Alexandra Orlova (TE.Main.TE29.29.3)

(September 15, 2009) Submission from Dr. James W. Moore and Dr. Alexandra Orlova and forwarding petition signed by 13 individuals (TE.Main.TE29.29.4)

(September 25, 2009) E-mail from Dr. James W. Moore and Dr. Alexandra Orlova (TE.Main.TE29.29.5)

TE29.30	ACTION	3:00 PM	Delegated	Ward: 18
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Approval for Continuation of a Boulevard Cafe located at 1186 Queen Street West

Origin

(October 20, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council approve the continuation of the boulevard café permit for 1186 Queen Street West with the existing operating conditions imposed by Toronto and East York Community Council at its meeting on May 6, 2008 as follows:

- a. The boulevard café shall be closed and cleared by 10:00 p.m., and no more than 35 people shall be present on the boulevard café at any time. In 2009, the closing shall be moved ahead to 10:30 p.m., and the capacity to 40. Starting in 2010, the closing time shall be moved to 11:00 p.m., and the capacity to 50. These annual increases in hours and capacity shall be subject to approval by the Toronto and East York Community Council.
- b. A barrier shall be erected of not less than 36 inches in height at the north end of the boulevard café.
- c. There shall be at least one tree planted on the boulevard café.
- d. Security staff shall make all reasonable efforts to ensure that customers and other people in the areas surrounding the establishment do not make excessive noise or engage in unruly behaviour, such as singing, shouting or using offensive language, until one hour after the closing of the establishment.
- e. The establishment shall not permit customers to bring or drink alcoholic beverages outside the licensed areas.
- f. No music or amplified sound shall be played, at any time, on the boulevard café.
- g. No loading, unloading, delivering, packing, unpacking or otherwise handling of containers, products or materials shall be permitted outside of the establishment between 11:00 p.m. and 7:00 a.m. (9:00 a.m. on Sunday and statutory holidays).
- h. Clearly visible signs, will be posted, at least 8.5" x 11" in dimensions, near each exit of the establishment, and any entrance to the boulevard café, reminding customers that people live nearby, and asking them to be respectful of neighbours by keeping noise to a minimum, and further signs shall be placed at the North end of the boulevard café and located on the Queen Street frontage of the establishment with the same or similar wording. The language, layout, and location of this signage shall be determined in cooperation with residents.

- i. Clearly visible signs, will be posted, at least 8.5” x 11” in dimensions, within the establishment and on the boulevard café stating that concerns regarding the establishment including noise levels and other disturbances should be brought to the attention of the management. The signage will also list other relevant contacts to whom to address concerns, including contact information for noise and licensing enforcement, the contact information for the residents association, the contact information for the City Councillor’s office, and contact information for the AGCO. The language, layout, and location of this signage shall be determined in cooperation with residents.
- j. An answering service will be provided as part of the establishment’s telephone service indicating the cellular phone number of the management for inquiries regarding emergencies, noise complaints or other concerns on the message. In addition, an email address will be made available for community members to contact regarding any concerns about the establishment on the corporate website. Residents will be able to quickly reach a manager or responsible staff member, when the establishment is open.
- k. The boulevard café shall adhere to all conditions of the Municipal Code, Chapter 313-36-F-2, with an exception provided for Item f., which requires that no part of a boulevard café may operate less than 25 metres from a residential zone.
- l. The establishment will, at all times, adhere to the City of Toronto Noise By-laws, and Federal and Provincial Workplace Health and Safety laws and regulations setting noise limits.
- m. The establishment agrees to a maximum sound level of 90 dBA. The establishment will mount a sound meter in a visible area within the premises, which will be operational at all times when the establishment is open for business, and will be configured to provide a visible indication of when a sound level of 90 dBA is exceeded. Should any laws or bylaws require a lower maximum dBA, they shall take precedence and the sound meter will be reconfigured to indicate when the lower maximum legislated dBA is exceeded.
- n. A member of the staff will be designated to ensure the conditions of this agreement are adhered to.
- o. These conditions shall come into effect either one month after the boulevard café is approved by Toronto and East York Community Council, or when the boulevard café opens for business, whichever is earlier.
- p. None of these conditions shall be removed or modified without public consultation with the neighbours.
- q. An informal poll of area residents will be conducted, in accordance with an agreement between the establishment and area residents confirmed by the City Councillor’s office, including a consultation that will include a public meeting and distribution of an informational flyer and ballot vote based on these conditions. This condition was completed on April 17, 2008.

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 is seeking approval to continue to operate the boulevard café at 1186 Queen Street West, operating as Brooklynn.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.30 - Staff Report - 1186 Queen Street West - Continuation of a Boulevard Cafe
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24779.pdf>)

TE29.31	ACTION	3:00 PM	Delegated	Ward: 22
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Approval for the Continuation of a Boulevard Cafe located at 130 Eglinton Avenue East

Origin

(October 13, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council approve the continuation of the boulevard café permit on the frontage of 130 Eglinton Avenue East, with the existing operating conditions being imposed by Toronto and East York Community Council.

1. Serving of alcohol and food on the boulevard café cease by 10:30 p.m.
2. Patrons vacating the café area by 11:00 p.m.
3. There to be no exterior noise generated by the establishment, including no noise emanating from the interior to the exterior.

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. Municipal Licensing and Standards was asked to report on the continuation of the operation of the boulevard café Philthy McNasty's on the frontage of 130 Eglinton Avenue East.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.31 - Staff Report - 130 Eglinton Avenue East - Boulevard Cafe
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24780.pdf>

TE29.31 - Staff Report - 130 Eglinton Avenue East - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24781.pdf>

TE29.32	ACTION	3:00 PM	Delegated	Ward: 32
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Approval for the Continuation of a Boulevard Cafe located at 1402B Queen Street East

Origin

(October 5, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and Standards recommends that the Toronto and East York Community Council approve the continuation of the boulevard café permit for 1402B Queen Street East, with the existing operating conditions being imposed by Toronto and East York Community Council as follows:

- a. All service of food and beverages is discontinued by 10:30 p.m. seven days a week
- b. All patrons to vacate the café area by no later than 11:00 p.m. seven days a week.
- c. The café area be cleaned, cleared and all furnishings stacked by no later than 11:00 p.m. seven days a week.
- d. No music or amplified sound shall be played, at any time, on the boulevard café.
- e. No amplified sound or music is permitted to emanate from within the premise or be produced on the boulevard café at any time.
- f. Doors and windows located on the residential flankage shall not be left open or propped open while there is music or amplified sound in the interior.

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. This report is regarding the continuation of the operation of the boulevard café Red Rocket Coffee, on the Vancouver Avenue flankage at 1402B Queen Street East.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.32 - Staff Report - 1402B Queen Street East - Boulevard Cafe
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24782.pdf>

TE29.32 - 1402B Queen Street East - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24783.pdf>

(Deferred from October 13, 2009 - 2009.TE28.28)

TE29.33	ACTION	3:00 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

(October 3, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and 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

TE29.33 - Revised Staff Report - 27 Camberwell Road
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24290.pdf>

TE29.33 - 27 Camberwell Road - Attachment 1
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24285.pdf>

TE29.33 - 27 Camberwell Road - Attachment 2
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24286.pdf>

TE29.33 - 27 Camberwell Road - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24287.pdf>)

TE29.33 - 27 Camberwell Rd - Attachment 4

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24288.pdf>)

TE29.33 - 27 Camberwell Rd - Attachment 4A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24289.pdf>)

TE29.34	ACTION	3:00 PM	Delegated	Ward: 22
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Request for a Natural Garden Exemption to the Toronto Municipal Code, Chapter 489 - Grass and Weeds at 144 Manor Road East

Origin

(October 20, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

Municipal Licensing and 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 144 Manor 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. See Attachments 1 and 2.

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. See Attachment 3.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.34 - Staff Report - 144 Manor Road East - Natural Garden Exemption

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24785.pdf>)

TE29.34 - 144 Manor Road - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24786.pdf>)

TE29.34 - 144 Manor Road - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24787.pdf>)

TE29.34 - Staff Report - 144 Manor Road - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24788.pdf>)

TE29.35	ACTION	3:00 PM	Delegated	Ward: 29
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Request for an Art Mural Exemption to the Toronto Municipal Code, Chapter 485 - Graffiti at 1386 Danforth Road

Origin

(October 20, 2009) Report from the Manager, Municipal Licensing and Standards, Toronto and East York District

Recommendations

The Municipal Licensing and Standards Division recommends that the Toronto and East York Community Council confirm the notice addressed to the owners of 1386 Danforth Avenue and direct that a second notice be issued.

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 is the property owner who has requested a review of a notice given for graffiti in accordance with the provisions of the City of Toronto Municipal Code, Chapter 485 Graffiti to give consideration to the wall markings being classed as an Art Mural.

The Graffiti by-law provides in section 4E. that an owner on whom a notice has been issued may request that the issuance of the notice be reviewed by the Toronto and East York Community Council on the basis that the markings are exempt as an art mural.

Financial Impact

There is no financial impact anticipated in this report.

Background Information

TE29.35 - Staff Report - 1386 Danforth Road - Art Mural Exemption
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-24789.pdf>)

TE29.35 - Staff Report - 1386 Danforth Road - Attachments 1 and 2
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-24845.pdf>)

TE29.36	Presentation	1:30 PM		
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Ombudsman's Office Function

Origin

(October 9, 2009) Presentation from Fiona Crean, Ombudsman

Summary

Orientation on the function of the Ombudsman's Office.

Background Information

TE29.36 - Office of the Ombudsman - Community Council Handout
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24790.pdf>

TE29.37	ACTION			Ward: 29
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Preliminary Report - Part of 769 Broadview Avenue - Rezoning**Origin**

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

Recommendations

The City Planning Division recommends that:

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

Summary

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

The proposal is to rezone a newly completed landscaped parkette at the southeast corner of Broadview Avenue and Erindale Avenue, formerly part of 769 Broadview Avenue, consistent with the Parks and Open Space Areas designation in the Official Plan.

The purpose of this report is to provide preliminary information on the above-noted rezoning and seeks Community Council's direction on further processing of the matter and on the community consultation process.

The next step is to hold a community consultation meeting with the Statutory Public Meeting targeted for the first quarter of 2010.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.37 - Staff Report - 769 Broadview Avenue - Rezoning - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24877.pdf>

TE29.38	ACTION			Ward: 32
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Preliminary Report - 2055 and 2057 Danforth Avenue - Rezoning Application

Origin

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

Recommendations

The City Planning Division recommends that:

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

Summary

This application 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 12-storey mixed-use building with retail at grade and underground parking at 2055 and 2057 Danforth 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.

A public meeting will be scheduled in the last quarter of 2009.

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

TE29.38 - Staff Report - 2055 and 2057 Danforth Avenue - Preliminary Report
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24792.pdf>

TE29.39	ACTION		Delegated	Ward: 27
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Sign Variance - 30 College Street

Origin

(October 1, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the request for a variance to permit, for identification purposes, four non-illuminated projecting signs on the College Street frontage of the property at 30 College Street.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Nicole Paul with WSI Sign Systems Ltd. on behalf of Native Child Family Services, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, four non-illuminated projecting signs on the College Street frontage of the property at 30 College Street.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.39 - Staff Report - 30 College Street - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24793.pdf>)

TE29.40	ACTION		Delegated	Ward: 29
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Sign Variance - 765 Pape Avenue

Origin

(October 8, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variance to permit, for identification purposes, replacement of a non-illuminated fascia sign and a non-illuminated projecting sign with a newly designed non-illuminated fascia sign and a non-illuminated projecting sign on the front elevation of the building at 765 Pape Avenue.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Maria Missailidis of Simmer Design, on behalf of Dr. Anna Tsoraklidis, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, replacement of a non-illuminated fascia sign and a non-illuminated projecting sign with a newly designed non-illuminated fascia sign and a non-illuminated projecting sign on the front elevation of the building at 765 Pape Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.40 - Staff Report - 765 Pape Avenue - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-24794.pdf>)

TE29.41	ACTION		Delegated	Ward: 30
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Sign Variance - 1094 Gerrard Street East

Origin

(September 15, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, replacement of an existing illuminated ground sign with a newly designed illuminated ground sign containing an electronic message display copy and require that energy efficient lights be used.
2. The sign be turned off from 11:00 p.m. to 7:00 a.m. by means of an automated timing device.
3. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Isabella Cerelli with Pride Signs Ltd. on behalf of Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, replacement of an existing illuminated ground sign with a newly designed illuminated ground sign, containing an electronic message display copy. The sign is located along the south frontage of the property at 1094 Gerrard Street East.

Staff recommends approval of the application on a condition that the sign be turned off from 11:00 p.m. to 7:00 a.m. by means of an automated timing device. The variances are minor and within the general intent and purpose of the Municipal Code.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.41 - Staff Report - 1094 Gerrard Street East - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24795.pdf>

TE29.42	ACTION		Delegated	Ward: 31
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Sign Variance - 2 Gledhill Avenue

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Gledhill Avenue frontage of the property at 2 Gledhill Avenue.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Gledhill Avenue frontage of the property at 2 Gledhill Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.42 - Staff Report - 2 Gledhill Avenue - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24796.pdf>)

TE29.43	ACTION		Delegated	Ward: 31
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Sign Variance - 2570 St. Clair Avenue East

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along St. Clair Avenue East frontage of the property at 2570 St. Clair Avenue East.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from By-law No. 64-87 of the former Borough of East York to permit, for identification purposes, a non-illuminated ground sign along St. Clair Avenue East frontage of the property at 2570 St. Clair Avenue East.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.43 - Staff Report - 2570 St. Clair Avenue East - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24797.pdf>

TE29.44	ACTION		Delegated	Ward: 31
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Sign Variance - 55 Woodington Avenue

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along the Woodington Avenue frontage of the property at 55 Woodington Avenue.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along the Woodington Avenue frontage of the property at 55 Woodington Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.44 - Staff Report - 55 Woodington Avenue - Sign Variance
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24798.pdf>)

TE29.45	ACTION		Delegated	Ward: 32
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Sign Variance - 88 Bowmore Road

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Bowmore Road frontage of the property at 88 Bowmore Road.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Bowmore Road frontage of the property at 88 Bowmore Road.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.45 - Staff Report - 88 Bowmore Road - Sign Variance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24803.pdf>)

TE29.46	ACTION		Delegated	Ward: 32
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Sign Variance - 15 Earl Haig Avenue

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Earl Haig Avenue frontage of the property at 15 Earl Haig Avenue.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along the Earl Haig Avenue frontage of the property at 15 Earl Haig Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.46 - Staff Report - 15 Earl Haig Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24804.pdf>

TE29.47	ACTION		Delegated	Ward: 32
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Sign Variance - 390 Kingston Road (55 Corley Avenue)

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Kingston Road frontage of the property at 390 Kingston Road (55 Corley Avenue).
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Kingston Road frontage of the property at 390 Kingston Road (55 Corley Avenue).

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.47 - Staff Report - 390 Kingston Road - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24805.pdf>

TE29.48	ACTION		Delegated	Ward: 32
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Sign Variance - 55 Malvern Avenue

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Malvern Avenue frontage of the property at 55 Malvern Avenue.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Malvern Avenue frontage of the property at 55 Malvern Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.48 - Staff Report - 55 Malvern Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24807.pdf>

TE29.49	ACTION		Delegated	Ward: 32
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Sign Variance - 50 Swanwick Avenue

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Swanwick Avenue frontage of the property at 50 Swanwick Avenue.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Swanwick Avenue frontage of the property at 50 Swanwick Avenue.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.49 - Staff Report - 50 Swanwick Avenue - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24808.pdf>

TE29.50	ACTION		Delegated	Ward: 32
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Sign Variance - 24 Williamson Road

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Williamson Road frontage of the property at 50 Williamson Road.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Williamson Road frontage of the property at 24 Williamson Road.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.50 - Staff Report - 24 Williamson Road - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24809.pdf>

TE29.51	ACTION		Delegated	Ward: 32
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Sign Variance - 56 Woodfield Road

Origin

(September 29, 2009) Report from the Director, Toronto Building, Toronto and East York District

Recommendations

The Toronto Building Division recommends that:

1. Toronto and East York Community Council approve the requested variances to permit, for identification purposes, a non-illuminated ground sign along Woodfield Road frontage of the property at 56 Woodfield Road.
2. Toronto and East York Community Council direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Summary

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

This report reviews and makes recommendations on a request by Lawrence Lamanna with Toronto District School Board, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, a non-illuminated ground sign along Woodfield Road frontage of the property at 56 Woodfield Road.

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

Financial Impact

The recommendations in this report have no financial impact.

Background Information

TE29.51 - Staff Report - 56 Woodfield Road - Sign Variance
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24810.pdf>

TE29.52	ACTION			Ward: 20
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Naming of the New Park - Concord City Place Development

Origin

(October 23, 2009) Report from the General Manager, Parks, Forestry and Recreation

Summary

This is to advise that the above-noted confidential action report will be submitted to the Toronto and East York Community Council at its meeting on November 10, 2009.

Background Information

TE29.52 - Staff Report - Naming of the New Park - Concord City Place - Placeholder
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24813.pdf>

TE29.53	ACTION			Ward: 30
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Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes - 225 Commissioners Street

Origin

(October 19, 2009) Report from the Fire Chief

Recommendations

Toronto Fire Services recommends that:

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

Summary

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

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

Financial Impact

There are no financial implications associated with this report.

Background Information

TE29.53 - Staff Report - 225 Commissioners Street - Designation of Fire Routes
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24814.pdf>)

TE29.53 - Staff Report - 225 Commissioners Street - Draft By-law
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24815.pdf>)

TE29.54	ACTION			Ward: 31
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Designation of Fire Routes and Amendment to Chapter 880 - Fire Routes - 390 Dawes Road and 500 Dawes Road

Origin

(October 22, 2009) Report from the Fire Chief

Recommendations

Toronto Fire Services recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as a fire route pursuant to Municipal Code Chapter 880 - Fire Routes:
 - 390 Dawes Road, 500 Dawes Road.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

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

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

Financial Impact

There are no financial implications associated with this report.

Background Information

TE29.54 - Staff Report - 390 and 500 Dawes Road - Designation of Fire Routes
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24817.pdf>)

TE29.54 - Staff Report - 390 and 500 Dawes Road - Draft By-law
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24818.pdf>)

TE29.55	ACTION		Delegated	Ward: 21
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Various Encroachments - 111 Vesta Drive

Origin

(October 20, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation of a glycol heating system within the driveway, a wrought iron fence with stone retaining wall, together with stone pillars and iron gates that will encroach within the public right of way fronting 111 Vesta Drive, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, and expenses that may result from such permission granted;
 - b. maintain the glycol heating system, wrought iron fence with stone retaining wall, stone pillars and iron gates at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachments beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. remove the encroachments upon receiving 90 days' written notice to do so; and
 - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the agent of the property owner of 111 Vesta Drive to install various encroachments within the public right of way fronting 111 Vesta Drive. The encroachments include a glycol heating system within the driveway, a wrought iron fence with stone retaining wall, stone pillars and iron gates.

Although the wrought iron fence with retaining wall, pillars and gates exceed the allowable height under the Municipal Code, they will not impact negatively on the public right of way. Similarly, the glycol heating system within the driveway will not impact negatively on the public right of way. Therefore, Transportation Services recommends approval of these encroachments.

The agent 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

TE29.55 - Staff Report - 111 Vesta Drive - Various Encroachments
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24819.pdf>)

TE29.55 - Staff Report - 111 Vesta Drive - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24820.pdf>)

TE29.56	ACTION		Delegated	Ward: 22
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Glycol Heating System - 39 Heath Street West

Origin

(October 20, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation and maintenance of a glycol heating system that will encroach within the public right of way fronting 39 Heath Street West, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, and expenses that may result from such permission granted;
 - b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;

- c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. remove the glycol heating system upon receiving 90 days' written notice to do so; and
 - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
 3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the agent of the owners of 39 Heath Street West to install and maintain a glycol heating system that will encroach within the public right of way fronting 39 Heath Street West.

As the installation of the glycol heating system will not impact negatively on the public right of way, Transportation Services recommends approval of this encroachment.

Financial Impact

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

Background Information

TE29.56 - Staff Report - 39 Heath Street West - Glycol Heating System
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24821.pdf>

TE29.56 - Staff Report - 39 Heath Street West - Appendix A
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24822.pdf>

TE29.57	ACTION		Delegated	Ward: 22
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Glycol Heating System - 131 Warren Road

Origin

(October 20, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation and maintenance of a glycol heating system that will encroach within the public right of way fronting 131 Warren Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, and expenses that may result from such permission granted;
 - b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. remove the glycol heating system upon receiving 90 days' written notice to do so; and
 - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the agent of the owners of 131 Warren Road to install and maintain a glycol heating system that will encroach within the public right of way fronting 131 Warren Road.

As the installation of the glycol heating system will not impact negatively on the public right of way, Transportation Services recommends approval of this encroachment.

Financial Impact

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

Background Information

TE29.57 - Staff Report - 131 Warren Road - Glycol Heating System

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24823.pdf>)

TE29.57 - Staff Report - 131 Warren Road - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24824.pdf>)

TE29.58	ACTION		Delegated	Ward: 20
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Building Facade and In Ground Lights - 75 Portland Street

Origin

(October 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. Approve the installation of a concrete building façade which will form part of the building and in ground lights, within the public right of way fronting 75 Portland Street, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted 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 building façade and lights 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. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 75 Portland Street, whichever is the less;
 - d. prohibit the building façade to be used as habitable space and maintain a physical barrier to separate the façade from any permitted habitable space;
 - e. ensure the in ground lights to shine towards the property of 75 Portland Street only and not towards any other surrounding properties or onto the public right of way;
 - f. pay for the costs of preparing the Agreement and the registration of the Agreement on title; and

- g. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
- 2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
- 3. Request Legal Services to prepare and execute the Encroachment Agreement.

Summary

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

Transportation Services has assessed a request from the agent representing the owners of 75 Portland Street to construct a building façade which will form a part of the building and encroach 1.0 m over the public right of way, along with three in ground lights fronting 75 Portland Street.

Given that the building façade and lights will not impact negatively on the public right of way, Transportation Services recommends approval of these encroachments.

Financial Impact

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

Background Information

TE29.58 - Staff Report - 75 Portland Street - Building Facade and In Ground Lights

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24825.pdf>)

TE29.58 - Staff Report - 75 Portland Street - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24826.pdf>)

TE29.58 - Staff Report - 75 Portland Street - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24827.pdf>)

TE29.59	ACTION			Ward: 20
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Lane and Sidewalk Closure - 18 York Street

Origin

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

Recommendations

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

1. Close the sidewalk and curb lane on the north side of Bremner Boulevard, between a point 16 metres west of York Street and a point 91 metres further west, from July 1, 2009, to December 31, 2010.
2. Implement a “No Stopping Anytime” regulation on the north side of Bremner Boulevard from York Street to a point 120 metres further west.
3. Adjust the “Buses Only, 3 hour maximum parking anytime” regulation on the north side of Bremner Boulevard from a point 112.5 metres west of York Street to a point 51 metres further west, to indicate from a point 120 metres west of York Street to a point 43.5 metres further west.
4. Adjust the “No Parking Anytime Buses Excepted” regulation on the north side of Bremner Boulevard from a point 112.5 metres west of York Street to a point 51 metres further west, to indicate from a point 120 metres west of York Street to a point 43.5 metres further west.
5. Rescind the “Buses Only, 3 hour maximum parking anytime” regulation on the north side of Bremner Boulevard from a point 43.5 metres west of York Street to a point 51 metres further west.
6. Rescind the “No Parking Anytime Buses Excepted” regulation on the north side of Bremner Boulevard from a point 43.5 metres west of York Street to a point 51 metres further west.
7. Rescind the “No Parking Anytime” regulation:
 - a. on the north side of Bremner Boulevard from York Street to a point 43.5 metres west; and
 - b. on the north side of Bremner Boulevard from a point 94.5 metres west of York Street to a point 18 metres further west.
8. Return Bremner Boulevard to its pre-construction traffic and parking regulations when the project is completed.

Summary

Ellis Don Corporation is constructing a 26 storey office tower at 18 York Street, at the northwest corner of York Street and Bremner Boulevard. For this reason, Transportation Services must close the sidewalk and curb lane on the north side of Bremner Boulevard for 18 months.

Financial Impact

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

Background Information

TE29.59 - Staff Report - 18 York Street - Lane and Sidewalk Closure
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24831.pdf>)

TE29.59 - Staff Report - 18 York Street - Drawing No. 421F-9692
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24832.pdf>)

TE29.60	ACTION			Ward: 28
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Proposed Permanent Closure of the Portion of the Bonnycastle Street Road Allowance and the Portion of Lake Shore Boulevard East abutting 12 and 26 Bonnycastle Street

Origin

(October 21, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council permanently close the public highway shown as Parts 1 and 2 on the attached Sketch No. PS-2009-083 (the “Highway”), subject to compliance with the requirements of City of Toronto Municipal Code, Chapter 162, and subject to City Council authorizing the sale of the Highway to Great Gulf (Downtown Properties) Ltd., or any of its affiliates (“Great Gulf”) or to Toronto Waterfront Revitalization Corporation (“Waterfront Toronto”).
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Highway, in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed draft by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A⁺” activities, by posting notice of the proposed closure on the notice page of the City’s Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered.

Summary

Transportation Services recommends that a portion of the Bonnycastle Street road allowance and a portion of Lake Shore Boulevard East be permanently closed.

Financial Impact

The subject closing will not result in any costs to the City as Waterfront Toronto will pay all costs associated with the closing of the Highway as part of the sale transaction. Financial compensation will be realized from the sale of the Highway together with the adjacent development lands as part of the waterfront redevelopment plan.

Background Information

TE29.60 - Staff Report - Bonnycastle Street Road Allowance

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24833.pdf>)

TE29.60 - Staff Report - Bonnycastle Street Road Allowance - Sketch No. PS-2009-083

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24834.pdf>)

TE29.61	ACTION			Ward: 22
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Appropriateness of the Eastbound "Stop" Sign - Oxtown Avenue at Oriole Parkway

Origin

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

Recommendations

Transportation Services recommends that:

1. City Council retain the compulsory stop regulation for eastbound traffic on Oxtown Avenue at Oriole Parkway.

Summary

Transportation Services has reviewed the impact that the installation of an eastbound "Stop" sign on Oxtown Avenue at Oriole Parkway, in conjunction with several other traffic regulations implemented in this area, has had on traffic flow in the Avenue Road/Oxtown Avenue/Oriole Parkway arterial corridor. The presence of the "Stop" sign disrupts the eastbound-to-southbound arterial traffic flow and somewhat negates the improvements in traffic flow that resulted following reconstruction of this intersection in 2002. However, this "Stop" sign provides a measure of safety for pedestrians crossing at the west side of the Oxtown Avenue/Oriole Parkway intersection that would not exist in a free-flow environment.

Removal of the eastbound "Stop" sign on Oxtown Avenue at Oriole Parkway would enhance vehicular traffic operation but providing a safe crossing environment for pedestrians is the more advisable alternative. Staff recommends retaining the eastbound "Stop" sign on Oxtown Avenue at Oriole Parkway.

Financial Impact

There is no financial impact associated with the receipt of this report. However, if Toronto and East York Community Council recommends removal of the “Stop” sign, the estimated following costs will be incurred to remove the sign and modify the pavement markings at the intersection.

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

Background Information

TE29.61 - Staff Report - Oxtown Avenue at Oriole Parkway

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24846.pdf>)

TE29.61 - Staff Report - Oxtown Avenue at Oriole Parkway - Drawing No. 421F-9833

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24855.pdf>)

TE29.62	ACTION			Ward: 28
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Northbound Right-Turn Lane - Bay Street and Harbour Street

Origin

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

Recommendations

Transportation Services recommends that:

1. City Council designate the easterly northbound lane on Bay Street, from Harbour Street to a point 30.5 metres south, for right turns only, TTC vehicles excepted.

Summary

Transportation Services is requesting approval from City Council to designate the easterly northbound lane at the intersection of Bay Street and Harbour Street for right turns only to improve safety. The proposed change will clearly define northbound traffic movements at the intersection.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget	\$ 1000

Background Information

TE29.62 - Staff Report - Bay Street and Harbour Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24847.pdf>)

TE29.62 - Staff Report - Bay St and Harbour St - Drawing No. 421F-9824

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24848.pdf>)

TE29.63	ACTION		Delegated	Ward: 31
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All-Way Stop Control - Coleridge Avenue at Sammon Avenue

Origin

(October 19, 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. Stop signs not be installed for eastbound and westbound traffic on Sammon Avenue at Coleridge Avenue.

Summary

This staff report is about a matter for which Community Council has been delegated authority from City Council to make a final decision. Transportation Services staff have investigated installing all-way stop control at the intersection of Coleridge Avenue and Sammon Avenue.

Traffic and pedestrian volumes are too low to meet the All-way Stop Control Warrant. Therefore, all-way stop control should not be installed at the intersection of Coleridge Avenue and Sammon Avenue.

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 all-way stop control at the intersection of Coleridge Avenue and Sammon Avenue would be beneficial, the following financial impact will result:

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget.	\$700.00

Background Information

TE29.63 - Staff Report - Coleridge Avenue at Sammon Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24739.pdf>)

TE29.63 - Staff Report - Coleridge Ave at Sammon Ave - Drawing No. 421F-9820

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24849.pdf>)

TE29.64	ACTION		Delegated	Ward: 14
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Introduction of a New Permit Parking Area '3M' and Permit Parking on Joe Shuster Way, Laidlaw Street and Machells Avenue

Origin

(October 20, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

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

1. Schedule B of Municipal Code Chapter 925 be amended to incorporate a new permit parking area '3M', as attached in Appendix 'A' of this report.
2. Schedule A of Municipal Code Chapter 925 be amended to incorporate Joe Shuster Way from a point 56 metres east of Dufferin Street to King Street West, Laidlaw Street, between Joe Shuster Way and the southern end of Laidlaw Street and Machells Avenue, between Joe Shuster Way and the southern end of Machells Avenue, under the operating hours of 12:01 a.m. to 7:00 a.m., 7 days a week.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to create a new permit parking area to be known as Area '3M'. This proposed area would comprise of the following streets: Joe Shuster Way from a point 56 metres east of Dufferin Street to King Street West, Laidlaw Street, between Joe Shuster Way and the southern end of Laidlaw Street and Machells Avenue, between Joe Shuster Way and the southern end of Machells Avenue.

The grouping of these streets within the boundary of the proposed permit parking area '3M' would allow for the consolidation of ninety (90) on-street permit parking spaces that would be at the disposal of permit holders.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 operating budget	\$400

Background Information

TE29.64 - Staff Report - Laidlaw Street and Machells Avenue - Permit Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24850.pdf>)

TE29.64 - Staff Report - Laidlaw Street and Machelles Avenue - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24851.pdf>)

TE29.65	ACTION		Delegated	Ward: 21
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Introduction of Overnight On-Street Permit Parking - Ava Road

Origin

(October 20, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Recommendations

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

1. Schedule A of Municipal Code Chapter 925 be amended to incorporate Ava Road, between Glen Cedar Road and Westover Hill Road, under the operating hours of 12:01 a.m. to 7:00 a.m., 7 days a week.

Summary

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

Transportation Services is requesting approval from Toronto and East York Community Council to introduce overnight on-street permit parking on the north side of Ava Road, between Glen Cedar Road and Westover Hill Road, under the operating hours of 12:01 a.m. to 7:00 a.m., 7 days a week.

Area residents requested the implementation of overnight on-street permit parking on the north side of Ava Road, between Glen Cedar Road and Westover Hill Road, to accommodate their long term parking needs without being subject to tagging by Parking Enforcement.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 operating budget	\$180

Background Information

TE29.65 - Staff Report - Ava Road - Overnight On-Street Permit Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24852.pdf>)

TE29.65 - Staff Report - Ava Road - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24853.pdf>)

TE29.66	ACTION		Delegated	Ward: 14, 18, 28, 29, 30, 32
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Installation/Removal of On-Street Parking Spaces for Persons With Disabilities - November 2009

Origin

(October 19, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. Toronto and East York Community Council approve the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in the attached Appendix A.

Summary

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision. The purpose is to obtain approval for the installation/removal of a number of on-street parking spaces for persons with disabilities.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget	\$4,800.00

Background Information

TE29.66 - Staff Report - On-Street Parking Spaces for Persons with Disabilities
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24854.pdf>

TE29.67	ACTION			Ward: 32
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Removal of On-Street Parking Space for Persons With Disabilities - Wineva Avenue

Origin

(October 19, 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 east side of Wineva Avenue, between a point 58 metres north of Isleworth Avenue 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 east side of Wineva Avenue, north of Isleworth Avenue.

As the Toronto Transit Commission (TTC) operates a transit service on Wineva Avenue, 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

TE29.67 - Staff Report - Wineva Avenue - Removal of On-Street Parking Space
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24856.pdf>

TE29.68	ACTION		Delegated	Ward: 19
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Disabled Persons' Loading Zone - Beatrice Street

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation of an on-street loading zone for disabled persons, operating from 8:00 a.m. to 6:00 p.m., daily, on the east side of Beatrice Street from a point 78.4 metres north of College Street to a point 6.2 metres further north.

Summary

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

Transportation Services has investigated and recommends the installation of a designated on-street loading zone for disabled persons on the east side of Beatrice Street, fronting No. 187. The loading zone would be in effect from 8:00 a.m. to 6:00 p.m., daily. This will provide curb-side access to Wheel-Trans vehicles by a disabled resident at that address and will not negatively impact residential permit parking.

Financial Impact

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

Background Information

TE29.68 - Staff Report - Beatrice Street - Disabled Persons' Loading Zone

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24857.pdf>)

TE29.68 - Staff Report - Beatrice Street - Drawing No. 421F-9815

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24858.pdf>)

TE29.69	ACTION		Delegated	Ward: 19
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Disabled Persons' Loading Zone - Crawford Street**Origin**

(October 21, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation of an on-street pick-up and drop-off zone for disabled persons operating from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Crawford Street from a point 45.6 metres south of Sully Crescent to a point 8.9 metres further south.

Summary

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

Transportation Services was requested to establish a pick-up and drop-off zone for disabled persons fronting No. 398 Crawford Street operating between 8:00 a.m. and 6:00 p.m., Monday to Friday. The loading zone will provide curb-side access for Wheel-Trans vehicles servicing a disabled resident at that address and will not negatively impact residential permit parking holders.

Financial Impact

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

Background Information

TE29.69 - Staff Report - Crawford Street - Disabled Persons' Loading Zone

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24859.pdf>)

TE29.69 - Staff Report - Crawford Street - Drawing No. 421F-9817

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24860.pdf>)

TE29.70	ACTION		Delegated	Ward: 30
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Disabled Persons' Loading Zone - Victor Avenue

Origin

(October 21, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends Toronto and East York Community Council:

1. Approve the installation of an on-street pick-up and drop-off zone for disabled persons operating from 10:00 a.m. to 9:00 p.m., Friday through Monday, on the south side of Victor Avenue from a point 98 metres west of Howland Road to a point 10 metres further west.

Summary

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

Transportation Services is requesting Community Council's approval to establish a pick-up and drop-off zone for disabled persons fronting No. 103 Victor Avenue. The loading zone will provide curb-side access for Wheel-Trans vehicles transporting a disabled resident at that address and will result in the loss of two parking spaces between 10:00 a.m. and 9:00 p.m., Friday through Monday. The installation will however not reduce the available parking space supply for over-night permit parking.

Financial Impact

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

Background Information

TE29.70 - Staff Report - Victor Avenue - Disabled Persons' Loading Zone

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24862.pdf>)

TE29.70 - Staff Report - Victor Avenue - Drawing No. 421F-9831

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24863.pdf>)

TE29.71	ACTION			Ward: 27
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School Bus Loading Zone - Wellesley Street West

Origin

(October 19, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council rescind the existing “No Parking Anytime” prohibition on the north side of Wellesley Street West, from a point 33 metres east of Queen’s Park Crescent East to a point 50 metres further east.
2. City Council authorize installation of a “School Bus Loading Zone” on the north side of Wellesley Street West, from a point 33 metres east of Queen’s Park Crescent East to a point 50 metres further east.

Summary

Transportation Services is seeking approval from City Council to designate a “School Bus Loading Zone”, on the north side of Wellesley Street West, from a point 33 metres east of Queen’s Park Crescent East to a point 50 metres further east to enhance loading/unloading of buses transporting students to/from St. Joseph’s College, located at 74 Wellesley Street West.

Financial Impact

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

Background Information

TE29.71 - Staff Report - Wellesley Street West - School Bus Loading Zone

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24864.pdf>)

TE29.71 - Staff Report - Wellesley Street West - Drawing No. 421F-9822

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24865.pdf>)

TE29.72	ACTION		Delegated	Ward: 18
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One-Way Designation - St. Helen's Avenue

Origin

(October 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 one-way southbound regulation on St. Helen's Avenue, from a point 118.9 metres south of Bloor Street West to Whytock Avenue.
2. Implement a one-way southbound regulation on St. Helen's Avenue, from a point 99 metres south of Bloor Street West to Whytock Avenue.

Summary

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

Transportation Services is requesting authority to relocate the point where the one-way southbound regulation begins on St. Helen's Avenue south of Bloor Street West. The regulation currently begins at a point 118.9 metres south of Bloor Street West. Staff recommend relocating the starting point to the public lane located about 20 metres further north. The proposed relocation is a more appropriate transition location, will enhance safety, discourage some inappropriate driving habits presently occurring, and resolve some confusion related to parking at the current two-way to one-way southbound transition.

Financial Impact

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

Background Information

TE29.72 - Staff Report - St. Helen's Avenue - One-Way Designation
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24872.pdf>
 TE29.72 - Staff Report - St. Helen's Avenue - Drawing No. 421F-9827
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24873.pdf>

TE29.73	ACTION			Ward: 22
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Amendments to Parking Regulations - 720 Mount Pleasant Road

Origin

(October 13, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council rescind the 'No Standing Anytime' regulation on the west side of Mount Pleasant Road, from a point 53.5 metres north of Soudan Avenue to a point 11 metres further north.
2. City Council implement a "10-minute maximum parking, 9:00 a.m. of one day to 7:00 a.m. of the next following day, Monday to Friday and Anytime, Saturday, Sunday and Public Holidays" regulation on the west side of Mount Pleasant Road, from a point 53.5 metres north of Soudan Avenue to a point 11 metres further north.

Summary

Transportation Services is seeking authority from City Council to rescind a "No Standing Anytime" regulation on the west side of Mount Pleasant Road, in front of the entrance to Premises No. 720, Briton House Retirement Residence. In place thereof, parking would be allowed for a maximum period of 10 minutes except when stopping is prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday. The intent is to provide short-term parking opportunity for persons escorting senior citizens to and from their apartments within the Briton House Retirement Residence.

Financial Impact

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

Background Information

TE29.73 - Staff Report - 720 Mount Pleasant Road

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24875.pdf>)

TE29.73 - Staff Report - 720 Mount Pleasant Road - Drawing No. 421F-9816

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24876.pdf>)

TE29.74	ACTION		Delegated	Ward: 22
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Parking Amendments - Poplar Plains Road

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “15-minute maximum parking, from 8:15 a.m. to 9:15 a.m., 11:15 a.m. to 1:00 p.m. and from 3:15 p.m. to 4:00 p.m., Monday to Friday” regulation, on the east side of Poplar Plains Road, from Balmoral Avenue (east branch) to Lynwood Avenue.
2. Rescind the “No Stopping, from 12:01 a.m. to 8:15 a.m., 9:15 a.m. to 11:15 a.m., 1:00 p.m. to 3:15 p.m., and from 4:00 p.m. to 12:00 a.m., Monday to Friday and anytime Saturday and Sunday” regulation on the east side of Poplar Plains Road, from Balmoral Avenue (east branch) to Lynwood Avenue.
3. Prohibit stopping at all times on the east side of Poplar Plains Road, from a point 36.5 metres north of Balmoral Avenue (east branch), to a point 77 metres further north.
4. Restrict parking to a maximum of 15 minutes, from 8:15 a.m. to 9:15 a.m., 11:15 a.m. to 1:00 p.m. and from 3:15 p.m. to 4:00 p.m., Monday to Friday, on the east side of Poplar Plains Road, from the east branch of Balmoral Avenue to a point 36.5 metres north; and from a point 113.5 metres north of the east branch of Balmoral Avenue to Lynwood Avenue.
5. Prohibit stopping, from 12:01 a.m. to 8:15 a.m., 9:15 a.m. to 11:15 a.m., 1:00 p.m. to 3:15 p.m., and from 4:00 p.m. to 12:00 a.m., Monday to Friday and anytime Saturday and Sunday, on the east side of Poplar Plains Road, from the east branch of Balmoral Avenue to a point 36.5 metres north; and from a point 113.5 metres north of the east branch of Balmoral Avenue to Lynwood Avenue.
6. Adjust the existing “School Bus Loading Zone” regulation on the east side of Poplar Plains Road, currently from a point 9.8 metres north of the north curb of Balmoral Avenue to a point 20.7 metres further north to indicate, from a point 84.5 metres north of the east branch of Balmoral Avenue, to a point 29 metres further north.

Summary

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

Transportation Services is recommending amendments to the parking/stopping regulations on Poplar Plains Road in the vicinity of Brown Public School. These amendments will improve general traffic and school bus operations at Brown Public School and on Poplar Plains Road, improve sight lines near a pedestrian crossover, and discourage motorists from parking and blocking residential driveways in the area.

Financial Impact

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

Background Information

TE29.74 - Staff Report - Poplar Plains Road - Parking Amendments
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24878.pdf>

TE29.74 - Staff Report - Poplar Plains Road - Drawing No. 421F-9801
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24879.pdf>

TE29.75	ACTION		Delegated	Ward: 32
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No Parking Anytime - Musgrave Street

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “One-Hour Parking” regulation on the south side of Musgrave Street, between Dengate Avenue/Enroutes Street and a point 80 metres west of Victoria Park Avenue.
2. Rescind the “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday” regulation on the south side of Musgrave Street, between Victoria Park Avenue and a point 80 metres west.
3. Implement a “No Parking Anytime” regulation on the south side of Musgrave Street, between Dengate Avenue/Enroutes Street and Victoria Park Avenue.

Summary

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

At the request of Councillor Sandra Bussin, Transportation Services is seeking authority to prohibit parking at all times on the south side of Musgrave Street to discourage auto shops from parking vehicles under repair on the roadway.

This change would result in the loss of approximately 35 parking spaces and have a negligible impact on traffic operations.

Financial Impact

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

Background Information

TE29.75 - Staff Report - Musgrave Street - No Parking Anytime
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24880.pdf>

TE29.75 - Staff Report - Musgrave Street - Drawing No. 421F-9819
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24881.pdf>

TE29.76	ACTION		Delegated	Ward: 21
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Results of Speed Hump Poll - Dartnell Avenue, Between Bridgman Avenue and Davenport Road

Origin

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

Recommendations

Transportation Services recommends that Toronto and East York Community Council:

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

Summary

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

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

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

Financial Impact

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

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

Background Information

TE29.76 - Staff Report - Dartnell Avenue - Speed Hump Poll
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24882.pdf>

TE29.76 - Staff Report - Dartnell Avenue - Drawing No. 421F-9627
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24883.pdf>

TE29.77	ACTION			Ward: 32
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Traffic Calming - Bingham Avenue, Between Kingston Road and Gerrard Street East

Origin

(October 21, 2009) Report from the Director, Transportation Services, Toronto and East York District

Recommendations

Transportation Services recommends that:

1. City Council approve that traffic calming not be installed on Bingham Avenue, between Kingston Road and Gerrard Street East.

Summary

Transportation Services staff have reviewed whether traffic calming is warranted on Bingham Avenue, between Kingston Road and Gerrard Street East. Our assessment indicates the criteria as set out in the traffic calming policy has not been satisfied. Therefore, speed humps should not be installed on Bingham Avenue 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 Bingham Avenue, between Kingston Road and Gerrard Street East, would be beneficial, the following financial impact will result:

1. The estimated cost for installing six speed humps would be \$18,000.00. 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 Bingham Avenue would be subject to competing priorities and funding availability.

Background Information

TE29.77 - Staff Report - Bingham Avenue Between Kingston Road and Gerrard Street East - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24910.pdf>)

TE29.77 - Staff Report - Bingham Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24911.pdf>)

TE29.77 - Staff Report - Bingham Avenue - Drawing No. 421F-9828

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24912.pdf>)

TE29.78	ACTION		Delegated	Ward: 32
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Traffic Calming - Bingham Avenue, Between Bracken Avenue and Kingston Road

Origin

(October 19, 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 Bingham Avenue, between Bracken Avenue and Kingston Road.

Summary

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

Transportation Services staff have reviewed whether traffic calming is warranted on Bingham Avenue, between Bracken Avenue and Kingston Road. Low traffic volumes and vehicle speeds mean the criteria as set out in the traffic calming policy have not been satisfied. Therefore, speed humps should not be installed on Bingham Avenue 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 Bingham Avenue, between Bracken Avenue and Kingston Road, would be beneficial, the following financial impact will result:

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

Background Information

TE29.78 - Staff Report - Bingham Avenue Between Bracken Avenue and Kingston Road - Traffic Calming

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24913.pdf>)

TE29.78 - Staff Report - Bingham Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24914.pdf>)

TE29.78 - Staff Report - Bingham Avenue - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24915.pdf>)

TE29.78 - Staff Report - Bingham Avenue - 421F-9821

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24916.pdf>)

TE29.79	ACTION		Delegated	Ward: 14, 18, 19, 20, 28
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

Origin

(October 21, 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 Dovercourt Village, Liberty Village, Mirvish Village, Parkdale Village and St. Lawrence Market Neighbourhood BIA Boards of Management as set out in Attachment No. 1.
2. Amend Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, to reflect the changes to the BIA Boards of Management.

Summary

The purpose of this report is to recommend Toronto and East York Community Council approve additions and deletions to the Dovercourt Village, Liberty Village, Mirvish Village, Parkdale Village and St. Lawrence Market Neighbourhood 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

TE29.79 - Staff Report - BIA - Various Additions and Deletions

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24917.pdf>)

TE29.80	ACTION		Delegated	Ward: 29
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Citizen Appointment to the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board

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

Origin

(October 1, 2009) Report from the General Manager, Economic Development, Culture and Tourism

Recommendations

The General Manager of Economic Development, Culture and Tourism recommends that:

1. Toronto and East York Community Council authorize the public release of the confidential information and recommendations in Attachment 1, upon adoption of this report.
2. The Toronto and East York Community Council nominate the selected individual listed in Attachment No. 1 to the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board for a term expiring on or before November 30, 2010, or until a successor is appointed.
3. The appropriate City official be authorized and directed to take the necessary action to give effect thereto.

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 requests the Toronto and East York Community Council's authority to appoint one citizen member to the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board.

Schedule A to Chapter 103, Heritage, Toronto Municipal Code, states that the Todmorden Mills Heritage Museum and Arts Centre Community Museum Management Board be comprised of nine citizen members, one representative from the Toronto District School Board, one representative from the Toronto Catholic School Board and one to two members of City Council.

Financial Impact

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

Background Information

TE29.80 - Staff Report - Citizen Appointment to the Todmorden Mills Heritage
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24918.pdf>

TE29.81	ACTION			Ward: 27
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Use of Nathan Phillips Square for Vancouver 2010 Olympic Torch Relay Toronto Community Celebration

Origin

(October 21, 2009) Report from the General Manager, Economic Development, Culture and Tourism

Recommendations

The General Manager, Economic Development, Culture and Tourism recommends that:

1. City Council grant permission to the Vancouver 2010 Olympic Torch Relay Toronto Community Celebration to use open flame at Nathan Phillips Square on December 17, 2009.
2. City Council grant permission to the Vancouver 2010 Olympic Torch Relay Toronto Community Celebration to use special effects pyrotechnics at Nathan Phillips Square on December 17, 2009.

Summary

It is recommended that City Council give exemption to the Vancouver 2010 Olympic Torch Relay Toronto Community Celebration to use open flame and special effects pyrotechnics on Nathan Phillips Square.

Financial Impact

There are no financial implications that result from this report.

Background Information

TE29.81 - Staff Report - Use of Nathan Phillips Square for Olympic Torch Relay
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24861.pdf>

TE29.82	ACTION			Ward: All
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Use of Nathan Phillips Square for CTV Olympic Celebration February 20, 2010

Origin

(October 8, 2009) Report from the Chief Corporate Officer

Recommendations

The Chief Corporate Officer recommends that:

1. City Council grant an exemption to the CTV Olympic Celebration to serve beer, wine and hard liquor garden at Nathan Phillips Square on February 20, 2010 contingent upon the following conditions:
 - a. approval of the A.G.C.O.;
 - b. approval of the Medical Officer of Health;
 - c. compliance with the City of Toronto's Municipal Alcohol Policy; and
 - d. receipt of all the necessary permits associated with the production of the event, i.e., building permit, noise by-law extension permit.
2. City Council grant permission to the CTV Olympic Celebration to use open flame.
3. City Council require that the various events compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event.

Summary

It is recommended that City Council give exemption to CTV Olympic Celebration's request to use open flame and to operate a tented beer/wine/spirits garden in an event on Nathan Phillips Square.

Financial Impact

There are no financial implications that result from this report.

Background Information

TE29.82 - Use of Nathan Phillips Square - CTV Olympic Celebration - February 20, 2010
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24868.pdf>

(Communication TE29.83.1 Deferred from October 13, 2009 - 2009.TE28.60.1)

TE29.83	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 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.TE29.80.1)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-12399.pdf>

(October 21, 2009) Letter from Jodi Spitzer, Vice-President, Wendy Kane & Associates, requesting that the CTV Olympic Celebration to be held on February 20, 2010, at Nathan Phillips Square, Toronto City Hall, 100 Queen Street West, Toronto, from 1:00 p.m. to 6:00 p.m., be declared an event of municipal significance. (TE.Main.TE29.83.2)

TE29.84	ACTION			Ward: 19
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Ontario Municipal Board - 363 Grace Street - Committee of Adjustment Application A0503/09TEY**Origin**

(October 26, 2009) Letter from Deputy Mayor Joe Pantalone, Ward 19, Trinity-Spadina

Recommendations

That:

1. City Council authorize the City Solicitor, other relevant staff and, if necessary, a professional planning consultant to attend the Ontario Municipal Board (OMB) hearing to defend the Committee of Adjustment's decision regarding 363 Grace Street (A0503/09TEY).

Summary

As Councillor for the area, I am writing with regard to the Ontario Municipal Board (OMB) appeal by the owner of 363 Grace Street (A0503/09TEY).

The purpose of the Committee of Adjustment application heard on September 23, 2009 was to "legalize and to maintain a rear two-storey addition, and two, third floor dormer additions on the south side of the existing 2½-storey dwelling" which were constructed without building permit. The application was refused by the Committee members (please see attached).

The owner of this property has acted in disregard of City standards and their neighbours, who will be negatively affected by this illegal construction. I am particularly concerned about the deck on the third floor addition to the home. I am convinced that this deck will seriously compromise the privacy of neighbouring residents in this densely populated neighbourhood.

I, therefore, strongly recommend that the City Solicitor, other relevant staff and, if necessary, a professional planning consultant attend the OMB hearing to defend the Committee of Adjustment's decision.

Background Information

TE29.84 - Letter from Deputy Mayor Pantalone - 363 Grace Street - Committee of Adjustment Application

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24930.pdf>)

TE29.84 - Letter from Deputy Mayor Pantalone - 363 Grace Street - Committee of Adjustment Notice of Decision

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-24931.pdf>)

TE29.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills