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## Toronto and East York Community Council

<b>Meeting No.</b>	22	<b>Contact</b>	Rosalind Dyers, Committee Administrator
<b>Meeting Date</b>	Tuesday, January 13, 2009	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Pam McConnell

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### Item

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TE22.1 Permanent Closure of an Untravelled Portion of Musgrave Street at Dengate Road (Ward: 32)

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TE22.2 Permanent Closure of a Portion of the Public Lane West of Yonge Street, Extending Northerly from Gerrard Street West (Ward: 27)

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TE22.3 Inclusion on Heritage Inventory - 76 Grenville Street (Ward: 27)

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TE22.9 Final Report - Rezoning and Site Plan Applications - 306-322 Richmond Street West (Ward: 20)

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TE22.10 Final Report - Rezoning Application - 568-580 Jarvis Street, 99-103 Charles Street East (Ward: 27)

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TE22.11 Request for Direction Report - Rezoning Application - 2 Gladstone Avenue (Ward: 18)

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TE22.12 Request for Direction Report - Rezoning Application - 2-6 Lisgar Street (Ward: 18)

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TE22.13 Request for Direction Report - Rezoning Application - 1093 Queen Street West (Ward: 18)

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TE22.14 Final Report - Rezoning Application - Removal of the Holding Symbol "H" - 14 St. Matthews Road, 430 Broadview Avenue, 548, 550-558 Gerrard Street East (Bridgepoint Health) (Ward: 30)

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TE22.15 Final Report - Site Plan Control Application - 130 and 150 Cherry Street (Ward: 30)

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**Item**

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TE22.16	Parking Regulations – Dundas Street West, from Bathurst Street to Dovercourt Road (Ward: 19)
TE22.18	Sign Variance - 2180 Yonge Street (Ward: 22)
TE22.21	106 King Street East - Authority to Amend Section 37 Agreement and Heritage Easement Agreement (Ward: 28)
TE22.22	18 York Street Public Art Plan (Ward: 20, 28)
TE22.24	Lay-by Construction – Front of 282 St. Clair Avenue West (Ward: 22)
TE22.25	On-Street Loading Zone for Disabled Persons - 1700 Bloor Street West (Ward: 14)
TE22.37	Removal of a Parking Prohibition - Davisville Avenue (Ward: 22)
TE22.42	Proposed Permanent Closure of the Public Lane at the Rear of 51 Grosvenor Street and 76 Grenville Street (Ward: 27)
TE22.43	Turn Prohibitions - No. 21 Carlton Street (Ward: 27)
TE22.44	Traffic Control Signals - Lumsden Avenue and Gledhill Avenue (Ward: 31)
TE22.47	Sale of Vacant Land at the Rear of 79 Niagara Street (Ward: 19)
TE22.61	Appointment of Members of Council to the Community Museum Management Boards and Toronto and East York Community Preservation Panel (Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32)
TE22.62	Appointment of Members of Council to the Toronto and Region Conservation Authority Humber and Don Watershed Sub-Committees (Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32)
TE22.65	389 Berkeley Street - Ontario Municipal Board Hearing (Ward: 28)
TE22.66	73 Walmer Road - Ontario Municipal Board Hearing (Ward: 20)
TE22.69	Railway Lands West Daycare Agreement (Ward: 20)
TE22.70	82 Robert Street - Ontario Municipal Board Hearing (Ward: 20)

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<b>Meeting Date</b>	Tuesday, January 13, 2009	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Pam McConnell

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TE22.1	Adopted on Consent			Ward: 32
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### Permanent Closure of an Untravelled Portion of Musgrave Street at Dengate Road

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

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

*Statutory - City of Toronto Act, 2006*

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

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

#### Committee Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting on January 13, 2009, and notice was given in accordance with the City of Toronto Act, 2006, of the proposed enactment of the draft by-law and was posted on the City's web site. No one appeared before the Community Council.

#### Origin

(December 11, 2008) Draft By-law from the City Solicitor

## Summary

To enact a By-law to permanently close a portion of Musgrave Street as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE17.63, as adopted by City Council at its meeting held on July 15, 16 and 17, 2008.

## Background Information (Committee)

Draft By-Law - Closure of Portion of Musgrave Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17930.pdf>)

TE22.2	Adopted on Consent			Ward: 27
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## Permanent Closure of a Portion of the Public Lane West of Yonge Street, Extending Northerly from Gerrard Street West

### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council enact the draft by-law from the City Solicitor to permanently close a portion of the public lane west of Yonge Street, extending northerly from Gerrard Street West, as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item 15.60, as adopted by City Council at its meeting on May 26 and 27, 2008.

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*Statutory - City of Toronto Act, 2006*

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council enact the draft by-law from the City Solicitor to permanently close a portion of the public lane west of Yonge Street, extending northerly from Gerrard Street West, as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item 15.60, as adopted by City Council at its meeting on May 26 and 27, 2008.

### Committee Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting on January 13, 2009, and notice was given in accordance with the City of Toronto Act, 2006, of the proposed enactment of the draft by-law and was posted on the City's web site. No one appeared before the Community Council.

### Origin

(December 11, 2008) Draft By-law from the City Solicitor

### Summary

To enact a By-law to permanently close a portion of the public lane west of Yonge Street, extending northerly from Gerrard Street West, as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE15.60, as adopted by City Council at its meeting held on May 26 and 27, 2008.

### Background Information (Committee)

Draft By-Law - Closure of Portion of Public Lane West of Yonge Street  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17929.pdf>

TE22.3	Adopted on Consent			Ward: 27
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### Inclusion on Heritage Inventory - 76 Grenville Street

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council include the property at 76 Grenville Street (Women's College Hospital) on the City of Toronto Inventory of Heritage Properties.
2. The Reasons for Listing be as follows:
 

“Women's College Hospital was designated a National Historic Site in 1995 because:

  - with its emphasis on women as health care professionals and on women's health issues, it is an institution which is unique in Canadian history and the buildings that house it symbolize women's struggle to claim a place of their own in the medical profession and in the built environment;
  - the hospital was founded at a time when women's access to medical education, to hospital practice and to medical teaching was extremely restricted and it provided women medical professionals with opportunities that were unavailable, or extremely limited, elsewhere in the country;
  - Women's College Hospital has always been a pacesetter in medical practice and health care generally and important Canadian research centre.”
3. The Heritage Attributes in the “Revised Reasons for Listing: 76 Grenville Street, Women's College Hospital”, referred to in Attachment 3 to the report (September 22, 2008) from the Director, Policy and Research, City Planning Division, be deleted.

## **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council include the property at 76 Grenville Street (Women's College Hospital) on the City of Toronto Inventory of Heritage Properties.
2. The Reasons for Listing be as follows:  
  
“Women's College Hospital was designated a National Historic Site in 1995 because:
  - with its emphasis on women as health care professionals and on women's health issues, it is an institution which is unique in Canadian history and the buildings that house it symbolize women's struggle to claim a place of their own in the medical profession and in the built environment;
  - the hospital was founded at a time when women's access to medical education, to hospital practice and to medical teaching was extremely restricted and it provided women medical professionals with opportunities that were unavailable, or extremely limited, elsewhere in the country;
  - Women's College Hospital has always been a pacesetter in medical practice and health care generally and important Canadian research centre.”
3. The Heritage Attributes in the “Revised Reasons for Listing: 76 Grenville Street, Women's College Hospital”, referred to in Attachment 3 to the report (September 22, 2008) from the Director, Policy and Research, City Planning Division, be deleted.

## **Origin**

(September 22, 2008) Report from the Director, Policy and Research, City Planning Division

## **Summary**

This report recommends that City Council include the property at 76 Grenville Street containing Women's College Hospital on the City of Toronto Inventory of Heritage Properties.

The property owner is planning to redevelop. The inclusion of the property on the City's heritage inventory would enable staff to monitor any proposed changes and encourage the retention of the complex's heritage values and attributes. The property is recognized as a National Historic Site by the Government of Canada.

## **Background Information (Committee)**

Heritage 76 Grenville Street Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17681.pdf>)

Heritage 76 Grenville Street - Attachment 1 - Location Map

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17682.pdf>)

Heritage 76 Grenville Street - Attachment 2 - Photographs

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17683.pdf>)

Heritage 76 Grenville Street - Attachment 3 - Revised Reasons for Listing

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17684.pdf>

### 3a Inclusion on Heritage Inventory - 76 Grenville Street

#### Origin

(November 28, 2008) Letter from Toronto Preservation Board

#### Summary

The Toronto Preservation Board on November 27, 2008, recommended to the Toronto and East York Community Council that:

1. City Council include the property at 76 Grenville Street (Women's College Hospital) on the City of Toronto Inventory of Heritage Properties.
2. The Reasons for Listing be as follows:

"Women's College Hospital was designated a National Historic Site in 1995 because:

- with its emphasis on women as health care professionals and on women's health issues, it is an institution which is unique in Canadian history and the buildings that house it symbolize women's struggle to claim a place of their own in the medical profession and in the built environment.
- the hospital was founded at a time when women's access to medical education, to hospital practice and to medical teaching was extremely restricted and it provided women medical professionals with opportunities that were unavailable, or extremely limited, elsewhere in the country.
- Women's College Hospital has always been a pacesetter in medical practice and health care generally and important Canadian research centre."

3. The Heritage Attributes in the Revised Reasons for Listing: 76 Grenville Street - Attachment No. 3, Women's College Hospital, be deleted.

#### Background Information (Committee)

Heritage 76 Grenville St.TPB Letter

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17685.pdf>

Heritage 76 Grenville St.TPB-Attachments

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17949.pdf>

TE22.9	Amended			Ward: 20
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## **Final Report - Rezoning and Site Plan Applications - 306-322 Richmond Street West**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council approve the application for rezoning of 306-322 Richmond Street West.
2. The proposed Zoning By-law and Section 37 agreement shall:
  - a. secure an appropriate financial contribution to community benefits within Ward 20;
  - b. secure architectural plans, elevations and landscaping including 1:50 elevations to the satisfaction of the Chief Planner, and require the owner, in conjunction with each Site Plan Application, to submit 1:50 scale drawings in conformity with this requirement;
  - c. secure 10% of the proposed residential dwelling units as 3-bedroom units and/or have knock-out panels to enable the conversion;
  - d. prohibit an entertainment facility-nightclub use on the lot, as defined by By-law 301-2006;
  - e. address such additional technical issues that may be identified by commenting divisions; and
  - f. accommodate the taxi stand to service the hotel within the development parcel (i.e. on site), given that it is now Council's Policy to locate taxi stands for hotels on-site and that it is not possible to locate a taxi stand on Richmond Street West.
3. City Council authorize an amendment to Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law attached as Attachment No. 1 to the report (January 28, 2009) from the Chief Planner and Executive Director, City Planning (TE22.9a).
4. The City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
5. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter an Agreement pursuant to Section 37 of the Planning Act to secure the following:
  - Payment of \$50,000 within 30 days of the Zoning By-law, being final and binding for capital improvements to social housing in Ward 20.
  - Payment of \$500,000 prior to the issuance of the first above grade building



permit, towards streetscape improvements for Richmond Street West between John Street and Spadina Avenue, and John Street between Wellington Street West and Queen Street West.

- Payment of \$150,000 prior to the earliest of first occupancy or condominium registration, towards streetscape improvements for Richmond Street West between John Street and Spadina Avenue, and John Street between Wellington Street West and Queen Street West.
- The owner shall construct the development in accordance with elevations on file with the Chief Planner, and shall make such refinements to the elevations as are required by, and to the satisfaction of, the Chief Planner, and the owner shall thereafter maintain the building and any replacement building, to the satisfaction of the Chief Planner, in accordance with such elevations and shall further secure these obligations in the associated site plan agreement and any condominium agreement.
- The owner shall construct the development with such high quality building landscaping features, including plants located throughout the vertical face and balconies/terraces of the Proposed Building, as are required by, and to the satisfaction of, the Chief Planner.
  - As part of the site plan application the owner shall pay for a peer review of the viability of the landscape features, and provide a letter of credit to secure their installation and maintenance for at least two years.
  - Thereafter maintain the said landscaping for the life of the building, and any replacement building, to the satisfaction of the Chief Planner, and
  - shall further secure these obligations in the associated site plan agreement and any condominium agreement.
- The owner to use reasonable commercial efforts to obtain LEED Platinum Certification of the development and provide to the City documentation respecting certification for the development.
- The owner shall agree that, at least 10% of the total number of Dwelling Units contained within the building shall contain three or more bedrooms and, for the purpose of calculating the number of Dwelling Units containing three or more bedrooms.
  - a. in the event the building contains adjacent Dwelling Units, each of which have less than three bedrooms and which are separated by knock-out panels that would allow the two adjacent Dwelling Units to be combined into one Dwelling Unit containing three or more bedrooms, then
  - b. each such pair of adjacent Dwelling Units shall be counted as one Dwelling Unit containing three or more bedrooms.

- The owner shall enter into an agreement with the City pursuant to Section 37 of the Planning Act, to secure the provision of the said facilities, services and matters, in a form satisfactory to the City Solicitor with conditions providing for indexed escalation of financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement.
6. The Section 37 Agreement be executed prior to the City Council's passage of the Zoning By-law.

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*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council approve the application for rezoning of 306-322 Richmond Street West.
2. The proposed Zoning By-law and Section 37 agreement shall:
  - a. secure an appropriate financial contribution to community benefits within Ward 20;
  - b. secure architectural plans, elevations and landscaping including 1:50 elevations to the satisfaction of the Chief Planner, and require the owner, in conjunction with each Site Plan Application, to submit 1:50 scale drawings in conformity with this requirement;
  - c. secure 10% of the proposed residential dwelling units as 3-bedroom units and/or have knock-out panels to enable the conversion;
  - d. prohibit an entertainment facility-nightclub use on the lot, as defined by By-law 301-2006; and
  - e. address such additional technical issues that may be identified by commenting divisions.
3. The Section 37 Agreement be executed prior to the City Council's passage of the Zoning By-law.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council requested the Chief Planner, in consultation with the City Solicitor, to report directly to Council at its next meeting on January 27 and 28, 2009 on:

- a. a Zoning By-law to permit the proposed development at 306-322 Richmond Street West

substantially as set out in the applicant's drawings date stamped December 1, 2008, on file with the City Planning Division; and

- b. the services, facilities and matters to be secured pursuant to Section 37 of the Planning Act as a condition of the additional heights and densities;

and that the Zoning By-law and confirmation respecting execution of the Section 37 agreement be submitted to the next meeting of Council.

The Toronto and East York Community Council held a statutory public meeting on January 13, 2009 and notice was given in accordance with the Planning Act.

### **Origin**

(December 11, 2008) Report from the Acting Director, Community Planning, Toronto and East York District

### **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.

The rezoning application originally proposed to redevelop the lands at 306-322 Richmond Street West, with a 19-storey (64 metre) mixed-use building. A Preliminary Report regarding this proposal was considered by Community Council in August 2007, and a Community Consultation meeting was held on June 19, 2007.

In March 2008, the application and supporting studies were revised to reflect a proposed development of a 35-storey (125.1 metres) mixed-use building consisting of approximately 4,459 square metres of retail, commercial, and office uses, with approximately 22,040 square metres of residential gross floor area, resulting in 322 residential dwelling units.

On June 25th, 2008, the proposed development was revised to a thirty-five storey building (121.7 metres plus 5 metres for the mechanical penthouse), comprised of 150 hotel suite units and 150 residential dwelling units (68 1-bedroom; 58 2-bedroom units and 24 3-bedroom units).

The current rendition of the development that is the subject of this report was submitted on December 1, 2008, which maintains the 35-storey building form with a slightly taller building of 123.3 metres (plus 5 metres for the mechanical penthouse). The building is now proposed to consist of 141 Hotel Suites and 130 residential dwelling units (1 studio unit, 29 one-bedroom units, 50 one-bedroom plus den, 10 two-bedroom units, 27 two-bedroom plus den units, and 13 three-bedroom units). The application proposes to accommodate the expected parking demand within 5 levels of below-grade parking, comprised of 7 standard parking spaces, 1 car share space, 99 car stacker spaces, and 16 valet stacked parking spaces. A total of 109 bicycle parking spaces are also proposed.

This report reviews and recommends refusal of the application to amend the Zoning By-law. Refusal is based on a number of factors. The development exceeds the 30 metre as-of-right

height by 91 metres. It has a density of 19.5x the area of the lot, exceeding that of proposed developments on the City's most intense corridors including the Shangri-la on University Avenue and One Bloor Street East. In addition, the building does not complement the warehouse character of Richmond Street, creates a negative precedent for the area and detrimentally affects the character of the Queen Street West Heritage Conservation District.

### **Background Information (Committee)**

Final Report - 306-322 Richmond Street West

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17928.pdf>

### **Background Information (City Council)**

(January 28, 2009) supplementary report from the Chief Planner and Executive Director, City Planning (TE22.9a)

<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-18800.pdf>

### **Communications (Committee)**

(January 9, 2009) letter from Michael Emory, Chair, Entertainment District BIA Master Plan Advisory Committee, and Janet Solomon, Executive Director, Toronto Entertainment District Business Improvement Area (TE.New.TE22.9.1)

(January 12, 2009) e-mail from Ralph J. Daley, Chair, Grange Community Association (TE.New.TE22.9.2)

### **Speakers (Committee)**

Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors

Janice Solomon, Executive Director, Toronto Entertainment District BIA (Submission Filed)

TE22.10	Adopted on Consent			Ward: 27
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## **Final Report - Rezoning Application - 568-580 Jarvis Street, 99-103 Charles Street East**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. 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 three private trees that qualify for protections and are proposed to be removed as part of the proposal, and complete the

application review process.

4. Before introducing the necessary Bills 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 towards the proposed Community Centre pool at Sherbourne Street and Wellesley Street and the Jarvis Street Improvement Project;
  - b. provide and maintain works of public art within the lot, or provide cash in lieu thereof, of a value not less than \$400,000, implemented under the City's Public Art Program to be paid at time of first building permit;
  - c. require that the cash amounts identified in a. and b. 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;
  - d. 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 General Manager, Technical Services;
  - 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 building materials and landscaping on the lot as shown on the plans submitted by Wallman Architects (elevations) date stamped November 19, 2008 and Janet Rosenberg (landscape plans) date-stamped November 19, 2008 as on file with the Chief Planner and Executive Director, City Planning Division;
  - g. undertake improvement of the street right-of-way 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;
  - h. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on June 28, 2008, to the satisfaction of the Chief Planner and Executive Director;
  - i. reasonable commercial efforts to obtain LEED certification of the development and provide documentation respecting the certification process for the

development to the City;

- j. require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*; and
  - k. provide continuous weather protection with a minimum clear depth of three metres on Jarvis Street.
5. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

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*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. 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 three private trees that qualify for protections and are proposed to be removed as part of the proposal, and complete the application review process.
4. Before introducing the necessary Bills 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 towards the proposed Community Centre pool at Sherbourne Street and Wellesley Street and the Jarvis Street Improvement Project;
  - b. provide and maintain works of public art within the lot, or provide cash in lieu thereof, of a value not less than \$400,000, implemented under the City's Public Art Program to be paid at time of first building permit;
  - c. require that the cash amounts identified in a. and b. 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;

- d. 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 General Manager, Technical Services;
  - 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 building materials and landscaping on the lot as shown on the plans submitted by Wallman Architects (elevations) date stamped November 19, 2008 and Janet Rosenberg (landscape plans) date-stamped November 19, 2008 as on file with the Chief Planner and Executive Director, City Planning Division;
  - g. undertake improvement of the street right-of-way 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;
  - h. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on June 28, 2008, to the satisfaction of the Chief Planner and Executive Director;
  - i. reasonable commercial efforts to obtain LEED certification of the development and provide documentation respecting the certification process for the development to the City;
  - j. require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*; and
  - k. provide continuous weather protection with a minimum clear depth of three metres on Jarvis Street.
5. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council held a statutory public meeting on January 13, 2009 and notice was given in accordance with the Planning Act.

### **Origin**

(December 11, 2008) Report from the Acting Director, Community Planning, Toronto and East York District

## 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 report reviews and recommends approval of an application to amend the Zoning By-law to permit the construction of a 44-storey building with 465 residential units and 893 square metres of grade-related retail space at 568-580 Jarvis Street and at 99-103 Charles Street East.

## Background Information (Committee)

Final Report - 568 Jarvis St. 99-103 Charles Street East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17754.pdf>)

## Communications (Committee)

(December 28, 2008) e-mail from Jack Brannigan (TE.New.TE22.10.1)

## Speakers (Committee)

Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors  
 Jack Brannigan (Submission Filed)

TE22.11	Amended			Ward: 18
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## Request for Direction Report - Rezoning Application - 2 Gladstone Avenue

### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council direct staff to support a Zoning By-law amendment for 2 Gladstone Avenue at the Ontario Municipal Board if the conditions set out in this report are met to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
2. City Council request the Ontario Municipal Board not to release any orders until the proposed private garbage collection model has been deemed satisfactory by the Executive Director, Technical Services.
3. The appropriate City officials direct the cash-in-lieu of parkland dedication, which is in excess of 5%, to park improvements in the immediate area.
4. City Council direct staff to consult with the community upon receipt of the Site Plan application for the proposals for 2 Gladstone Avenue, 2-6 Lisgar Street, and 1093 Queen Street West, and all other proposals within the Queen West Triangle, to address, among other details:
  - a. character, scale, appearance and design features of buildings, and their



- sustainable design;
- b. design elements on public rights of way including the alleys;
  - c. size of retail units and width of retail frontage; and
  - d. the application of Section 37 benefits.
5. City Council instruct the City Solicitor, together with the appropriate staff and experts as needed, to attend the Ontario Municipal Board hearing in support of the position recommended in this report.
  6. City Council direct the City Solicitor to secure the green features listed in Attachment 1 to the supplementary report (January 26, 2009) from the Chief Planner and Executive Director, City Planning (TE22.11a), within the Site Plan agreement for 2 Gladstone Avenue.
  7. The City Solicitor be directed to request the Ontario Municipal Board not release any orders on the zoning for 2 Gladstone Avenue prior to the applicant executing an undertaking agreeing to secure the "green" features as part of the site plan approval process.
  8. City Council direct staff to take such other steps as may be required to implement these recommendations.

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### **Committee Recommendations**

The Toronto and East York Community Council submits this matter to Council without recommendation.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council:

1. directed staff to report directly to City Council on January 27 and 28, 2009:
  - a. if required, on the status of the negotiations with respect to 2 Gladstone Avenue; and
  - b. on the implementation of green features into the design of the building at 2 Gladstone Avenue.

The Toronto and East York Community Council considered the following recommendations contained in the report (December 8, 2008) from the Acting Director, Community Planning, Toronto and East York District, as amended by adding a new Recommendation 4 and 5:

1. City Council direct staff to support a Zoning By-law amendment for 2 Gladstone Avenue at the Ontario Municipal Board if the conditions set out in this report are met o

the satisfaction of the Chief Planner and Executive Director, City Planning Division.

2. City Council request the Ontario Municipal Board not to release any orders until the proposed private garbage collection model has been deemed satisfactory by the Executive Director, Technical Services.
3. City Council direct that the entire acquisition portion of the base 5% of the cash-in-lieu of parkland dedication be paid to the South District Parkland Acquisition Fund XR2208 as per City Council's direction from its meeting on September 25th, 26th, 27th and 28th of 2006 (Administration Committee Report 6, Clause 43).
4. The appropriate City officials direct the cash-in-lieu of parkland dedication, which is in excess of 5%, to park improvements in the immediate area.
5. City Council direct staff to consult with the community upon receipt of the Site Plan application for the proposals for 2 Gladstone Avenue, 2-6 Lisgar Street, and 1093 Queen Street West, and all other proposals within the Queen West Triangle, to address, among other details:
  - a. character, scale, appearance and design features of buildings, and their sustainable design;
  - b. design elements on public rights of way including the alleys;
  - c. size of retail units and width of retail frontage; and
  - d. the application of Section 37 benefits.
6. City Council instruct the City Solicitor, together with the appropriate staff and experts as needed, to attend the Ontario Municipal Board hearing in support of the position recommended in this report.
7. City Council direct staff to take such other steps as may be required to implement these recommendations.

### **Origin**

(December 8, 2008) Report from the Acting Director, Community Planning, Toronto and East York District

### **Summary**

The purpose of this report is to request direction from City Council regarding the pending Ontario Municipal Board hearing regarding the application for a zoning amendment at 2 Gladstone Avenue.

This application proposes an eight-storey mixed use building with setbacks along Queen Street West and at the north end of the building, as well as stepbacks along Gladstone Avenue. Planning staff support the current design as it is appropriate for the site and responds to the

concerns expressed by staff about the previous proposal for the site.

### **Background Information (Committee)**

Directions Report - 2 Gladstone Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17830.pdf>)

### **Background Information (City Council)**

(January 26, 2009) supplementary report from the Chief Planner and Executive Director, City Planning (TE22.11a)

(<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-18656.pdf>)

### **Communications (Committee)**

(January 12, 2009) letter from Marc P. Kemerer, WHITE, DUNCAN, LINTON LLP (TE.New.TE22.11.1)

(January 13, 2009) submission from Steve Heuchert, Active 18 Association (TE.New.TE22.11.2)

### **Speakers (Committee)**

Marc P. Kemerer, WHITE, DUNCAN, LINTON LLP

(January 13, 2009) Jason Garland, Streetcar Development

(January 13, 2009) Prish Jain, Partner, TACT Design Inc.

TE22.12	Adopted on Consent			Ward: 18
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## **Request for Direction Report - Rezoning Application - 2-6 Lisgar Street**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council direct staff to continue to negotiate with the applicant to amend the application in accordance with the conditions outlined in this report.
2. City Council direct staff to support a Zoning By-law amendment for 2-6 Lisgar Street at the Ontario Municipal Board if the conditions set out in this report are met to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
3. City Council request that staff secure benefits under Section 37 of the Planning Act towards any or all of the following: the development of Lisgar Park, the renovation of the Carnegie Library into a performing arts hub, affordable arts studios in the West Queen West Triangle, public art and affordable housing and that the Ontario Municipal Board not release any final orders approving the required zoning by-law amendments until the applicant has executed the Section 37 agreement.
4. City Council instruct the City Solicitor, together with the appropriate staff to attend the

Ontario Municipal Board hearing, and retain any experts as needed, in support of the position recommended in this report.

5. City Council direct that, prior to any above grade building permit issuance, 200 square metres of land at the north end of the property be conveyed to the City for parkland purposes. The land is to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless the easement, encumbrance or encroachment is otherwise approved by the General Manager, Parks, Forestry and Recreation.
6. City Council direct that, prior to any parkland dedication, the owner shall be responsible for an environmental assessment of the parkland and any associated costs or remediation works required as a result of that assessment to the satisfaction of the General Manager, Parks Forestry and Recreation, in consultation with the Executive Director, Technical Services.
7. City Council direct the owner to pay for the costs of the transfer of the parkland, including any Land Transfer Tax and the preparation and registration of all relevant documents. Prior to dedication, the owner shall provide, to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans of survey for the new parkland.
8. Prior to any above grade building permit issuance, the owner shall pay to the City cash in lieu for the value of the base park improvements for the 200 metres to be dedicated to the City for park construction. The estimate of the value of the base park improvements will be to the satisfaction of the General Manager, Parks, Forestry and Recreation.
9. Prior to the issuance of any building permit, the owner shall enter into a Limiting Distance agreement with the City, related to Lisgar Park.
10. City Council direct that the residential portions of the development be subject to parkland dedication By-law 07-1420. Any commercial or industrial components of the project will be subject to Chapter 165 of the former City of Toronto.
11. The parkland dedication for this site will be satisfied by the 200 square metres dedicated to the City as well as a cash-in-lieu of parkland payment. The value of the cash in lieu payment shall be the difference between 5% of the site area and the fair market value of the 200 square metres being conveyed to the City, as per the Minutes of Settlement between Baywood Homes and the City of Toronto dated December 13, 2007. Such payment must be paid to the City prior to issuance of any above grade building permit.
12. The Chief Building Official be directed to apply the reduced parkland dedication rate of 5% on this site.
13. City Council direct staff to consult with the community upon receipt of the Site Plan application for the proposals for 2 Gladstone Avenue, 2-6 Lisgar Street, and 1093 Queen Street West, and all other proposals within the Queen West Triangle, to address, among other details:

- a. character, scale, appearance and design features of buildings, and their sustainable design;
  - b. design elements on public rights of way including the alleys;
  - c. size of retail units and width of retail frontage; and
  - d. the application of Section 37 benefits.
14. City Council direct staff to take such other steps as may be required to implement these recommendations.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council direct staff to continue to negotiate with the applicant to amend the application in accordance with the conditions outlined in this report.
2. City Council direct staff to support a Zoning By-law amendment for 2-6 Lisgar Street at the Ontario Municipal Board if the conditions set out in this report are met to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
3. City Council request that staff secure benefits under Section 37 of the Planning Act towards any or all of the following: the development of Lisgar Park, the renovation of the Carnegie Library into a performing arts hub, affordable arts studios in the West Queen West Triangle, public art and affordable housing and that the Ontario Municipal Board not release any final orders approving the required zoning by-law amendments until the applicant has executed the Section 37 agreement.
4. City Council instruct the City Solicitor, together with the appropriate staff to attend the Ontario Municipal Board hearing, and retain any experts as needed, in support of the position recommended in this report.
5. City Council direct that, prior to any above grade building permit issuance, 200 square metres of land at the north end of the property be conveyed to the City for parkland purposes. The land is to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless the easement, encumbrance or encroachment is otherwise approved by the General Manager, Parks, Forestry and Recreation.
6. City Council direct that, prior to any parkland dedication, the owner shall be responsible for an environmental assessment of the parkland and any associated costs or remediation works required as a result of that assessment to the satisfaction of the General Manager, Parks Forestry and Recreation, in consultation with the Executive Director, Technical Services.

7. City Council direct the owner to pay for the costs of the transfer of the parkland, including any Land Transfer Tax and the preparation and registration of all relevant documents. Prior to dedication, the owner shall provide, to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans of survey for the new parkland.
8. Prior to any above grade building permit issuance, the owner shall pay to the City cash in lieu for the value of the base park improvements for the 200 metres to be dedicated to the City for park construction. The estimate of the value of the base park improvements will be to the satisfaction of the General Manager, Parks, Forestry and Recreation.
9. Prior to the issuance of any building permit, the owner shall enter into a Limiting Distance agreement with the City, related to Lisgar Park.
10. City Council direct that the residential portions of the development be subject to parkland dedication By-law 07-1420. Any commercial or industrial components of the project will be subject to Chapter 165 of the former City of Toronto.
11. The parkland dedication for this site will be satisfied by the 200 square metres dedicated to the City as well as a cash-in-lieu of parkland payment. The value of the cash in lieu payment shall be the difference between 5% of the site area and the fair market value of the 200 square metres being conveyed to the City, as per the Minutes of Settlement between Baywood Homes and the City of Toronto dated December 13, 2007. Such payment must be paid to the City prior to issuance of any above grade building permit.
12. The Chief Building Official be directed to apply the reduced parkland dedication rate of 5% on this site.
13. City Council direct staff to consult with the community upon receipt of the Site Plan application for the proposals for 2 Gladstone Avenue, 2-6 Lisgar Street, and 1093 Queen Street West, and all other proposals within the Queen West Triangle, to address, among other details:
  - a. character, scale, appearance and design features of buildings, and their sustainable design;
  - b. design elements on public rights of way including the alleys;
  - c. size of retail units and width of retail frontage; and
  - d. the application of Section 37 benefits.
14. City Council direct staff to take such other steps as may be required to implement these recommendations.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council directed staff to report directly to Council on January 27 and 28, 2009, if required, on the status of the negotiations with respect to 2-6 Lisgar Street.

### Origin

(December 10, 2008) Report from the Acting Director, Community Planning, Toronto and East York District

### Summary

The purpose of this report is to request direction from City Council regarding the pending Ontario Municipal Board hearing on the application for a Zoning By-law amendment at 2-6 Lisgar Street.

This application proposes a fifteen-storey mixed use building at 2-6 Lisgar Street. A large grocery store is proposed for the ground floor at the north end of the building, with smaller retail units at the south end and offices on the second floor. Floors three to fifteen would provide 300 residential units.

### Background Information (Committee)

Directions Report - 2-6 Lisgar Street

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17815.pdf>

### Communications (Committee)

(January 13, 2009) submission from Steve Heuchert, Active 18 Association (TE.New.TE22.12.1)

(January 13, 2009) submission from Ronald M. Kanter, Macdonald Sager Manis LLP (TE.New.TE22.12.2)

### Speakers (Committee)

Ron Kanter, MacDonald Sager Manis LLP (Submission Filed)

TE22.13	Adopted on Consent			Ward: 18
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### Request for Direction Report - Rezoning Application - 1093 Queen Street West

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council direct staff to support a Zoning By-law amendment for 1093 Queen Street West at the Ontario Municipal Board if the conditions set out in this report are met to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

2. City Council request that staff secure benefits under Section 37 of the Planning Act towards any or all of the following: the development of Lisgar Park, the renovation of the Carnegie Library into a performing arts hub, affordable arts studio in the West Queen West Triangle, public art and/or affordable housing and that the Ontario Municipal Board not release any final orders until the applicant has executed the Section 37 agreement.
3. City Council direct that the entire acquisition portion of the base 5% of the cash-in-lieu of parkland dedication be paid to the South District Parkland Acquisition Fund XR2208 as per City Council's direction from its meeting on September 25th, 26th, 27th and 28th of 2006 (Administration Committee Report 6, Clause 43).
4. City Council determine that the development of the lands at 1093 Queen Street West reflects the pattern of development for this segment of Queen Street West as determined by the City's West Queen West Triangle Zoning Review, that overall infrastructure is available and that development can proceed prior to the completion of an Avenue Study.
5. City Council direct staff to consult with the community upon receipt of the Site Plan application for the proposals for 2 Gladstone Avenue, 2-6 Lisgar Street, and 1093 Queen Street West, and all other proposals within the Queen West Triangle, to address, among other details:
  - a. character, scale, appearance and design features of buildings, and their sustainable design;
  - b. design elements on public rights of way including the alleys;
  - c. size of retail units and width of retail frontage; and
  - d. the application of Section 37 benefits.
6. A construction Management Plan be secured as a condition of Site Plan Control Approval for the 1093 Queen Street West site, and that the Plan address noise, dust, traffic and other impacts to adjacent residents.
7. City Council instruct the City Solicitor, together with the appropriate staff and experts as needed, to attend the Ontario Municipal Board hearing in support of the position recommended in this report.
8. City Council direct staff to take such other steps as may be required to implement these recommendations.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:



1. City Council direct staff to support a Zoning By-law amendment for 1093 Queen Street West at the Ontario Municipal Board if the conditions set out in this report are met to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
2. City Council request that staff secure benefits under Section 37 of the Planning Act towards any or all of the following: the development of Lisgar Park, the renovation of the Carnegie Library into a performing arts hub, affordable arts studio in the West Queen West Triangle, public art and/or affordable housing and that the Ontario Municipal Board not release any final orders until the applicant has executed the Section 37 agreement.
3. City Council direct that the entire acquisition portion of the base 5% of the cash-in-lieu of parkland dedication be paid to the South District Parkland Acquisition Fund XR2208 as per City Council's direction from its meeting on September 25th, 26th, 27th and 28th of 2006 (Administration Committee Report 6, Clause 43).
4. City Council determine that the development of the lands at 1093 Queen Street West reflects the pattern of development for this segment of Queen Street West as determined by the City's West Queen West Triangle Zoning Review, that overall infrastructure is available and that development can proceed prior to the completion of an Avenue Study.
5. City Council direct staff to consult with the community upon receipt of the Site Plan application for the proposals for 2 Gladstone Avenue, 2-6 Lisgar Street, and 1093 Queen Street West, and all other proposals within the Queen West Triangle, to address, among other details:
  - a. character, scale, appearance and design features of buildings, and their sustainable design;
  - b. design elements on public rights of way including the alleys;
  - c. size of retail units and width of retail frontage; and
  - d. the application of Section 37 benefits.
6. A construction Management Plan be secured as a condition of Site Plan Control Approval for the 1093 Queen Street West site, and that the Plan address noise, dust, traffic and other impacts to adjacent residents.
7. City Council instruct the City Solicitor, together with the appropriate staff and experts as needed, to attend the Ontario Municipal Board hearing in support of the position recommended in this report.
8. City Council direct staff to take such other steps as may be required to implement these recommendations.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council directed staff to report directly to City Council on January 27 and 28, 2009, if required, on the status of the negotiations with respect to 1093 Queen Street West.

### **Origin**

(December 8, 2008) Report from the Acting Director, Community Planning, Toronto and East York District

### **Summary**

The purpose of this report is to request direction from City Council regarding the pending Ontario Municipal Board hearing on the application for a Zoning By-law amendment at 1093 Queen Street West.

This application proposes a 9-storey building with a 2-storey podium adjacent to the historic library on Queen Street West, and a 4-storey portion at the northeast corner to reflect the Great Hall on the east side of Dovercourt Road. Non-residential uses will occupy the ground and second floors.

### **Background Information (Committee)**

Directions Report - 1093 Queen Street West

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17820.pdf>

### **Communications (Committee)**

(January 13, 2009) submission from Steve Heuchert, Active 18 Association (TE.New.TE22.13.1)

(January 13, 2009) submission from Ronald M. Kanter, Macdonald Sager Manis LLP (TE.New.TE22.13.2)

### **Speakers (Committee)**

Ronald M. Kanter, Macdonald Sager Manis LLP (Submission Filed)

TE22.14	Adopted			Ward: 30
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### **Final Report - Rezoning Application - Removal of the Holding Symbol "H" - 14 St. Matthews Road, 430 Broadview Avenue, 548, 550-558 Gerrard Street East (Bridgepoint Health)**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council amend Zoning By-law 157-2006 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required.
3. City authorize the introduction of the necessary Bill by the City Solicitor for enactment by City Council immediately upon finalization of the requirements set out in Section 5 of By-law No.157-2006 respecting the removal of the holding ("h") symbol.

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*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 157-2006 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law as may be required.
3. City authorize the introduction of the necessary Bill by the City Solicitor for enactment by City Council immediately upon finalization of the requirements set out in Section 5 of By-law No.157-2006 respecting the removal of the holding ("h") symbol.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council requested the Chief Planner and other appropriate staff to discuss with Bridgepoint the timing related to the City's option for development of Block B, to consider such amendments or alternatives as may be appropriate, and to report on the outcome of such discussions directly to City Council for its meeting to be held on January 27 and 28, 2009, or such other time as Council considers Item TE22.14 Final Report - Rezoning Application - Removal of the Holding Symbol "H" - 14 St. Matthews Road, 430 Broadview Avenue, 548, 550-558 Gerrard Street East (Bridgepoint Health).

The Toronto and East York Community Council held a statutory public meeting on January 13, 2009 and notice was given in accordance with the Planning Act.

### **Origin**

(December 16, 2008) Report from the Acting Director, Community Planning, Toronto and East York District

### **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 remove the holding symbol ("h") from the zoning on the lands at 430 Broadview Avenue, 14 St. Matthews Road, and 548, 550-558 Gerrard Street East within the Bridgepoint Health Master Plan area to allow the redevelopment of this quadrant to proceed

in accordance with the plan of subdivision.

This report outlines the status of the requirements to remove the holding symbol ("h") as included in By-law No. 157-2006, all of which are nearing completion. This report recommends approval of the application to amend Zoning By-law 157-2006 to remove the holding symbol and associated provisions from the subject lands. It also recommends that the amending by-law be brought forward to Council for enactment when the conditions for removal of the "h" have been fulfilled.

### **Background Information (Committee)**

Final Report - Bridgepoint Health

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17931.pdf>)

### **Background Information (City Council)**

(January 28, 2009) supplementary report from the Chief Planner and Executive Director, City Planning (TE22.14a)

(<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-18793.pdf>)

### **Speakers (Committee)**

Cynthia MacDougall, McCarthy Tetrault, LLP

TE22.15	Amended			Ward: 30
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## **Final Report - Site Plan Control Application - 130 and 150 Cherry Street**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council approve, in principle, subject to any required revisions and resubmission of information as outlined in the conditions set out in Attachment No. 7 to the report (December 15, 2008) from the Acting Director, Community Planning, Toronto and East York, the proposal for dockwall uses, a one-storey office/waiting area and a parking lot at 130 and 150 Cherry Street.
2. Further to Part 1 above, City Council remove pre-conditions 5, 6, 7, 8, 9, 10, 11, 12 and 13 as outlined in Attachment No. 7 to the report (December 15, 2008) and approve in principle, the proposal for dockwall uses, a one-storey office/waiting area and a parking lot at 130 and 150 Cherry Street substantially in accordance with the amended conditions contained in Attachment No. 1 of the supplementary report (January 28, 2009) from the Chief Planner and Executive Director, City Planning (TE22.15a).
3. City Council direct City Planning and City Legal staff to draft and enter into an Undertaking with TEDCO which will contain conditions and requirements substantially in accordance with the conditions outlined in Attachment 2 of the supplementary report

(January 28, 2009) from the Chief Planner and Executive Director, City Planning.

4. City Council direct City Planning staff to work further with RCYC to refine the proposed one-storey building to the satisfaction of City Planning and to amend the necessary drawings as listed on the draft Notice of Approval Conditions. (See Attachment No. 1 of the supplementary report (January 28, 2009) from the Chief Planner and Executive Director, City Planning).
  5. City Council grant the Chief Planner and Executive Director, or his designate, the authority to issue Site Plan Approval in accordance with the amended draft Notice of Approval Conditions (See Attachment 1 of the supplementary report (January 28, 2009) from the Chief Planner and Executive Director, City Planning).
  6. City Council grant TEDCO up to two years from the date of Site Plan Approval to satisfy the execution and completion of all Ministry and Toronto City Council approved environmental policies related to land conveyance for 4.76 metre wide strip of land abutting the west limit of Cherry Street, for road widening purposes, as described as PART 7 on the draft Reference Plan of Survey stamped received by City Planning staff on July 17, 2008. In this particular case, the owner has elected to proceed using the risk assessment and risk management process approved by Council in 2006 for the use of Risk Assessment methodology for the conveyance of land to the City.
  7. City Council require a financial security from TEDCO for all of the costs associated with the risk assessed and risk management process for PART 7. The amount of the security will be determined following the submission and review of the Phase 1 and 2 Environmental Site Assessment reports, and the Risk Assessment report to the City for Peer Review to the satisfaction of the Executive Director, Technical Services.
  8. City Council require that TEDCO will arrange for the risk assessment and risk management of the 4.76 metre wide strip of land abutting the west side of Cherry Street, as identified as PART 7 on the draft Reference Plan of Survey stamped received by City Planning staff on July 17, 2008 to the standard as determined by the City of Toronto and the Ministry of Environment and shall thereafter convey such land to the City of Toronto free of all encumbrances for eventual dedication for highway purposes. This will be secured through an undertaking. (See Attachment No. 2 of the supplementary report (January 28, 2009) from the Chief Planner and Executive Director, City Planning).
  9. City Council grant the Chief Planner and Executive Director, or his designate, the authority to issue Site Plan Approval.
  10. The Waterfront Secretariat, in consultation with appropriate City staff, report and make recommendations to the Executive Committee on an appropriate process to secure lands from TEDCO or its successors, to achieve infrastructure improvements, including roads and road widenings, that are City priorities in the Designated Waterfront Area.
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## **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council approve, in principle, subject to any required revisions and resubmission of information as outlined in the conditions set out in Attachment No. 7 to this report, the proposal for dockwall uses, a one-storey office/waiting area and a parking lot at 130 and 150 Cherry Street.
2. City Council grant the Chief Planner and Executive Director, or his designate, the authority to issue Site Plan Approval.

## **Committee Decision Advice and Other Information**

The Toronto and East York Community Council requested the appropriate staff to review the pre-approval conditions related to the road widening conveyance of the TEDCO lands to determine if these conditions can be revised to allow the RCYC development to proceed in advance of the conveyance of the TEDCO lands while assuring the City's interests in securing the widening are maintained, and report directly to Council for its meeting on January 27 and 28, 2009.

## **Origin**

(December 17, 2008) Report from the Acting Director, Community Planning, Toronto and East York District

## **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 purpose is to report on a Site Plan Control application for 130 and 150 Cherry Street. The application has been referred to Community Council for a decision in accordance with the Site Plan Delegation By-law 483-2000.

This application proposes dockwall uses, a one-storey office/waiting area and parking lot known as a 'City Station' facility at 130 and 150 Cherry Street within the Port Lands.

This report reviews and recommends approval of the application.

This report also recommends that the Chief Planner, or his designate, be authorized to give final approval to the site plan when the conditions required prior to site plan approval, contained in the Draft Notice of Approval Conditions, Attachment 7, have been fulfilled.

## **Background Information (Committee)**

Final Report - Site Plan Control Application - 130 and 150 Cherry Street  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17933.pdf>)

## **Background Information (City Council)**

(January 28, 2009) supplementary report from the Chief Planner and Executive Director, City

Planning (TE22.15a)

(<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-18794.pdf>)

TE22.16	Amended			Ward: 19
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## **Parking Regulations – Dundas Street West, from Bathurst Street to Dovercourt Road**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council rescind the “No Parking, from 7:00 a.m. to 9:00 a.m., Monday to Friday” regulation on the north side and the “No Parking, from 4:00 p.m. to 6:00 p.m., Monday to Friday” regulation, on the south side of Dundas Street West, between Bathurst Street and Dovercourt Road, and adopt the regulatory changes listed in Appendices A to D, with Part 2 of Appendix C amended to read as follows:
  - “2. Implement a parking meter regulation, to operate from 8:00 a.m. to 4:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday for a maximum period of three hours on the north side of Dundas Street West, between Manning Avenue and Claremont Street, at a rate of \$1.50 per hour.”
2. Transportation Services review and evaluate with the Ward Councillor the need to implement left turn prohibitions so as to minimize potential delays to streetcars caused by left turn queuing.
3. Should City Council rescind the present alternate parking on Dundas Street West, west of Dovercourt Road, Transportation Services report to the Toronto and East York Community Council at the earliest possible time on whether and how these recommendations need to be changed to achieve consistency.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council rescind the “No Parking, from 7:00 a.m. to 9:00 a.m., Monday to Friday” regulation on the north side and the “No Parking, from 4:00 p.m. to 6:00 p.m., Monday to Friday” regulation, on the south side of Dundas Street West, between Bathurst Street and Dovercourt Road.
2. Transportation Services review and evaluate with the Ward Councillor the need to implement left turn prohibitions so as to minimize potential delays to streetcars caused by left turn queuing.

3. Should City Council rescind the present alternate parking on Dundas Street West, west of Dovercourt Road, Transportation Services report to the Toronto and East York Community Council at the earliest possible time on whether and how these recommendations need to be changed to achieve consistency.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District, in consultation with the TTC, to report back on a proposal to change the traffic light sequence on Dundas Street and Bathurst Street by studying the impact on advance green for left hand turns north and south on Bathurst Street.

### **Origin**

(October 28, 2008) Report from the Director, Transportation Services, Toronto and East York District

### **Summary**

Transportation Services is reporting at the request of Deputy Mayor Joe Pantalone on the feasibility of rescinding the parking prohibition from 7:00 a.m. to 9:00 a.m., Monday to Friday on the north side and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Dundas Street West, between Bathurst Street and Dovercourt Road to enhance parking opportunity for patrons of local businesses.

A recent evaluation of the operational impacts to streetcar service resulting from similar changes made to parking regulations on the section of Dundas Street West, immediately to the west, between Dovercourt Road and Sterling Road indicates TTC streetcars are encountering service delays increasing travel time by an average of 14%. This evaluation is the subject of a separate report to Toronto and East York Community Council but the findings have a direct bearing on this request since similar delays could be expected to occur between Bathurst Street and Dovercourt Road.

Considering that streetcars will experience delays, rescinding the parking prohibition from 7:00 a.m. to 9:00 a.m., Monday to Friday on the north side and from 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Dundas Street West, between Bathurst Street and Dovercourt Road is not recommended. Retaining these peak period parking prohibitions is in keeping with the short-term Sustainable Transportation Initiatives adopted by Council.

### **Background Information (Committee)**

Parking Regulations - Dundas St. West from Bathurst to Dovercourt - TE20.66

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17636.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17637.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17638.pdf>)

Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17639.pdf>)

Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17640.pdf>)



Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17641.pdf>)

### **Communications (Committee)**

(November 18, 2008) e-mail from Armindo Silva, Chair, Little Portugal BIA, submitting a petition signed by 70 individuals (TE.Main.TE22.16.1)

### **Speakers (Committee)**

Armindo C Silva, Little Portugal, Chair - BIA  
 Barbara Carvalho, Arcade Men's Shop

TE22.18	Adopted on Consent			Ward: 22
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### **Sign Variance - 2180 Yonge Street**

#### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council refuse the requested variances to permit, for identification purposes, an illuminated fascia sign consisting of a full colour LED Video Display Copy unit, on the building column at the southeast corner of the building at 2180 Yonge Street. The requested variances are major and not within the general intent and purpose of the Municipal Code.

#### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council refuse the requested variances to permit, for identification purposes, an illuminated fascia sign consisting of a full colour LED Video Display Copy unit, on the building column at the southeast corner of the building at 2180 Yonge Street. The requested variances are major and not within the general intent and purpose of the Municipal Code.

#### **Origin**

(December 1, 2008) Report from the Acting Director, Toronto Building, Toronto and East York District

#### **Summary**

This report reviews and makes recommendations on a request by Denis Richard of Steel Art Signs, on behalf of Northam Realty for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign consisting of a full colour LED Video Display Copy unit, on the building column at

the southeast corner of the building at 2180 Yonge Street.

Staff recommends refusal of the application. The requested variances are major and not within the general intent and purpose of the Municipal Code.

### **Background Information (Committee)**

Sign Variance - 2180 Yonge Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17980.pdf>)

TE22.21	Adopted on Consent			Ward: 28
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### **106 King Street East - Authority to Amend Section 37 Agreement and Heritage Easement Agreement**

#### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council authorize the amendment of the Heritage Easement Agreement and the Section 37 Agreement for the subject property, both dated September 22, 2003, to extend the date for commencement of the work on the Parish House and Diocesan Centre at 106 King Street East from December 30, 2008 to December 31, 2009.

#### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council authorize the amendment of the Heritage Easement Agreement and the Section 37 Agreement for the subject property, both dated September 22, 2003, to extend the date for commencement of the work on the Parish House and Diocesan Centre at 106 King Street East from December 30, 2008 to December 31, 2009.

#### **Origin**

(December 10, 2008) Report from the Director, Policy and Research, City Planning Division

#### **Summary**

This report recommends that City Council authorize the amendment of a Section 37 Agreement and a Heritage Easement Agreement for the commencement of restoration work on the Parish House and Diocesan Centre at 106 King Street East. The agreements required that the owners commence work in 2008. The owners have approached City Planning Staff and have requested an extension.

#### **Background Information (Committee)**

106 King St. East - Authority to Amend Section 37 Agreement and Heritage

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17962.pdf>

106 King Street East - Attachment 1

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17963.pdf>

106 King Street East - Attachment 2

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17964.pdf>

TE22.22	Adopted on Consent			Ward: 20, 28
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## 18 York Street Public Art Plan

### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council approve the attached 18 York Street Public Art Plan.

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the attached 18 York Street Public Art Plan.

### Origin

(December 15, 2008) Report from the Director, Urban Design

### Summary

The purpose of this staff report is to seek City Council approval of the 18 York Street Public Art Plan. The plan has been prepared by the Public Art Consultant and Owner 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 areas of the development.

The 18 York Street Public Art Plan provides a framework for the commissioning of artworks on prominent public areas of the site. The attached plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

### Background Information (Committee)

18 York Street Public Art Plan

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17966.pdf>

TE22.24	Adopted on Consent			Ward: 22
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## **Lay-by Construction – Front of 282 St. Clair Avenue West**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council approve the widening of St. Clair Avenue West, from a width of about 20.8 metres to a width of about 23.3 metres by the construction of a lay-by on the north side of St. Clair Avenue West, from a point 19.5 metres west of Parkwood Avenue to a point 33.1 metres further west, generally as shown on the attached print of Drawing 421F-9510, dated December 2008.
2. City Council adopt the following parking regulations subject to the conditions outlined in this report, and in conjunction with construction of the lay-by:
  - a. Rescind the “No Stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays” regulation on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 30.5 metres east of Spadina Road.
  - b. Rescind the “Two-hour maximum parking, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday” regulation, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 30.5 metres east of Spadina Road.
  - c. Prohibit stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 19.5 metres west of Parkwood Avenue.
  - d. Prohibit stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, on the north side of St. Clair Avenue West, between a point 52.6 metres west of Parkwood Avenue and a point 30.5 metres east of Spadina Road.
  - e. Prohibit parking at all times on the north side of St. Clair Avenue West, between Parkwood Avenue and a point 19.5 metres west of Parkwood Avenue.
  - f. Restrict parking to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and Parkwood Avenue.
  - g. Restrict parking to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the north side of St. Clair Avenue West, between a point 52.6 metres west of Parkwood Avenue and a point 30.5 metres east of Spadina Road.

- h. Restrict parking to a maximum period of 15 minutes at all times, on the north side of St. Clair Avenue West, between a point 19.5 metres west of Parkwood Avenue and a point 33.1 metres further west.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council approve the widening of St. Clair Avenue West, from a width of about 20.8 metres to a width of about 23.3 metres by the construction of a lay-by on the north side of St. Clair Avenue West, from a point 19.5 metres west of Parkwood Avenue to a point 33.1 metres further west, generally as shown on the attached print of Drawing 421F-9510, dated December 2008.
2. City Council adopt the following parking regulations subject to the conditions outlined in this report, and in conjunction with construction of the lay-by:
  - a. Rescind the “No Stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays” regulation on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 30.5 metres east of Spadina Road.
  - b. Rescind the “Two-hour maximum parking, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday” regulation, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 30.5 metres east of Spadina Road.
  - c. Prohibit stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and a point 19.5 metres west of Parkwood Avenue.
  - d. Prohibit stopping, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays, on the north side of St. Clair Avenue West, between a point 52.6 metres west of Parkwood Avenue and a point 30.5 metres east of Spadina Road.
  - e. Prohibit parking at all times on the north side of St. Clair Avenue West, between Parkwood Avenue and a point 19.5 metres west of Parkwood Avenue.
  - f. Restrict parking to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the north side of St. Clair Avenue West, between a point 57 metres west of Russell Hill Road and Parkwood Avenue.
  - g. Restrict parking to a maximum period of two hours, from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the north side

of St. Clair Avenue West, between a point 52.6 metres west of Parkwood Avenue and a point 30.5 metres east of Spadina Road.

- h. Restrict parking to a maximum period of 15 minutes at all times, on the north side of St. Clair Avenue West, between a point 19.5 metres west of Parkwood Avenue and a point 33.1 metres further west.

### Origin

(December 12, 2008) Report from the Director, Transportation Services, Toronto and East York District

### Summary

Transportation Services is requesting approval from City Council for construction of a lay-by on the north side of St. Clair Avenue West, fronting No. 282 St. Clair Avenue West ("Village Park Retirement Residence").

Construction of this lay-by is proposed as part of Site Plan Application No. 06 157562 STE 22 SA to provide an area off the traveled portion of St. Clair Avenue West where vehicles may stop or park for a maximum period of 15 minutes at anytime to pick-up/drop-off senior citizens at the Village Park Retirement Residence. All costs associated with the construction of the lay-by and adjustment of parking signs will be borne by the property owner (2081764 Ontario Inc.).

### Background Information (Committee)

Lay-by Construction - 282 St. Clair Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17845.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17846.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17847.pdf>)

TE22.25	Adopted on Consent			Ward: 14
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### On-Street Loading Zone for Disabled Persons - 1700 Bloor Street West

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council rescind the "No Stopping Anytime" regulation on the north side of Bloor Street West, from a point 18.5 metres east of Indian Grove to a point 11 metres further east.
2. City Council rescind the "No Stopping, from 4:00 p.m. to 6:00, p.m., Monday to Friday except Public Holidays" regulation on the north side of Bloor Street West, from a point

29.5 metres east of Indian Grove to Spadina Avenue.

3. City Council approve installation of a loading zone for disabled persons on the north side of Bloor Street West, from a point 18.5 metres east of Indian Grove to a point 11 metres further east.
4. City Council prohibit stopping, from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays on the north side of Bloor Street West, from a point 18.5 metres east of Indian Grove to Spadina Avenue.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council rescind the "No Stopping Anytime" regulation on the north side of Bloor Street West, from a point 18.5 metres east of Indian Grove to a point 11 metres further east.
2. City Council rescind the "No Stopping, from 4:00 p.m. to 6:00, p.m., Monday to Friday except Public Holidays" regulation on the north side of Bloor Street West, from a point 29.5 metres east of Indian Grove to Spadina Avenue.
3. City Council approve installation of a loading zone for disabled persons on the north side of Bloor Street West, from a point 18.5 metres east of Indian Grove to a point 11 metres further east.
4. City Council prohibit stopping, from 4:00 p.m. to 6:00 p.m., Monday to Friday, except Public Holidays on the north side of Bloor Street West, from a point 18.5 metres east of Indian Grove to Spadina Avenue.

### **Origin**

(December 12, 2008) Report from the Director, Transportation Services, Toronto and East York District

### **Summary**

Transportation Services is recommending and requesting City Council's approval to designate an on-street loading zone for disabled persons in front of No. 1700 Bloor Street West (The Four Villages Community Health Centre).

The loading zone will be 11 metres in length and enable Wheel-Trans buses or other vehicles transporting disabled persons to/from the health centre to legally stop at the curb while picking up or dropping off passengers.

### **Background Information (Committee)**

On-Street Loading Zone for Disabled Persons - 1700 Bloor Street West  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17978.pdf>)

On Street Loading Zone for Disable Persons - Drawing 421F-9507  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17979.pdf>

TE22.37	Adopted on Consent			Ward: 22
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## Removal of a Parking Prohibition - Davisville Avenue

### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council rescind the “No Parking Anytime” regulation on the south side of Davisville Avenue, from a point 30.5 metres west of Pailton Crescent to a point 30.5 metres east of Pailton Crescent.

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council rescind the “No Parking Anytime” regulation on the south side of Davisville Avenue, from a point 30.5 metres west of Pailton Crescent to a point 30.5 metres east of Pailton Crescent.

### Origin

(December 12, 2008) Report from the Director, Transportation Services, Toronto and East York District

### Summary

Transportation Services is requesting approval to rescind the existing “No Parking Anytime” regulation that operates on the south side of Davisville Avenue, from a point 30.5 metres west of Pailton Crescent, to a point 30.5 metres east of Pailton Crescent, to increase the parking supply in the area.

Removal of this regulation will increase the amount of available on-street parking on the south side of Davisville Avenue by 6 spaces and is recommended.

### Background Information (Committee)

Removal of a Parking Prohibition - Davisville Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18010.pdf>  
 Removal of a Parking Prohibition - Davisville Avenue-Drawing  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18011.pdf>



TE22.42	Adopted on Consent			Ward: 27
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## **Proposed Permanent Closure of the Public Lane at the Rear of 51 Grosvenor Street and 76 Grenville Street**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council permanently close the public lane shown as Part 1 on the attached Sketch No. PS-2008-160 (the “Lane”), subject to compliance with the requirements of the City of Toronto Municipal Code, Chapter 162, and subject to City Council declaring the Lane surplus and authorizing the sale of the Lane to the abutting owner, Women’s College Hospital (WCH).
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Lane, in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed draft by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+” activities, by posting notice of the proposed closure on the notice page of the City’s web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council permanently close the public lane shown as Part 1 on the attached Sketch No. PS-2008-160 (the “Lane”), subject to compliance with the requirements of the City of Toronto Municipal Code, Chapter 162, and subject to City Council declaring the Lane surplus and authorizing the sale of the Lane to the abutting owner, Women’s College Hospital (WCH).
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Lane, in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed draft by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+”

activities, by posting notice of the proposed closure on the notice page of the City's web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

### Origin

(December 10, 2008) Report from the Director, Transportation Services, Toronto and East York District

### Summary

Transportation Services recommends that the public lane at the rear of 51 Grosvenor Street and 76 Grenville Street be permanently closed.

### Background Information (Committee)

Proposed Permanent Closure of the Public Lane-51 Grosvenor & 76 Grenville  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18034.pdf>

Proposed Permanent Closure of the Public Lane-51 Grosvenor & 76 Grenville-Sketch  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18035.pdf>

TE22.43	Adopted on Consent			Ward: 27
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### Turn Prohibitions - No. 21 Carlton Street

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council prohibit northbound and westbound left turns from 7:30 a.m. to 9:30 a.m., 3:30 p.m. to 6:30 p.m., Monday to Friday to and from Carlton Street at the driveway serving No. 21 Carlton Street.

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council prohibit northbound and westbound left turns from 7:30 a.m. to 9:30 a.m., 3:30 p.m. to 6:30 p.m., Monday to Friday to and from Carlton Street at the driveway serving No. 21 Carlton Street.

### Origin

(December 12, 2008) Report from the Director, Transportation Services, Toronto and East York District

### Summary

Transportation Services is requesting City Council's approval to introduce a northbound left

turn prohibition for vehicular traffic exiting the driveway on Carlton Street serving No. 21 Carlton Street. This regulation was identified as a condition in the Development Agreement for No. 21 Carlton Street to ensure safe and efficient traffic and pedestrian conditions on Carlton Street.

### **Background Information (Committee)**

Turn Prohibitions - No. 21 Carlton Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18022.pdf>)

Turn Prohibitions - No. 21 Carlton Street-Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18023.pdf>)

TE22.44	Adopted			Ward: 31
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### **Traffic Control Signals - Lumsden Avenue and Gledhill Avenue**

#### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council replace the pedestrian crossover with traffic control signals at the intersection of Lumsden Avenue and Gledhill Avenue.

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#### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council replace the pedestrian crossover with traffic control signals at the intersection of Lumsden Avenue and Gledhill Avenue.

#### **Origin**

(December 12, 2008) Report from the Director, Transportation Services, Toronto and East York District

#### **Summary**

Transportation Services is reporting on the results of a review of the safety of the pedestrian crossover on Lumsden Avenue at Gledhill Avenue at the request of Councillor Davis, following a pedestrian fatality at this location in October of 2008.

The pedestrian crossover is operating properly, and visibility for drivers and pedestrians is satisfactory. A previous review of this pedestrian crossover had identified no operational or safety issues. Also, the number of pedestrians and vehicles using this intersection are not enough to justify the technical criteria for the installation of traffic control signals.

### **Background Information (Committee)**

Traffic Control Signs-Lumsden Ave and Gledhill Ave  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18024.pdf>  
 Traffic Control Signs-Lumsden Ave and Gledhill Ave-Drawing  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18025.pdf>

### Communications (Committee)

- (January 9, 2009) e-mail from Ben Ball (TE.New.TE22.44.1)
- (January 10, 2009) e-mail from Jeff Paulin (TE.New.TE22.44.2)
- (January 10, 2009) e-mail from Karen Sappleton (TE.New.TE22.44.3)
- (January 11, 2009) e-mail from Helen Antoniadis (TE.New.TE22.44.4)
- (January 11, 2009) e-mail from Tom and Evelyn Carter (TE.New.TE22.44.5)
- (January 11, 2009) e-mail from Bruce Lyne (TE.New.TE22.44.6)
- (January 11, 2009) e-mail from Penny Papamanolopoulos (TE.New.TE22.44.7)
- (January 11, 2009) e-mail from Mitchell Shore (TE.New.TE22.44.8)
- (January 12, 2009) e-mail from Brian and Donna Singleton (TE.New.TE22.44.9)
- (January 12, 2009) e-mail from Sean Webb (TE.New.TE22.44.10)
- (January 12, 2009) e-mail from Janet Zablocki, R.N. (TE.New.TE22.44.11)
- (January 12, 2009) e-mail from Angela Matich, Business Development Director, Belladonna Communications (TE.New.TE22.44.12)
- (January 12, 2009) e-mail from Ciara Behan (TE.New.TE22.44.13)
- (January 12, 2009) e-mail from Allison Dell (TE.Main.TE22.44.14)
- (January 12, 2009) e-mail from Lois Volk (TE.New.TE22.44.15)
- (January 12, 2009) letter from Pat L. Foreman, Principal, D.A. Morrison Middle School (TE.New.TE22.44.16)
- (January 12, 2009) letter from Kathleen Cowan, Superintendent of Education, SE6 Family of Schools, Toronto District School Board, South East Education Office (TE.New.TE22.44.17)
- (January 12, 2009) letter from Sheila Cary-Meagher, Trustee, Toronto District School Board (TE.New.TE22.44.18)
- (November 24, 2008) e-mail from Cheryl Mason (TE.New.TE22.44.19)

<b>TE22.47</b>	Adopted on Consent			Ward: 19
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### Sale of Vacant Land at the Rear of 79 Niagara Street

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council accept the Offer to Purchase from Antonio Zerrudo Villanueva and Marion Teresa Villanueva to purchase the City-owned parcel of vacant land, located at the rear of 79 Niagara Street, and being part of Block A, Plan 655, City West, designated as Part 15 on Plan 64R-15954, City of Toronto (the "Property"), in the amount of \$9,784.71, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. City Council authorize severally the Chief Corporate Officer and the Director of Real

Estate Services to accept the Offer to Purchase on behalf of the City.

3. City Council direct that a portion of the proceeds of closing fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council accept the Offer to Purchase from Antonio Zerrudo Villanueva and Marion Teresa Villanueva to purchase the City-owned parcel of vacant land, located at the rear of 79 Niagara Street, and being part of Block A, Plan 655, City West, designated as Part 15 on Plan 64R-15954, City of Toronto (the "Property"), in the amount of \$9,784.71, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. City Council authorize severally the Chief Corporate Officer and the Director of Real Estate Services to accept the Offer to Purchase on behalf of the City.
3. City Council direct that a portion of the proceeds of closing fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

### **Origin**

(December 16, 2008) Report from the Chief Corporate Officer

### **Summary**

The purpose of this report is to obtain approval for the sale of the City-owned parcel of vacant land known as part of 28 Bathurst Street and located at the rear of 79 Niagara Street.

Negotiations with Antonio Zerrudo Villanueva and Marion Teresa Villanueva have resulted in the Offer to Purchase that is being recommended for acceptance by the City.

The terms for completing the transaction as set out herein are considered to be fair, reasonable and reflective of market value.

### **Background Information (Committee)**

Sale of Vacant Land at the Rear of 79 Niagara Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18036.pdf>)

Sale of Vacant Land at the Rear of 79 Niagara Street -Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18037.pdf>)

Sale of Vacant Land at the Rear of 79 Niagara St-Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18038.pdf>)

TE22.61	Adopted on Consent			Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32
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### **Appointment of Members of Council to the Community Museum Management Boards and Toronto and East York Community Preservation Panel**

#### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council appoint Councillor Case Ootes to the Todmorden Mills Museum Management Board for a term of office ending November 30, 2010, and until a successor is appointed.
2. City Council appoint Councillor Michael Walker to the Colborne Lodge/Spadina House/Mackenzie House Community Museum Management Board for a term of office ending November 30, 2010, and until his successor is appointed.
3. City Council appoint Councillor Kyle Rae to the Toronto and East York Community Preservation Panel for a term of office ending November 30, 2010, and until a successor is appointed.

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#### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council appoint Councillor Case Ootes to the Todmorden Mills Museum Management Board for a term of office ending November 30, 2010, and until a successor is appointed.
2. City Council appoint Councillor Michael Walker to the Colborne Lodge/Spadina House/Mackenzie House Community Museum Management Board for a term of office ending November 30, 2010, and until his successor is appointed.
3. City Council appoint Councillor Kyle Rae to the Toronto and East York Community Preservation Panel for a term of office ending November 30, 2010, and until a successor is appointed.

## Origin

(December 11, 2008) Report from the City Clerk

## Summary

This report forwards information and a list of Members' preferences for appointment to the Colborne Lodge/Spadina House/Mackenzie House and the Todmorden Mills Museum Management Boards, and the Toronto and East York Community Preservation Panel, so that Community Council may nominate Members for appointment by Council.

## Background Information (Committee)

Appointment of Members of Council to the Toronto and East York Community Preservation Panel

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18040.pdf>)

TE22.62	Adopted on Consent			Ward: 14, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32
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## Appointment of Members of Council to the Toronto and Region Conservation Authority Humber and Don Watershed Sub-Committees

### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council appoint Councillor Janet Davis to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term of office ending November 30, 2010, and until a successor is appointed.
2. City Council appoint Councillor Gord Perks to the Toronto and Region Conservation Authority Humber Watershed Alliance for a term of office ending November 30, 2010, and until a successor is appointed.

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council appoint Councillor Janet Davis to the Toronto and Region Conservation Authority Don Watershed Regeneration Council for a term of office ending November 30, 2010, and until a successor is appointed.
2. City Council appoint Councillor Gord Perks to the Toronto and Region Conservation Authority Humber Watershed Alliance for a term of office ending November 30, 2010, and until a successor is appointed.

## Origin

(December 11, 2008) Report from the City Clerk

### Summary

This report forwards information and a list of Members' preferences for appointment to the Toronto and Region Conservation Authority Humber Watershed Alliance and the Toronto and Region Conservation Authority Don Watershed Regeneration Council so that Community Council may nominate Members for appointment by Council.

### Background Information (Committee)

Appointments to TRCA Humber and Don Watershed Sub-Committees  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18041.pdf>

TE22.65	Adopted on Consent			Ward: 28
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### 389 Berkeley Street - Ontario Municipal Board Hearing

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board to oppose the development at 389 Berkeley Street in its current form.

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board to oppose the development at 389 Berkeley Street in its current form.

#### Origin

(January 8, 2009) Letter from Councillor Pam McConnell, Ward 28, Toronto Centre-Rosedale

#### Summary

The application for 389 Berkeley Street was refused at the Toronto and East York Committee of Adjustment at its meeting on November 5, 2008. The applicant has since appealed this decision to the Ontario Municipal Board and will be heard on February 11, 2009. A copy of the Committee decision is attached.

The application as it currently stands faces strong community opposition. City planning staff recommended reductions in the proposed variances in order for the property to remain more in-keeping with the neighbourhood. A copy of the planning report is attached.



An outright refusal of this application is not preferred as the property is in poor condition and in need of renovations, albeit on a smaller scale than what has been proposed. There is clearly room for negotiation at the Ontario Municipal Board in order to address this need along with the concerns expressed by the community and City staff.

**RECOMMENDATION:**

1. That City Council authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board to oppose the development in its current form.

**Background Information (Committee)**

389 Berkeley Street - Letter from Councillor McConnell

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18194.pdf>)

Attachment 1 - 389 Berkeley Street - Notice of Decision

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18195.pdf>)

Attachment 2 - 389 Berkeley Street - Planning Staff Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18196.pdf>)

TE22.66	Adopted on Consent			Ward: 20
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**73 Walmer Road - Ontario Municipal Board Hearing**

**City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council request the City Solicitor to appear at the Ontario Municipal Board with appropriate independent consultant(s), if necessary, in support of refusal.
2. City Council concur in the action taken by the Toronto and East York Community Council authorizing the City Solicitor to seek any necessary adjournment of the hearing for 73 Walmer Road until City Council has the opportunity to approve of the above recommendation at its January 27 and 28, 2009 meeting.

**Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council request the City Solicitor to appear at the Ontario Municipal Board with appropriate independent consultant(s), if necessary, in support of refusal.
2. City Council concur in the action taken by the Toronto and East York Community Council authorizing the City Solicitor to seek any necessary adjournment of the hearing for 73 Walmer Road until City Council has the opportunity to approve of the above

recommendation at its January 27 and 28, 2009 meeting.

### **Committee Decision Advice and Other Information**

The Toronto and East York Community Council requested the City Solicitor to seek any necessary adjournment of the hearing for 73 Walmer Road until City Council has the opportunity to approve of the recommendation contained in the letter (January 7, 2009) from Councillor Adam Vaughan at its January 27 and 28, 2009 meeting.

### **Origin**

(January 7, 2009) Letter from Councillor Adam Vaughan, Ward 20, Trinity-Spadina

### **Summary**

I would like to move two motions at our January 13, 2009 meeting. The motions pertain to an application for 73 Walmer Road that was heard and refused at the Committee of Adjustment on October 22, 2008. (Please find the decision attached.)

This decision was subsequently appealed to the Ontario Municipal Board by Leila Lax, 446 Walmer Road on November 27, 2008, and the hearing date is scheduled for January 21, 2009.

The application was to legalize and to maintain a rear multi-level deck with a pergola and a gazebo that was constructed without proper authorization. The accessory structure, which includes 15 large plastic pillars that support a pergola roof, requires variances with regards to both south and north lot line setbacks. A variance is also required to permit the height of the gazebo. Nearby neighbours have written letters expressing concern with regards to the height and size of the illegally-built accessory structure.

I urge the Toronto and East York Community Council to adopt the following recommendations:

1. That City Council request the City Solicitor to appear at the Ontario Municipal Board with appropriate independent consultant(s), if necessary, in support of refusal.
2. That the City seek any necessary adjournment of the hearing for 73 Walmer Road until City Council has the opportunity to approve of the above recommendation at its January 28, 2009 meeting.

### **Background Information (Committee)**

73 Walmer Road - Ontario Municipal Board Hearing

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18192.pdf>

Attachment - 73 Walmer Road - Notice of Decision

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18193.pdf>

TE22.69	Adopted on Consent			Ward: 20
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## **Railway Lands West Daycare Agreement**

### **City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

1. City Council direct the City Solicitor to amend the Daycare Agreement that is currently in place between Concord Adex Developments Inc. and the City of Toronto by:
  - a. moving the obligation for the construction of the daycare to Block 26E (formerly 422 Bremner Boulevard, now 100 Fort York Boulevard), to permit the condominium registration at 4A Spadina; and
  - b. allowing for a cash contribution from Concord Adex to the City, in lieu of construction of the daycare on a site owned by Concord Adex at the discretion of the Chief Planner, City Planning, in consultation with the General Manager, Children's Services.

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### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council direct the City Solicitor to amend the Daycare Agreement that is currently in place between Concord Adex Developments Inc. and the City of Toronto by:
  - a. moving the obligation for the construction of the daycare to Block 26E (formerly 422 Bremner Boulevard, now 100 Fort York Boulevard), to permit the condominium registration at 4A Spadina; and
  - b. allowing for a cash contribution from Concord Adex to the City, in lieu of construction of the daycare on a site owned by Concord Adex at the discretion of the Chief Planner, City Planning, in consultation with the General Manager, Children's Services.

### **Origin**

(January 12, 2009) Letter from Councillor Adam Vaughan, Ward 20, Trinity-Spadina

### **Summary**

Concord Adex Developments and the City are both party to an agreement that contains obligations for Concord Adex Developments to construct daycare facilities in the Railway Lands West. This agreement requires that Concord Adex construct a daycare on Block 24 (4A Spadina). Condominium registrations may not occur on that block unless the daycare is provided.

The City and Concord Adex have been discussing other locations for the daycare over several months, including Block 31 which is owned by the City and will contain schools, affordable housing and a community centre. Staff have no objection to relocating the daycare and,

therefore, no daycare has been constructed on Block 24.

To ensure that the condominium registration is not deferred on Block 24 staff should be directed to amend the daycare agreement to put the obligation for the construction of the daycare onto Block 26E (422 Fort York Boulevard) which is also being developed by Concord Adex. This will give the City more time to finalize the details for the new daycare location.

In addition, if the daycare is located on Block 31, Concord Adex will give the City a cash contribution to cover the cost of the daycare (including construction, toys and equipment and a one year operating subsidy) in lieu of them constructing the daycare at their cost on one of their blocks.

#### RECOMMENDATIONS:

1. Direct the City Solicitor to amend the Daycare agreement that is currently in place between Concord Adex Developments Inc. and the City of Toronto by:
  - a. moving the obligation for the construction of the daycare to Block 26E (formerly 422 Bremner Boulevard, now 100 Fort York Boulevard), to permit the condominium registration at 4A Spadina; and
  - b. allowing for a cash contribution from Concord Adex to the City, in lieu of construction of the daycare on a site owned by Concord Adex at the discretion of the Chief Planner, City Planning in consultation with the General Manager, Children's Services.

#### Background Information (Committee)

TE22.69 -Letter from Councillor Vaughan - Railway Lands West Daycare Agreement  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18247.pdf>

TE22.70	Adopted on Consent			Ward: 20
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#### 82 Robert Street - Ontario Municipal Board Hearing

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council direct the City Solicitor to file a notice of appeal in respect of the decision of the Committee of Adjustment with regards to 82 Robert Street (Committee of Adjustment File No. A0020/09TEY) and appear at the Ontario Municipal Board hearing in support of refusal of the requested variances.

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#### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council direct the City Solicitor to file a notice of appeal in respect of the decision of the Committee of Adjustment with regards to 82 Robert Street (Committee of Adjustment File No. A0020/09TEY) and appear at the Ontario Municipal Board hearing in support of refusal of the requested variances.

### **Origin**

(January 13, 2009) Letter from Councillor Adam Vaughan, Ward 20, Trinity-Spadina

### **Summary**

I am writing to request that City Council direct the City Solicitor to file an appeal with the Ontario Municipal Board with regard to the Committee of Adjustment's decision to approve the application for 82 Robert Street on January 7, 2009. (Please find the decision attached.)

This matter was strongly opposed by many in the local community, including the Harbord Village Residents Association, which fears that the current plans for 82 Robert Street threaten the much-valued heritage characteristics of the neighbourhood. This property is currently listed in the Toronto Inventory of Heritage Properties. It also falls under the proposed Harbord Village Heritage Conservation District Plan Phase 2.

The application for 82 Robert Street is to alter the existing two-storey semi-detached dwelling by constructing a rear two-storey and three-storey addition. Although the community made efforts to work with the applicants on their proposal, their major concerns were unresolved. The applicants' plans for a third storey addition threaten the much-valued heritage characteristics of the neighbourhood. The proposed building is unacceptably large compared to other houses in the neighbourhood, and the current plans for 82 Robert Street will create a precedent that could destabilize the fragile interior of this Heritage neighbourhood.

Recommendation:

1. That City Council direct the City Solicitor to file an appeal with the Ontario Municipal Board in support of refusal with regards to 82 Robert Street (Committee of Adjustment File Number: A0020/09TEY).

### **Background Information (Committee)**

82 Robert Street - Letter from Councillor Adam Vaughan

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18265.pdf>

82 Robert Street - Sketches

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18266.pdf>

82 Robert Street - Map

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18267.pdf>

82 Robert Street - Committee of Adjustment Decision

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-18268.pdf>

### **Communications (Committee)**

(January 7, 2009) e-mail from Susan Dexter, on behalf of the Board of Harbord Village

Residents' Association (TE.New.TE22.70.1)

*Submitted Tuesday, January 13, 2009*

*Councillor Pam McConnell, Chair, Toronto and East York Community Council*