

---

## Toronto and East York Community Council

|                     |                             |                |   |
|---------------------|-----------------------------|----------------|---|
| <b>Meeting No.</b>  | 25                          | <b>Contact</b> | Rosalind Dyers, Committee Administrator |
| <b>Meeting Date</b> | Tuesday, April 21, 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                |

| <b>Item</b> |   | <b>Page</b> |
|-------------|---|-------------|
| TE25.1      | Permanent Closure of a Portion of the Public Lane at the Rear of 427 Shaw Street (Ward: 19)   | 1           |
| TE25.2      | Final Report - 54A Galley Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project (Ward: 14)   | 2           |
| TE25.3      | Final Report - 69 Wilson Park Road - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project (Ward: 14) | 3           |
| TE25.4      | Final Report - 157 Cowan Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project (Ward: 14)    | 4           |
| TE25.5      | Final Report - 155 Cowan Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project (Ward: 14)    | 6           |
| TE25.6      | Final Report - 70 Melbourne Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project (Ward: 14) | 7           |
| TE25.8      | 34-38 Hazelton Avenue, Alteration to a Designated Heritage Property (Ward: 27)  | 8           |
| TE25.9      | Final Report - 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a Portion of Barnaby Lane - Rezoning Application (Ward: 27)        | 11          |

---

2  
Contents - Continued

---

|         |  |    |
|---------|--|----|
| TE25.10 | Final Report - 16 York Street - Official Plan and Zoning By-law Amendment Applications (Ward: 20)  | 12 |
| TE25.11 | OMB Directions Report - 18 Lower Jarvis Street - Zoning By-law Amendment Application (Ward: 28)  | 18 |
| TE25.12 | Request for Direction Report - 620 Avenue Road, 215 and 217 Lonsdale Road - OPA and Rezoning Application (Ward: 22)  | 19 |
| TE25.13 | Final Report - 450-452 Dawes Road - Common Elements Condominium Application and Part Lot Control Application (Ward: 31)  | 21 |
| TE25.15 | 98 Glen Road - Demolition and Replacement of a Structure in the South Rosedale Heritage Conservation District (Ward: 27)   | 22 |
| TE25.16 | Signage Vision for Downtown Yonge Strip (Ward: 27)   | 24 |
| TE25.28 | Application to Remove a Private Tree - 29 Hook Avenue (Ward: 14)   | 25 |
| TE25.32 | Railway Lands West Community Park - Request to Enter into an Agreement (Ward: 20)  | 26 |
| TE25.36 | Amendment to Parking Regulations - Commissioners Street between Don Roadway and Leslie Street (Ward: 30)   | 27 |
| TE25.40 | Proposed Lay-by - University Avenue at Osgoode Hall (Ward: 20, 27)   | 28 |
| TE25.46 | Pedestrian Bridge - 30 Bond Street (Ward: 27)  | 28 |
| TE25.51 | Use of Nathan Phillips Square for Various Events up to February 2010 (Ward: All)   | 30 |
| TE25.53 | Events of Municipal Significance for Liquor Licensing Purposes   | 31 |
| TE25.54 | Ontario Municipal Board Hearing - 1031 Shaw Street (Ward: 19)  | 34 |
| TE25.56 | Ontario Municipal Board Hearing - 4 Midburn Avenue (Ward: 31)  | 35 |
| TE25.60 | Ontario Municipal Board Hearing - 3 Hamilton Avenue (Ward: 28)   | 36 |
| TE25.61 | Conveyance of Portions of the Closed Lane Located at the Rear of Woodbine Avenue and Rednor Road and Running North from Cosburn Avenue to Plains Road (Ward: 31) | 37 |

---

## Toronto and East York Community Council

|                     |                             |                |   |
|---------------------|-----------------------------|----------------|---|
| <b>Meeting No.</b>  | 25                          | <b>Contact</b> | Rosalind Dyers, Committee Administrator |
| <b>Meeting Date</b> | Tuesday, April 21, 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                |

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.1 | ACTION |  |  | Ward: 19 |
|--------|--------|--|--|----------|

### Permanent Closure of a Portion of the Public Lane at the Rear of 427 Shaw Street

*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 at the rear of 427 Shaw Street as a public lane and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE19.55, adopted by City Council at its meeting held on October 29 and 30, 2008.

#### Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting on April 21, 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

(April 3, 2009) Draft By-law from the City Solicitor

#### Summary

To enact a By-law to permanently close a portion of a public lane at the rear of 427 Shaw Street and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE19.55, as adopted by City Council at its meeting held on April 21, 2009.

## Background Information

TE25.1 - Draft Closing By-law

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-20280.pdf>)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.2 | ACTION |  |  | Ward: 14 |
|--------|--------|--|--|----------|

## Final Report - 54A Galley Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

## Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Amendment No. 7.
2. Before introducing the necessary Bill to City Council for enactment, the owner complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

## Decision Advice and Other Information

The Toronto and East York Community Council commenced a statutory public meeting on March 26, 2009, and continued the public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

## Origin

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

## Summary

This application proposes to amend Zoning By-law 438-86, as amended, to maintain four dwelling units in a converted house within the residential building at 54A Galley Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelorette units, which were approved by City Council in February, 2000. The building meets Fire Code and Building Code (subject to the comments below) and would encourage the physical maintenance and upgrading of the existing stock of housing in the City.

It would provide safe, affordable housing and maintain the stability of the neighbourhood by continuing the housing balance that has existed in the neighbourhood.

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

### Background Information

TE25.2 - Staff Report - 54A Galley Avenue - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20281.pdf>)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.3 | ACTION |  |  | Ward: 14 |
|--------|--------|--|--|----------|

### Final Report - 69 Wilson Park Road - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Amendment No. 7.
2. Before introducing the necessary Bill to City Council for enactment, the owner shall complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
3. Before introducing the necessary Bill to City Council for enactment, the owner shall submit a landscape plan and complete all work substantially in accordance with the landscape plan to the satisfaction of the Director, Community Planning, Toronto and East York District.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### Decision Advice and Other Information

The Toronto and East York Community Council commenced a statutory public meeting on March 26, 2009, and continued the public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

### Origin

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

## Summary

This application proposes to amend Zoning By-law 438-86, as amended, to maintain four dwelling units in a converted house within the residential building at 69 Wilson Park Road.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelorette units, which were approved by City Council in February, 2000. The building meets Fire Code and Building Code (subject to the comments below) and would encourage the physical maintenance and upgrading of the existing stock of housing in the City. It would provide safe, affordable housing and maintain the stability of the neighbourhood by continuing the housing balance that has existed in the neighbourhood.

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

## Background Information

TE25.3 - Staff Report - 69 Wilson Park Road - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20282.pdf>)

## Communications

(April 19, 2009) letter from John Silva (TE.Supp.TE25.3.1)

## Speakers

Gerald Booth  
Tola P. Jankie

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.4 | ACTION |  |  | Ward: 14 |
|--------|--------|--|--|----------|

## Final Report - 157 Cowan Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

## Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Amendment No. 4.
2. Before introducing the necessary Bill to City Council for enactment, the owner shall complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.

3. Before introducing the necessary Bill to City Council for enactment, the owner shall submit a landscape plan for the front and rear yards and complete all work substantially in accordance with these plans to the satisfaction of the Director, Community Planning, Toronto and East York District.
4. Before introducing the necessary Bill to City Council for enactment, the owner shall submit a tenant relocation plan to the satisfaction of the Director, Policy and Research, City Planning Division.
5. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

The Toronto and East York Community Council commenced a statutory public meeting on March 26, 2009, and continued the public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

### **Origin**

(March 27, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Summary**

This application proposes to amend Zoning By-law 438-86, as amended, to maintain fourteen (14) dwelling units in a converted house within the residential building at 157 Cowan Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelorette units, which were approved by City Council in February, 2000. The building meets Fire Code and Building Code (subject to the comments below) and would encourage the physical maintenance and upgrading of the existing stock of housing in the City. It would provide safe, affordable housing and maintain the stability of the neighbourhood by continuing the mix of housing that has existed in the neighbourhood.

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

### **Background Information**

TE25.4 - Staff Report - 157 Cowan Avenue - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20283.pdf>)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.5 | ACTION |  |  | Ward: 14 |
|--------|--------|--|--|----------|

## **Final Report - 155 Cowan Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project**

*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto, substantially in accordance with the draft Zoning By-law Amendment attached as Amendment No. 4.
2. Before introducing the necessary Bill to Council for enactment, the owner shall complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
3. Before introducing the necessary Bill to City Council for enactment, the owner shall submit a landscape plan for the front yard and a parking plan for the rear yard of the subject property, to the satisfaction of the Director, Community Planning, Toronto and East York District.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

The Toronto and East York Community Council held a statutory public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

### **Origin**

(March 27, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Summary**

This application proposes to amend Zoning By-law 438-86, as amended, to maintain fourteen (14) dwelling units in a converted house within the residential building located at 155 Cowan Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelorette units which was approved by City Council in February 2000. The building meets Fire Code and Building Code (subject to comments below) and would encourage the physical maintenance and upgrading of the existing stock of housing in the City.

It would provide safe, affordable housing and maintain the stability of the neighbourhood by continuing the housing balance that has existed in the neighbourhood.

### Background Information

TE25.5 - Staff Report - 155 Cowan Avenue - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20284.pdf>)

### Communications

(April 7, 2009) e-mail from Chris Barcus (TE.Main.TE25.5.1)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.6 | ACTION |  |  | Ward: 14 |
|--------|--------|--|--|----------|

### Final Report - 70 Melbourne Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto, substantially in accordance with the draft Zoning By-law Amendment attached as Amendment No. 4.
2. Before introducing the necessary Bill to Council for enactment, the owner shall complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
3. Before introducing the necessary Bill to City Council for enactment, the owner shall submit a tenant relocation plan to the satisfaction of the Director, Policy and Research, City Planning Division.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

### Origin

(March 27, 2009) Report from the Director, Community Planning, Toronto and East York District

## Summary

This application proposes to amend Zoning By-law 438-86, as amended, to maintain sixteen (16) dwelling units in a converted house within the residential building located at 70 Melbourne Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelorette units which was approved by City Council in February 2000. The building meets Fire Code and Building Code (subject to comments below) and would encourage the physical maintenance and upgrading of the existing stock of housing in the City. It would provide safe, affordable housing and maintain the stability of the neighbourhood by continuing the housing balance that has existed in the neighbourhood.

## Background Information

TE25.6 - Staff Report - 70 Melbourne Ave - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20285.pdf>)

## Communications

(April 7, 2009) e-mail from Chris Barcus (TE.Main.Te25.6.1)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.8 | ACTION |  |  | Ward: 27 |
|--------|--------|--|--|----------|

## 34-38 Hazelton Avenue, Alteration to a Designated Heritage Property

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council refuse the application to alter 34-38 Hazelton Avenue made by the applicant.
2. City Council authorize the City Solicitor and City Staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

### Origin

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

## Summary

This report recommends refusal of an application to alter an individually listed and Part V designated heritage property at 34-38 Hazelton Avenue. The subject property at 34 Hazelton Avenue is located on the west side of Hazelton Street between Yorkville and Webster Avenues. The site is occupied by a two-story over ground level former educational facility (St. Basil's School), constructed in 1928 in a Gothic revival architectural style. The structure was designed by Toronto architect J.M. Cowen.

The property is within the Yorkville Hazelton Heritage Conservation District (HCD) and therefore is designated under the Ontario Heritage Act per By-law 622-2002. In designating the district, Council also endorsed a set of Guidelines with regards to alterations, demolitions and new construction within the district.

Additionally, the structure at 34 Hazelton Avenue is an individually listed structure (this listing predates the district designation) as adopted by Toronto City Council in February 2002. The property is specifically identified for its cultural heritage value.

The cultural value of the structure is related to its design or physical value as a representative example of Neo-Gothic style. This style is evident at the exterior walls and along the roofline, with particular attention to the principal (east) façade. Historic significance of the structure is reflected in the architectural practice of J.M. Cowen, who prepared plans for St. Basil's Separate School in his capacity as the official architect. Cultural value is also conveyed through its contextual significance in supporting the character of the HCD. With its scale and setback, the school building complements the low-scale appearance of the area.

The project proposes to substantially alter the existing heritage structure by removing exterior walls and the internal structural system and constructing an eight storey condominium building with ground level commercial use. The front facade of the building would be retained and would be incorporated into the overall project. The new condominium building with ground storey retail would be seven stories over a commercial ground level (with an additional mechanical roof penthouse). The height of the new structure would rise five stories, excluding the rooftop penthouse, above the existing structure's height. These additional floors would be setback approximately seven meters from the most forward projecting (central) bay of the existing façade.

The design of the structure at the front elevation would also develop a sunken (below grade) forecourt to provide access to non-residential uses at that floor level.

This application does not meet the intent of the Official Plan in protecting heritage resources. The proposed alterations would damage the heritage character of the property and significantly alter the streetscape of Hazelton Avenue and does not meet the YHHCD Guidelines.

### **Background Information**

TE25.8 - Staff Report - 34-38 Hazelton Avenue, Alteration to Designated Property  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20287.pdf>)

### **Communications**

(April 15, 2009) letter from Gee Chung, President, The Greater Yorkville Residents' Association (TE.Supp.TE25.8.1)

(April 19, 2009) e-mail from Elizabeth Macmillan (TE.New.TE25.8.2)

(April 20, 2009) letter from Shirley Morriss, ABC Residents' Association (TE.New.TE25.8.3)

**Speakers**

Adam J. Brown, Sherman Brown Dyer Karol Gold Lebow  
Ralph Giannone, Giannone Petricone Associates Inc., Architects  
Peter Smith, Bousfields Inc.  
Shirley Morriss, ABC Residents' Association (Submission Filed)  
Sheila Hawks, Toronto Heliconian Club  
Elizabeth Macmillan, on behalf of ABC Residents' Association (Submission Filed)  
Nick Wooley  
Alex Lawryk  
Asko Marjanovic  
Linda Chu  
Stacie Marune  
Marilyn Snead, Board of Directors, Hazelton Lanes Condo  
Mark Litwin  
Lisa Corbo  
David Binder, Hanard Investments Limited  
Trisha De Luca, Zinc Construction  
Norma Walton, The Rose and Thistle Group  
Diane Dyer, ABC Residents' Association

**8a 34-38 Hazelton Avenue, Alteration to a Designated Heritage Property****Origin**

(March 27, 2009) Letter from the Toronto Preservation Board

**Summary**

Advising that the Toronto Preservation Board on March 27, 2009, considered the report (March 2, 2009) from the Director, Policy and Research, City Planning Division, respecting 34-38 Hazelton Avenue, Alteration to a Designated Heritage Property.

**Background Information**

TE25.8a - Letter - 34-38 Hazelton Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20288.pdf>)

|        |        |  |  |          |
|--------|--------|--|--|----------|
| TE25.9 | ACTION |  |  | Ward: 27 |
|--------|--------|--|--|----------|

**Final Report - 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a Portion of Barnaby Lane - Rezoning Application**

*Statutory - Planning Act, RSO 1990*

**Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required to give effect to the intent of the recommendations contained in this report.
3. Before introducing the necessary Bills to City Council the owner is to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director of City Planning and the City Solicitor. The agreements to be registered on title to the lands in a manner satisfactory to the City Solicitor and to secure the following matters from the owner at its expense:
  - a. Provide and thereafter maintain public art having a minimum value of \$25,000 to be located on a publicly accessible portion of the lot to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

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

- b. Incorporate in the construction of the building, and maintain exterior building and landscape materials satisfactory to the Chief Planner and Executive Director of City Planning.
- c. Provide and maintain trees and a continuous soil trench within the Bay Street and Walton Street road allowance to the satisfaction of the Director of Urban Forestry in accordance with Layout and Planting Plan – Ground Level, Drawing No. L3 and Streetscape Details, Drawing No. L4 prepared by du Toit Allsopp Hillier date stamped February 27, 2009.

- d. Provide and maintain an irrigation system for 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 irrigation system for all new trees in the public rights-of-ways, satisfactory to the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation.
  - e. Provide the City with documentation as to LEED certification of the development and the marketing materials that will include information on LEED certification.
  - f. Be encouraged to build in conformity with the Green Development Standard Checklist received by the Chief Planner and Executive Director, City Planning Division on September 9, 2008.
  - g. Enter into a Site Plan Agreement to the satisfaction of the Chief Planner and Executive Director of City Planning, under Section 114 of the City of Toronto Act, 2006.
  - h. Prior to final site plan approval, the owner will:
    1. Complete an Air Quality study and employ the results of the study into the design of the building, satisfactory to the Chief Planner and Executive Director, City Planning Division. The City will require the owner to retain a third party reviewer at their expense.
    2. Complete a Noise Attenuation study and employ the results of the study into the design of the building, satisfactory to the Chief Planner and Executive Director, City Planning Division. The City will require the owner to retain a third party reviewer at their expense.
    3. Obtain City Council's approval of the closure and sale of Barnaby Lane and shall complete such sale of such lane.
    4. Submit to the Executive Director of Technical Services for review and acceptance, a site servicing review to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate.
4. City Council authorizes City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

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

The Toronto and East York Community Council held a statutory public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

## Origin

(March 27, 2009) Report from the 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 a 21-storey research and education building with 505 square metres of retail uses at grade along Bay Street at 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a portion of Barnaby Lane.

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

## Background Information

TE25.9 - Staff Report - Bay, Elm, Walton - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20289.pdf>)

## Speakers

Don Schmitt, Diamond Schmitt Architects

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.10 | ACTION |  |  | Ward: 20 |
|---------|--------|--|--|----------|

## Final Report - 16 York Street - Official Plan and Zoning By-law Amendment Applications

*Statutory - Planning Act, RSO 1990*

## Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. City Council amend Zoning By-law 168-93 (being a By-law to amend Zoning By-law 438-86) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.

Toronto and East York Community Council Committee Report - Meeting No. 25  
For City Council Consideration on April 29, 2009

4. Authorize the City Solicitor to make changes to the Precinct B Precinct Agreement, including the Railway Lands Agreements, service agreements, and easement agreements as required to secure the matters set out in the recommendations.
5. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into Section 16 of the City of Toronto Act agreement to secure the following facilities, services, and matters:
  - a. provide prior to the issuance of the first above grade building permit, a public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost, of all buildings and structures on the lands to be paid at time of first building permit;
  - b. provide and maintain prior to the condominium registration for Phase 2, between 15 York Street and the site a publicly accessible PATH walkway under York Street, which shall:
    1. be fully enclosed and weather protected;
    2. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
    3. be satisfactorily illuminated;
  - c. provide and maintain prior to the condominium registration for Phase 1 within the site a publicly accessible PATH walkway (Galleria) or within the site a temporary PATH walkway to the satisfaction of the Chief Planner and Executive Director, connecting to the property at 25 Lower Simcoe to York Street, which shall:
    1. be fully enclosed and weather protected;
    2. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
    3. be satisfactorily illuminated;
  - d. provide knock-out panels on south wall abutting Lake Shore Boulevard West at York Street to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and enter into the Wayfinding Agreement, and to be detailed in an easement agreement;
  - e. provide continuous weather protection with a minimum depth of three metres and a minimum height of five metres along York Street, Bremner Boulevard and Lake Shore Boulevard West;

- f. provide the incorporation, in the construction of the building including continuous pedestrian weather protection, of exterior materials to be shown for the podium along York Street, Bremner Boulevard, Lake Shore Boulevard West, and Grand Trunk Crescent satisfactory to the Chief Planner and Executive Director, City Planning Division;
- g. provide the incorporation in the construction of the site landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
- h. provide and maintain an irrigation system 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 irrigation system for all new trees in the public rights-of-ways, satisfactory to the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation;
- i. provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular, large growing shade trees to the satisfaction of the Director of Urban Forestry:
  - 1. sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than one metre;
  - 2. an engineered draining system which prevents soil saturation; and
  - 3. a continuous tree trench, in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual;
- j. provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwells and associated enclosure satisfactory to the Chief Planner and Executive Director, City Planning Division;
- k. agree that no vehicular lay-by drop-off/pick-up facility will be provided along the Bremner Boulevard and York Street frontages for the development project;
- l. provide a green roof satisfactory to the Chief Planner and Executive Director, City Planning Division;
- m. provide a connection to District Heating and Cooling satisfactory to the Chief Planner and Executive Director, City Planning;

- n. provide prior to the Bills being introduced at City Council, \$500,000 for the reconstruction of Bremner Boulevard to Union Plaza design detail (York Street to Lake Shore Boulevard West);
- o. provide a contribution of \$2,800,000 to the City to be allocated as follows:
  - 1. \$1,500,000 for Railway Lands Community Centre/Library/Park;
  - 2. \$500,000 for Railway Lands public realm improvements elevated or at grade including approaches to the Railway Lands pedestrian bridge over the railway corridor;
  - 3. \$500,000 for Railway Lands streetscaping including the Simcoe Street Pedestrian Promenade Plan;
  - 4. \$300,000 for capital improvements to Affordable Housing in Ward 20 and/or to construction of Affordable Housing in Railway Lands;
  - 5. require that the cash amounts identified in 1. to 4. be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 16 Agreement to the date of submission of the funds by the owner to the City, and payable as follows:
    - i. \$1,400,000 prior to the issuance of the first above-grade permit for Phase 1; and
    - ii. \$1,400,000 prior to the issuance of the first above-grade permit for Phase 2;
- p. provide and maintain prior to the condominium registration for Phase 1, a publicly accessible outside linear walkway between the south wall and Lake Shore Boulevard West for the full length of the property, which shall:
  - 1. remain open and accessible to the public 24 hours, 365 days a year; and
  - 2. be satisfactorily illuminated;
- q. provide and maintain prior to the condominium registration for Phase 1, a publicly accessible outside courtyard abutting Grand Trunk Crescent, which shall:
  - 1. remain open and accessible to the public 24 hours, 365 days a year; and
  - 2. be satisfactorily illuminated;

- r. provide and maintain, prior to the condominium registration for Phase 1, a driveway and easement in favour of the owner of 25 Lower Simcoe Street to provide access to the loading area for the development;
- s. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on March 31, 2009, to the satisfaction of the Chief Planner and Executive Director;
- t. comply with any other condition to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director, City Planning, acting reasonably;
- u. make all necessary improvements to the PATH system as required in the Wayfinding Agreement, Site Plan Agreement to the satisfaction of the City Solicitor, Transportation Services, City Planning and Economic Development, Culture and Tourism;
- v. pay, prior to Site Plan Approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing assessment accepted by the Executive Director, Technical Services;
- w. a minimum of 360 bicycle parking space - occupant shall be provided and maintained on the lot;
- x. a minimum of 80 bicycle parking space - visitor shall be provided and maintained on the lot;
- y. bicycle parking spaces - occupant are provided and maintained on the ground floor, mezzanine floor, level P1, level P2 and the second floor;
- z. all bicycle parking spaces - visitor are provided and maintained on the ground level;
- aa. bicycle parking spaces - occupant shall be common element and shall not be combined with storage lockers for residential units;
- bb. a minimum of 10% of the dwelling units erected and used on the *lot* shall be 3-bedroom or larger dwelling units;
- cc. an environmental easement in favour of CN and GO Transit is to be registered on title to all of the lands within 300 metres;
- dd. satisfy any and all requirements related, but not limited to, vehicular access, parking (including car-share spaces), loading, traffic impacts, etc. as may be necessary to service the development, the details of which will be provided at a later date upon completion of the review of the revised drawings date stamped by City Planning staff as December 16, 2008;

- ee. comply with the parking requirements, save and except that one car share parking space may be provided in lieu of ten resident parking spaces, such reduction to not exceed thirty resident parking spaces irrespective of the number of car share parking spaces provided, the requirements of which will be determined at a later date as indicated in condition dd;
  - ff. as an alternative to condition ee. above, provide acceptable documentation which demonstrates that the proposed parking supply will adequately accommodate the parking demand that will be generated by the project; and
  - gg. require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.
6. City Council authorize the City Solicitor to finalize and register a restrictive covenant on the lands to ensure that residential development does not occur on the non-residential portion of the site for a period of 50 years from December 31, 2008.
7. 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.

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

The Toronto and East York Community Council held a statutory public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

### **Origin**

(March 31, 2009) Report from the 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 a 31-storey office building with a gross floor area of 74,106 square metres, retail area of 1,436 square metres, PATH of 808 square metres, a 65-storey residential condominium building with 687 dwelling units, and a 55-storey residential condominium building with 578 dwelling units. In total, the gross floor area proposed is 162,452 square metres (1,748,676 square feet), on the lands municipally known as 16 York Street.

The proposal adds residential use to lands within the Financial District and maintains the intent of the Official Plan for non-residential gross floor area. This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

### **Background Information**

TE25.10 - Staff Report - 16 York Street - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20290.pdf>)

## Communications

(April 6, 2009) letter from Behram Pirozshaw Kavasji (TE.Main.TE25.10.1)

## Speakers

Peter Clewes, Architects Alliance

Mark Mandelbaum, Lantera Development

Ulla Colgrass, York Quay Neighbourhood Association

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.11 | ACTION |  |  | Ward: 28 |
|---------|--------|--|--|----------|

## OMB Directions Report - 18 Lower Jarvis Street - Zoning By-law Amendment Application

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council accept the offer of the applicant to make the following Section 37 contributions to the City based on a phased development of the eight storey podium with approximately 105 apartments (phase 1, Building A) and 33-storey apartment building with approximately 349 units (phase 2, Building B):
  - a. prior to the issuance of the first above-grade building permit for Building A, the owner is to pay to the City the sum of \$100,000 for the purposes of streetscaping improvements on Lower Jarvis Street not abutting the property;
  - b. prior to the issuance of the first above-grade building permit for Building B, the owner is to pay to the City the sum of \$1,000,000.00 for public art, which could be used to improve the pedestrian environment along Lower Jarvis Street between Front Street East and Lake Shore Boulevard East, including potential enhancements to the canopy along Lower Jarvis Street, the CN underpass and the St. Lawrence Market colonnade, subject to the public art process;
  - c. prior to the issuance of the first above-grade building permit for Building B, the owner is pay to the City the sum of \$400,000 for the purposes of streetscaping improvements on Lower Jarvis Street not abutting the property; and
  - d. the cash amounts identified in a., b. and c. shall be indexed in the Zoning by-law amendment and the Section 37 Agreement to the satisfaction of the Director of Community Planning, Toronto and East York District, in consultation with the City Solicitor.
2. City Council direct and authorize the appropriate City officials to take the necessary action to give effect thereto.

**Decision Advice and Other Information**

The Toronto and East York Community Council referred the letter (April 20, 2009) from Dennis Glasgow to the Director, Community Planning, Toronto and East York District, with a request that a report on the issues raised be submitted to the Toronto and East York Community Council.

**Origin**

(March 30, 2009) Report from the Director, Community Planning, Toronto and East York District

**Summary**

Revisions to the timing of the provision of Section 37 community benefits are recommended as they are reasonable in the context of the phasing of development being requested by the applicant. The quantum of the Section 37 benefits before the Ontario Municipal Board is not proposed to be changed.

**Background Information**

TE25.11 - Staff Report - 18 Lower Jarvis Street - OMB Directions  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20291.pdf>)

**Communications**

(April 20, 2009) letter from Marcus Little, Chair, Development Committee, St. Lawrence Neighbourhood Association (TE.Supp.TE25.11.1)  
(April 20, 2009) letter from Dennis Glasgow (TE.New.TE25.11.2)

**Speakers**

Marcus Little, Chair, Development Committee, St. Lawrence Neighbourhood  
Dennis Glasgow (Submission Filed)  
David Bronskill, Goodmans LLP

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.12 | ACTION |  |  | Ward: 22 |
|---------|--------|--|--|----------|

**Request for Direction Report - 620 Avenue Road, 215 and 217 Lonsdale Road - OPA and Rezoning Application****Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board (OMB) hearing to oppose the current applications.

2. Subject to the applicant addressing the issues raised in this report to the satisfaction of the Director of Community Planning, Toronto and East York District, City Council direct the City Solicitor to report back to City Council on any proposed settlement.
3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement the foregoing.

### **Origin**

(March 31, 2009) Report from the Director, Community Planning, Toronto and East York District

### **Summary**

The City received an application to amend the Official Plan and Zoning By-law on April 28, 2006. A related site plan application was submitted on December 18, 2007. Revisions to both applications were made on December 1, 2008. The applicant has appealed these applications to the Ontario Municipal Board for the City's failure to make a decision within the time allotted by the Planning Act.

The applications propose to demolish a 5-storey, 44-unit, rental apartment building at 620 Avenue Road; a detached dwelling listed on the City's heritage inventory at 215 Lonsdale Road; and a second detached dwelling at 217 Lonsdale Road. The proposal calls for the construction of an 18-storey, 58-unit, residential condominium building with 108 underground parking spaces.

The purpose of this report is to oppose the proposal in its current form. Staff is open to continue discussions with the applicant in an attempt to resolve the outstanding matters as outlined in this report.

### **Background Information**

TE25.12 - Staff Report - 620 Avenue Road, 215 and 217 Lonsdale Rd  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20292.pdf>)

### **Communications**

(April 19, 2009) letter from Jennifer A. Kennedy, President, Forest Hill Homeowners' Association (TE.Supp.TE25.12.1)

### **Speakers**

Jennifer A. Kennedy, Forest Hill Homeowners' Association  
Susan Ainley  
Don Schmitt, Diamond and Schmitt Architects  
Cynthia MacDougall, McCarthy Tetrault

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.13 | ACTION |  |  | Ward: 31 |
|---------|--------|--|--|----------|

## **Final Report - 450-452 Dawes Road - Common Elements Condominium Application and Part Lot Control Application**

*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
  - a. the conditions as generally listed in Attachment 3, which, unless otherwise noted, must be fulfilled prior to the release of the plan of condominium for registration; and
  - b. any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a Part Lot Control Exemption By-law to expire 2 years from the date of enactment.
4. City Council require the owner to provide proof of payment, to the satisfaction of the City Solicitor, that all current property taxes for the subject site prior to enactment of the Part Lot Control Exemption By-law.
5. City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer and charge an part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council.
6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the common Elements Condominium Plan has been registered.
7. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

## **Decision Advice and Other Information**

The Toronto and East York Community Council held a statutory public meeting on April 21, 2009, and notice was given in accordance with the Planning Act.

## **Origin**

(March 27, 2009) Report from the Director, Community Planning, Toronto and East York District

## **Summary**

The applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The application for common elements condominium proposes a private common element driveway, a public walkway and other common elements on the lands municipally known as 450-452 Dawes Road. The application is required to provide legal access to the individual townhouse units and to ensure the ongoing shared ownership and maintenance of all the common elements.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of 20 separate conveyable townhouse lots. In addition, this report recommends that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior consent of the Chief Planner or his designate.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the Part Lot Exemption.

## **Background Information**

TE25.13 - Staff Report - 450-452 Dawes Road - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20293.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.15 | ACTION |  |  | Ward: 27 |
|---------|--------|--|--|----------|

## 98 Glen Road - Demolition and Replacement of a Structure in the South Rosedale Heritage Conservation District

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the request to demolish 98 Glen Road, an “unrated” structure in the South Rosedale Heritage Conservation District, in accordance with Section 42(1) of the Ontario Heritage Act.
2. City Council approve the plans for the proposed replacement building for the property at 98 Glen Road, substantially in accordance with plans and drawings submitted by the applicant, Andrew Deane, prepared by Richard Wengle Architect Inc, dated February 27, 2009, on file with the Manager, Heritage Preservation Services, subject to the owner:
  - a. Prior to the issuance of any building permit for the replacement structure located at 98 Glen Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.

### Origin

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

### Summary

This report recommends that City Council approve the demolition of an “unrated” house in the South Rosedale Heritage Conservation District (SRHCD) and approve the design of the replacement structure in accordance with Section 42(1) of the Ontario Heritage Act.

The existing structure does not contribute to the heritage character of the SRHCD and the replacement structure is substantially in accordance with the SRHCD Plan Guidelines.

This consent under the Ontario Heritage Act is in addition to demolition permits required under the Building Code Act and the Planning Act and the approval of variances to the existing zoning by-law.

### Background Information

TE25.15 - Staff Report - 98 Glen Road, Demolition and Replacement  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20296.pdf>)

**15a 98 Glen Road - Demolition and Replacement of a Structure in the South  
Rosedale Heritage Conservation District****Origin**

(March 27, 2009) Letter from the Toronto Preservation Board

**Summary**

Advising that the Toronto Preservation Board on March 27, 2009 considered the report (March 2, 2009) from the Director, Policy and Research, City Planning Division, respecting 98 Glen Road, Demolition and Replacement of a Structure in the South Rosedale Heritage Conservation District (Ward 27 Toronto Centre-Rosedale).

**Background Information**

TE25.15a - Letter - 98 Glen Road

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20297.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.16 | ACTION |  |  | Ward: 27 |
|---------|--------|--|--|----------|

**Signage Vision for Downtown Yonge Strip**

*Statutory - City of Toronto Act, 2006*

**Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council adopt in principle the Signage Vision for the Downtown Yonge Strip as presented in Attachment 3, save and except for Section 6 – Other Considerations and Implementation.
2. City Council request the Chief Building Official, in consultation with the Chief Planner and Executive Director, to develop provisions for signage in the Downtown Yonge Strip as part of the new City-wide sign by-law.
3. City Council direct the Chief Planner and Executive Director, in consultation with the Chief Financial Officer and Chief Building Official, to report on methods for capturing revenue from signage to reinvest in improvements to heritage buildings and heritage conservation in the Downtown Yonge Strip.
4. City Council direct the Chief Planner and Executive Director, City Planning to undertake a review of the signs approved eighteen months after the adoption, in principal, of A Signage Vision for the Downtown Yonge Strip.

**Decision Advice and Other Information**

The Toronto and East York Community Council held a public meeting on April 21, 2009, and notice was given in accordance with the City of Toronto Act, 2006.

Jocelyn Deeks, Planner, Toronto and East York District, City Planning Division, gave an introduction to the report "Signage Vision for Downtown Yonge Strip".

**Origin**

(March 27, 2009) Report from the Director, Community Planning, Toronto and East York District

**Summary**

The Downtown Yonge Business Improvement Area has prepared a Vision for signage in a portion of its area, which provides a framework for evaluating pending and future applications and a guiding vision for signage in the area. This report presents a Signage Vision for the Downtown Yonge Strip, for Council to adopt in principle.

The Signage Vision is proposed for a portion of the Downtown Yonge Business Improvement Area (DYBIA) defined as the Downtown Yonge "Strip". The Downtown Yonge "Strip" covers an area which is along Yonge Street from Gerrard Street to Queen Street, and includes a segment of Dundas Street from Dundas Square to Bay Street.

The Signage Vision is an approach to large-format signage to address the area's existing and emerging signage context.

**Background Information**

TE25.16 - Staff Report - Signage Vision for Downtown Yonge Strip  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20298.pdf>)

**Speakers**

Harold Madi, Planning Partnership

James Robinson, Executive Director, Downtown Yonge BIA

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.28 | ACTION |  |  | Ward: 14 |
|---------|--------|--|--|----------|

**Application to Remove a Private Tree - 29 Hook Avenue****Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council confirm the decision of the General Manager of Parks, Forestry and Recreation to deny the request for a permit to remove one (1) privately-owned tree at 29 Hook Avenue.

## Origin

(March 25, 2009) Report from the Director, Urban Forestry, Parks, Forestry and Recreation

## Summary

This report requests that Council confirm the decision of the General Manager of Parks, Forestry and Recreation to deny the request for a permit to remove one (1) privately-owned silver maple tree at 29 Hook Avenue. The property owner would like to remove the tree to improve rear yard sight lines, eliminate the potential of falling limbs and reduce the risk of tree roots entering the drain pipes and/or cracking the basement floor.

Inspection of the tree by staff revealed that it is in good condition. The silver maple tree is healthy and sound based on an inspection by staff and statements in the private arborist report submitted with the application. The applicant did not provide any evidence that the tree is causing damage to the house or property and Urban Forestry cannot support removal of this tree.

## Background Information

TE25.28 - Staff Report - 29 Hook Ave - Private Tree Removal  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20339.pdf>)

TE25.28 - Staff Report - 29 Hook Ave - Attachment 2  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20340.pdf>)

## Communications

- (April 14, 2009) e-mail from Carol Ursa (TE.Supp.TE25.28.1)
- (April 14, 2009) e-mail from Marla DiGiacomo (TE.Supp.TE25.28.2)
- (April 14, 2009) e-mail from Jocelyn Bilodeau (TE.Supp.TE25.28.3)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.32 | ACTION |  |  | Ward: 20 |
|---------|--------|--|--|----------|

## Railway Lands West Community Park - Request to Enter into an Agreement

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize staff to enter into an agreement with Concord Adex Development Corp. which will allow Section 37 funds to be directed to the Railway Lands West community park, using the mechanism outlined in Section 4.4 of the Section 37 agreement signed by Concord Adex Development Corp., Cityplace Developments Corp. and the City.

## Origin

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

**Summary**

The purpose of this report is to ask City Council for authorization to enter into an agreement, as contemplated in the Section 37 agreement secured as part of zoning by-law amendment application 05-202742 OZ, to allow Section 37 funds to be directed to the community park in the Railway Lands West.

**Background Information**

TE25.32 - Staff Report - Railway Lands West Community Park  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20343.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.36 | ACTION |  |  | Ward: 30 |
|---------|--------|--|--|----------|

### **Amendment to Parking Regulations - Commissioners Street between Don Roadway and Leslie Street**

**Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council rescind the existing “No Parking 6:30 a.m. to 9:30 a.m., Monday to Friday” regulation on the north side and “No Parking 3:30 p.m. to 6:30 p.m., Monday to Friday” on the south side of Commissioners Street, between Don Roadway and Leslie Street.

**Decision Advice and Other Information**

The Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District, to report to the Toronto and East York Community Council identifying all transportation related signage enacted as part of the dismantling of the F.G. Gardiner Expressway that is no longer required, and outline the measures to be taken in their removal.

**Origin**

(March 27, 2009) Report from the Director, Transportation Services, Toronto and East York District

**Summary**

Transportation Services is seeking authority from City Council to rescind the existing week day peak period parking prohibitions on both sides of Commissioners Street, between Don Roadway and Leslie Street as these prohibitions are no longer required. This prohibition was enacted in 2001 as part of the traffic management plan for the F.G. Gardiner Expressway East Dismantling Project.

The proposed rescission of the weekday peak period parking prohibitions on both sides of Commissioners Street, between Don Roadway and Leslie Street will not result in any significant safety concern or impact negatively on the level of service, including TTC service, on Commissioners Street.

### Background Information

TE25.36 - Staff Report - Commissioners Street - Parking Regulations

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20349.pdf>)

TE25.36 - Staff Report - Commissioners Street - Drawing No. 421F-9609

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20387.pdf>)

|         |        |  |  |              |
|---------|--------|--|--|--------------|
| TE25.40 | ACTION |  |  | Ward: 20, 27 |
|---------|--------|--|--|--------------|

### Proposed Lay-by - University Avenue at Osgoode Hall

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council not approve the widening of University Avenue, from a width of about 13.7 metres to a width of about 16.4 metres by the construction of a lay-by on the east side of University Avenue, from a point 41 metres north of Queen Street West to a point 13 metres further north, generally as shown on the attached print of Drawing Nos. LB-01 and LB-02, dated September 2008.

#### Origin

(March 23, 2009) 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 east side of University Avenue, north of Queen Street West for 130 Queen Street West (Osgoode Hall).

Construction of this lay-by is proposed to provide an area off the traveled portion of University Avenue to facilitate curb side access for Wheel-Trans vehicles and their passengers attending Osgoode Hall.

As the Toronto Transit Commission (TTC) operates a transit service on University Avenue, City Council approval is required. The proposed lay-by will not impact transit service.

### Background Information

TE25.40 - Staff Report - University Avenue at Osgoode Hall  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20355.pdf>)

TE25.40 - Staff Report - University Avenue - Drawing Nos. LB-01  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20356.pdf>)

TE25.40 - Staff Report - University Avenue - Drawing No. LB-02  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20357.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.46 | ACTION |  |  | Ward: 27 |
|---------|--------|--|--|----------|

### Pedestrian Bridge - 30 Bond Street

#### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the request to construct an overhead enclosed pedestrian bridge crossing Shuter Street and connecting the existing St Michael's Hospital building at 30 Bond Street with the Li Ka Shing Knowledge Institute building at 209 Victoria Street which will encroach within the public right of way, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, cost, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the life time of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
  - b. obtain approval for associated work on private property from Toronto Building;
  - c. design and construct the bridge to comply with the Canadian Highway Bridge Design Code (CAN/CAS) for highway loading purposes, as amended, superseded or replaced from time to time, including allowance for impact factors;
  - d. provide "as constructed" drawings within 90 days of completing the construction of the pedestrian bridge;
  - e. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 30 Bond Street and/or 209 Victoria Street, whichever is less;

- f. pay for the costs of preparing and registration of the Agreement on title;
  - g. obtain clearances and/or sign offs from all affected public utilities within the proposed area of construction and satisfy any requirements they may have; and
  - h. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. City Council direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachments, subject to the approval of the General Manager of Transportation Services.
  3. City Council request Legal Services to prepare, execute and register the Agreement on title.

### **Origin**

(March 30, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

### **Summary**

Transportation Services has assessed a request from the agent of St Michael's Hospital to construct an overhead enclosed pedestrian bridge which will encroach within the public right of way spanning Shuter Street and linking the existing St Michael's Hospital building at 30 Bond Street to the Li Ka Shing Knowledge Institute building, 209 Victoria Street.

Given the proposed bridge will not impact negatively on the public right of way and clearances, Transportation Services recommends approval of the encroachment.

### **Background Information**

TE25.46 - Staff Report - 30 Bond Street - Pedestrian Bridge  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20370.pdf>)

TE25.46 - Staff Report - 30 Bond Street - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20390.pdf>)

TE25.46 - Staff Report - 30 Bond Street - Appendix B  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20391.pdf>)

|         |        |  |  |           |
|---------|--------|--|--|-----------|
| TE25.51 | ACTION |  |  | Ward: All |
|---------|--------|--|--|-----------|

## Use of Nathan Phillips Square for Various Events up to February 2010

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council give exemption to the Toronto Outdoor Art Exhibition, Tastes of Thailand, Irie Music Festival, Toronto Cuba Friendship Day and Mexican Independence Day to operate a beer/wine garden; and LG Fashion Week, Cavalcade of Lights and Wintercity Festival to serve beer, wine and hard liquor at a “gated event” contingent upon the following conditions:
  - a. approval of the A.G.C.O.;
  - b. approval of the Medical Officer of Health;
  - c. compliance with the City of Toronto’s Municipal Alcohol Policy; and
  - d. receipt of all the necessary permits associated with the production of the event, i.e., building permit, noise by-law extension permit.
2. City Council grant permission for LG Fashion Week to host “ticketed” performances and to solicit donations in support of their organization.
3. City Council grant permission to Ride for Diabetes Research, Scotiabank Waterfront Marathon and CIBC Run for the Cure to solicit donations in support of their organizations.
4. City Council grant permission to Hiroshima Day, Cavalcade of Lights and Wintercity Festival to use open flame.
5. City Council grant permission to Cavalcade of Lights, City TV’s New Year’s Eve Bash and Wintercity Festival to use special effects pyrotechnics.
6. City Council direct the various events to compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event.
7. City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.

### Origin

(March 24, 2009) Report from the Chief Corporate Officer

### Summary

It is recommended that Toronto and East York Community Council give exemption to the Hiroshima Day’s request to use open flame; Ride for Diabetes Research, Scotiabank

Waterfront Marathon and CIBC Run for the Cures' request to solicit donations; Toronto Outdoor Art Exhibition, Tastes of Thailand, Irie Music Festival, Toronto Cuba Friendship Day and Mexican Independence Days' request to operate a gated beer/wine garden; Cavalcade of Lights, Wintercity Festival and New Years Eve request to use open flame, special effects pyrotechnics and to operate a tented beer/wine/spirits garden; and "LG Fashion Week's" request to operate a tented beer/wine/spirits garden in a "gated and ticketed" event on Nathan Phillips Square.

### Background Information

TE25.51 - Staff Report - Use of Nathan Phillips Square

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20378.pdf>)

|         |        |  |  |  |
|---------|--------|--|--|--|
| TE25.53 | ACTION |  |  |  |
|---------|--------|--|--|--|

### Events of Municipal Significance for Liquor Licensing Purposes

#### Committee Recommendations

The Toronto and East York Community Council recommends that City Council, for liquor licensing purposes, advise the Alcohol and Gaming Commission of Ontario that it has no objection to the following requests for:

1. permission for various restaurants listed in the letter (April 1, 2009) from Mr. Al Smith, Executive Director, St. Lawrence Market Neighbourhood BIA, to extend their patio licences from 12:00 p.m. to 11:00 p.m. each day, with the exception of Sunday, August 30, 2009, ending at 9:00 p.m., during the 10<sup>th</sup> Annual Scotiabank Toronto Buskerfest Festival, to be held from August 27-30, 2009;
2. permission for various restaurants listed in an attachment to the letter (April 6, 2009) from Deputy Mayor Pantalone and Councillor Giambrone to extend their patio licences during the 2009 BIG on Bloor Festival to be held on June 20, 2009, on Bloor Street West from Christie to Lansdowne;
3. the Cirque du Soleil's upcoming show Cirque 2009 to be held from September 3 to November 8, 2009 in the Port Lands between the hours of 12:00 noon and 10:00 p.m.;
4. the Liberty Village BIA's "Give Me Liberty" annual street festival to be held on Thursday, June 11, 2009 from 4:00 p.m. to 10:00 p.m., which includes a beer garden;
5. the Toronto Wine and Spirit Festival to be held on June 19, 2009 from 6:00 p.m. to 11:00 p.m. and on June 20, 2009 from 12:00 noon to 5:00 p.m. and from 6:00 p.m. to 11:00 p.m. at the Distillery District;
6. permission for various establishments listed in the attachment to the letter (April 20, 2009) from Ryan Lester, Pride Toronto, to extend their patio licences during the Pride Week 2009 Toronto's LGBTTIQQ2S Festival to be held from June 19 to 28, 2009 for the times listed;

7. permission for and extension to the patio licence for Hair of the Dog (425 Church Street, patio located on Wood Street n/s) to enable them to serve alcohol during the Pride Week Festival to be held on June 26, June 27 and 28, 2009, during the time listed in the communication (April 20, 2009) from Ryan Lester, Pride Toronto;
8. the following Beaches Festivals to be held in 2009:
  - Waterfront Blues at Woodbine Park – June 12, 13 and 14, 2009
  - Beaches Canada Day Jam at Woodbine Park – July 1, 2009
  - Beaches Jazz Festival at Woodbine Park – July 17, 18 and 19, 2009
  - Beaches Jazz Festival at Kew Gardens – July 25 and 26, 2009;
9. permission to extend the hours of operation of City permitted boulevard cafes from 11:00 p.m. to 12:00 midnight on Queen Street East between Woodbine Avenue and Beech Avenue on Friday, July 24, 2009 and Saturday, July 25, 2009 during the Beaches International Jazz Festival; and
10. permission to extend the hours of operation from 4:00 p.m. to 11:00 p.m. on the outside private property of Café Nicole (within the Novotel Hotel), 45 The Esplanade, during the Criterium Cycling Race event on Friday, May 29, 2009.

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

The Toronto and East York Community Council, for liquor licensing purposes, declared the following to be events of municipal significance:

1. 10<sup>th</sup> Annual Scotiabank Toronto Buskerfest Festival to be held from August 27-30, 2009, in the area of the St. Lawrence Market Neighbourhood BIA.
2. BIG on Bloor Festival to be held on June 20, 2009, on Bloor Street West from Christie to Lansdowne.
3. Il Piccolo Immigrante to be held on Saturday, May 30, 2009 from 10:00 a.m. to 11:00 p.m. in the Little Italy area.
4. Cirque du Soleil's Cirque 2009, to be held from September 3 to November 8, 2009 in the Port Lands between the hours of 12:00 noon and 10:00 p.m. daily.
5. Liberty Village BIA's "Give Me Liberty" annual street festival to be held on Thursday, June 11, 2009 from 4:00 p.m. to 10:00 p.m..
6. Pride Toronto's Pride Week 2009 Toronto's LGBTTIQQ2S Festival to be held from June 19 to 28, 2009 at various locations and times.

7. The following Beaches Festivals to be held in 2009:
- Waterfront Blues at Woodbine Park–June 12, 13 and 14, 2009
  - Beaches Canada Day Jam at Woodbine Park–July 1, 2009
  - Beaches Jazz Festival at Woodbine Park–July 17, 18 and 19, 2009
  - Beaches Jazz Festival at Kew Gardens–July 25 and 26, 2009.
8. Leslieville's 125<sup>th</sup> Anniversary Celebration to be held on June 20, 2009 at Lesliegrove Park.

## Summary

Seeking endorsement of events of municipal significance for Liquor Licensing Purposes.

## Communications

(April 1, 2009) letter from Al Smith, Executive Director, St. Lawrence Market Neighbourhood BIA, requesting that the 10th Annual Scotiabank Toronto Buskerfest Festival to be held from August 27-30, 2009 be declared an event of municipal significance; and requesting an extension of various restaurant patio licences to enable them to serve alcohol at this event. (TE.Main.TE25.53.1)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10572.pdf>

(April 6, 2009) letter from Deputy Mayor Pantalone and Councillor Giambrone forwarding a letter from Dougal Bichan, BIG on Bloor Festival organizer, requesting that the 2009 BIG on Bloor Festival to be held on June 20, 2009 on Bloor West from Christie to Lansdowne, be declared an event of municipal significance; and requesting an extension of various restaurant patio licences (TE.Main.TE25.53.2)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10579.pdf>

(April 8, 2009) letter from Deputy Mayor Joe Pantalone, requesting that "Il Piccolo Immigrante" to be held on Saturday, May 30, 2009, be declared an event of municipal significance. (TE.New.TE25.53.3)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10601.pdf>

(April 6, 2009) letter from Councillor Paula Fletcher, forwarding a letter from Ted Brennan, Analyst, Touring Sites Development Tour Operations, Cirque du Soleil, requesting that the Cirque du Soleil's Cirque 2009 show to be held from September 3 to November 8, 2009 in the Port Lands, be declared an event of municipal significance. (TE.Supp.TE25.53.4)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10641.pdf>

(April 16, 2009) letter from Lynn Clay, Executive Director, LVBIA, requesting that the "Give Me Liberty" to be held on June 11, 2009 be declared an event of municipal significance. (TE.New.TE25.53.5)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10658.pdf>

(April 20, 2009) letter from Scott Rondeau, The Power Juncture Corporation, requesting that the Toronto Wine and Spirit Festival to be held on June 19 from 6:00 p.m. to 11:00 p.m. and on June 20, 2009 from 12:00 noon - 5:00 p.m. and 6:00 p.m. - 11:00 p.m., at the Distillery District, be declared an event of municipal significance. (TE.New.TE25.53.6)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10691.pdf>

(April 20, 2009) letter from Ryan Lester, Pride Toronto, requesting that the Pride Week 2009 Toronto's LGBTTIQQ2S Festival to be held from June 19 to 28, 2009 be declared an event of municipal significance; and requesting an extension of liquor licences for participating establishments listed in the communication. (TE.Supp.TE25.53.7)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10704.pdf>

(April 20, 2009) letter from Ryan Lester, Pride Toronto, requesting an extension of the patio licence for Hair of the Dog (425 Church Street, patio located on Wood Street n/s) to enable them to serve alcohol during the Pride Week Festival to be held from June 26, June 27 and 28, 2009, during the times listed in the communication. (TE.Supp.TE25.53.8)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10705.pdf>

(April 21, 2009) letter from Councillor Sandra Bussin requesting that the Beaches Festivals to be held on various dates be declared events of municipal significance. (TE.Supp.TE25.53.9)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10706.pdf>

(April 20, 2009) letter from Councillor Sandra Bussin requesting an extension of hours of operation of City permitted boulevard cafes from 11:00 p.m. to 12:00 midnight on Queen Street East between Woodbine Avenue and Beach Avenue on Friday, July 24, 2009 and Saturday, July 25, 2009, during the Beaches International Jazz Festival. (TE.Supp.TE25.53.10)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10707.pdf>

(April 21, 2009) letter from Councillor Paula Fletcher, Ward 30, requesting that Leslieville's 125th Anniversary Celebration to be held on June 20, 2009 at Lesliegrove Park be declared an event of municipal significance. (TE.New.TE25.53.11)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-10724.pdf>

(April 21, 2009) e-mail from Karina Holmfred, Novotel Toronto Centre, requesting permission for a Temporary Extension Application for Liquor Sales Licence on the outside private property of Cafe Nicole (within the Novotel Hotel), 45 The Esplanade from 4:00 p.m.-11:00 p.m. on Friday, May 29, 2009, during the Criterium Cycling Race event. (TE.New.TE25.53.12)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.54 | ACTION |  |  | Ward: 19 |
|---------|--------|--|--|----------|

## Ontario Municipal Board Hearing - 1031 Shaw Street

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize the City Solicitor and Director of Community Planning, Toronto and East York District, to attend the upcoming Ontario Municipal Board (OMB) hearing in opposition to the Committee of Adjustment refusal decision for 1031 Shaw Street (File #: A0191/09TEY).

### Origin

(April 16, 2009) Letter from Deputy Mayor Joe Pantalone, Ward 19 Trinity-Spadina

## Summary

Advising that on Wednesday, March 25, 2009, the Committee of Adjustment refused an application from the owner of 1031 Shaw Street to demolish the existing dwelling and to construct a new three-storey detached dwelling.

On July 2, 2007, this property, owned by Sharon Salsberg, was seriously damaged by a fire suspected to have been deliberately set. Unfortunately, this house was made uninhabitable as a result of the fire. The owner applied for variances needed to rebuild a house as per the attached Committee of Adjustment Notice. Despite the fact that there was no community opposition to the proposal and despite the fact that City Planners did not object to the proposal, the Committee of Adjustment rejected the application. The owner has appealed the refusal decision to the OMB.

As the local City Councillor, I have reviewed the application and find it to be in conformity with the neighbourhood. Furthermore, on a human basis I believe we should help, not hinder, those who – through no fault of their own – are left homeless as happened in this case, to rebuild a compatible home.

## Background Information

TE25.54 - Letter from Deputy Mayor Pantalone-1031 Shaw Street  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20475.pdf>)

TE25.54 - Attachment A - 1031 Shaw Street  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20476.pdf>)

TE25.54 - Attachment B - 1031 Shaw Street  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20477.pdf>)

TE25.54 - Attachment C - 1031 Shaw Street  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20478.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.56 | ACTION |  |  | Ward: 31 |
|---------|--------|--|--|----------|

## Ontario Municipal Board Hearing - 4 Midburn Avenue

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize the City Solicitor, the City Planning Division and appropriate staff to appear at the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the requested consent and minor variance applications for the property at 4 Midburn Avenue.

### Origin

(April 17, 2009) Letter from Councillor Janet Davis, Ward 31, Beaches-East York

## Summary

The owner of the property municipally known as 4 Midburn Avenue applied to the Committee of Adjustment (Toronto East York Panel) for consent and minor variances to By-law No. 438-86, as amended, to sever the lot into 3 lots and to construct two detached dwellings on the conveyed lots. The existing detached dwelling would be maintained on a third lot.

The City Planning Division wrote to the Committee of Adjustment recommending refusal of the applications as they would result in the overdevelopment of the site in a way that does not comply with either the Zoning By-law or the Official Plan. A copy of that letter is attached.

At its meeting on March 25, 2009, the Committee of Adjustment denied the consent and minor variance applications. Copies of the decisions are also attached.

The Committee of Adjustment's decisions have been appealed by the owner to the Ontario Municipal Board.

An Ontario Municipal Board Hearing has not yet been scheduled.

## Background Information

TE25.56 - Letter from Councillor Davis - 4 Midburn Ave - OMB Motion  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20488.pdf>)

TE25.56 - Attachment A - 4 Midburn Ave - planning staff report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20489.pdf>)

TE25.56 - Attachment B - Notice of Decision  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20490.pdf>)

TE25.56 - Attachment C-4 Midburn CofA Decision  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20491.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.60 | ACTION |  |  | Ward: 30 |
|---------|--------|--|--|----------|

## Ontario Municipal Board Hearing - 3 Hamilton Street

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize the City Solicitor, the City Planning Division and appropriate staff to appear at the Ontario Municipal Board to support the Committee of Adjustment's decision to refuse the requested minor variance application for 3 Hamilton Street.

### Origin

(April 20, 2009) Letter from Councillor Pam McConnell, Ward 28, Toronto Centre-Rosedale

## Summary

The owner of the property municipally known as 3 Hamilton Street applied to the Committee of Adjustment (Toronto East York Panel) for minor variances to By-law No. 438-86, as amended, to allow for the demolition of an existing one-storey building and to construct a new six-storey apartment building containing 19 dwelling units.

The City Planning Division wrote to the Committee of Adjustment recommending refusal of the application as it does not meet the four tests of the Planning Act. The Official Plan states that development in "Mixed Use Areas" on Avenues, which requires a rezoning application, is not permitted to proceed prior to the completion of an Avenue Study or until Council is satisfied that the development will not have adverse impacts on the entire Avenue.

The applicant is requesting numerous variances from the Zoning By-law. The proposed development is not appropriate development of the site, and the variances requested are not minor.

At its meeting on February 4, 2009, the Committee of Adjustment denied the minor variance application.

The Committee of Adjustment's decisions have been appealed by the owner to the Ontario Municipal Board. An Ontario Municipal Board Hearing has not yet been scheduled.

## Background Information

TE25.60- Letter - 3 Hamilton St - Ontario Municipal Board Hearing  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20506.pdf>)

|         |        |  |  |          |
|---------|--------|--|--|----------|
| TE25.61 | ACTION |  |  | Ward: 31 |
|---------|--------|--|--|----------|

## Conveyance of Portions of the Closed Lane Located at the Rear of Woodbine Avenue and Rednor Road and Running North from Cosburn Avenue to Plains Road

### Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize the conveyance of the portions of the closed lane located at the rear of Woodbine Avenue and Rednor Road running north from Cosburn Avenue to Plains Road, shown as Parts 1 to 23 on Sketch No. PS-2008-118 and subject to an existing easement in favour of Bell Canada (the "Closed Lane"), to the adjoining owners at 1354,1356,1358, 1364, 1366, 1370, 1376, 1378, 1380, 1382, 1384, 1386 and 1388 Woodbine Avenue, upon request, for nominal consideration subject to any other terms and conditions which the City Solicitor deems necessary or appropriate to protect the City's interest.

2. Staff attempt to complete the conveyance of the portions of the Closed Lane shown as Parts 17 and 18 on Sketch No. PS-2008-118, to the owner of the adjoining property at 1366 Woodbine Avenue prior to May 15, 2009.
3. City Council authorize severally each of the Chief Corporate Officer and the Director of Real Estate Services to take the necessary action to give effect thereto.
4. City Council require the Purchasers to provide a survey, if required, to convey the Closed Lane portion.
5. City Council require the Purchasers to pay an administration fee of \$300.00 on closing.
6. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including payment of 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**

(April 21, 2009) Report from the Chief Corporate Officer

### **Summary**

To recommend the terms and conditions upon which the City should complete the outstanding conveyances of portions of the closed lane at the rear of Woodbine Avenue and Rednor Road, running north from Cosburn Avenue to Plains Road, shown as Parts 1 to 23 on Sketch No. PS-2008-118, authorized by the former Township of East York in 1944 pursuant to By-law No. 3633.

### **Background Information**

TE25.61 - Staff Report - Closed Lane Located at Woodbine Ave  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20548.pdf>)

TE25.61 - Appendix A - Closed Lane Located at Woodbine Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20549.pdf>)

*Submitted Tuesday, April 21, 2009*

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