
Toronto and East York Community Council

Meeting No.	27	Contact	Rosalind Dyers, Committee Administrator
Meeting Date	Tuesday, September 15, 2009	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Pam McConnell

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Toronto and East York Community Council

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Meeting Date	Tuesday, September 15, 2009	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Pam McConnell

TE27.1	ACTION			Ward: 27
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Permanent Closure of the Public Lane known as Barnaby Place

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 the public lane known as Barnaby Place as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE26.53 adopted by City Council at its meeting held on May 25, 26, and 27, 2009.

Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting on September 15, 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

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

Summary

To enact a By-law to permanently close the public lane known as Barnaby Place as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE26.53 adopted by City Council at its meeting held on May 25, 26, and 27, 2009.

Background Information

TE27.1 - Draft By-law - Barnaby Place

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21924.pdf>)

TE27.2	ACTION			Ward: 28
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Permanent Closure of a Below-Grade Portion of Bremner Boulevard

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 below-grade portion of Bremner Boulevard as a public highway and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE24.102, as adopted by City Council at its meeting held on April 6, 2009.

Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting on September 15, 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

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

Summary

To enact a By-law to permanently close a below-grade portion of Bremner Boulevard, and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE24.102, as adopted by City Council at its meeting held on April 6, 2009.

Background Information

TE27.2 - Draft By-law - Bremner Boulevard

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21925.pdf>)

TE27.3	ACTION			Ward: 30
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Permanent Closure of Portions of the North Boulevard of the Public Highway Lake Shore Boulevard East between Carlaw Avenue and the Don Valley Parkway

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 to vehicular traffic portions of the north boulevard of the public highway Lake Shore Boulevard East, between Carlaw Avenue and the Don Valley Parkway.

Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting on September 15, 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

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

Summary

To enact a By-law to permanently close to vehicular traffic portions of the North Boulevard of the public highway Lake Shore Boulevard East between Carlaw Avenue and the Don Valley Parkway.

Background Information

TE27.3 - Draft By-law - Lake Shore Blvd East Between Carlaw Ave and Don Valley Parkway
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21926.pdf>)

TE27.4	ACTION			Ward: 32
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Permanent Closure of Portions of the North Boulevard of the Public Highway Lake Shore Boulevard East Between Leslie Street and Coxwell Avenue

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 to vehicular traffic portions of the north boulevard of the public highway Lake Shore Boulevard East, between Leslie Street and Coxwell Avenue.

Decision Advice and Other Information

The Toronto and East York Community Council held a public meeting on September 15, 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

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

Summary

To enact a By-law to permanently close to vehicular traffic portions of the north boulevard of the public highway Lake Shore Boulevard East, between Leslie Street and Coxwell Avenue.

Background Information

TE27.4 - Draft By-law - Lakeshore Blvd East Between Leslie and Coxwell
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21927.pdf>)

TE27.5	ACTION			Ward: 20
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Final Report - 399 Bathurst Street - Zoning By-law Amendment Application

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, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
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 for enactment, City Council authorize the appropriate City officials and require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director of City Planning Division and the City Solicitor. The agreements are

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 maintain thereafter public art having a minimum value of \$25,000 to be located on a publicly accessible portion of the lot, or in Bellevue Square Park, to the satisfaction of the Chief Planner and Executive Director of City Planning.

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

- b. The owner shall 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. The owner shall provide detailed 1:50 elevations of the building podium level to the satisfaction of the Chief Planner and Executive Director of City Planning.
- d. The owner shall provide and maintain trees and a continuous soil trench within the Leonard Street road allowance to the satisfaction of the Director of Urban Forestry.
- e. The owner shall provide and maintain an irrigation system for the 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 for all new trees in the public rights-of-way, satisfactory to the Executive Director, Technical Services and the General Manager, Parks, Forestry and Recreation.
- f. The owner shall provide the City with documentation as to LEED certification of the development and the project documentation that will provide information on the LEED certification.
- g. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist received by the Chief Planner and Executive Director of City Planning Division on December 29, 2008.
- h. Prior to final Site Plan Approval, the owner shall submit to the Executive Director, Technical Services for review and acceptance, a site servicing review to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate.
- i. The owner shall pay for and construct any improvements to the existing watermain system should the results of a fire hydrant flow test conclude that it needs to be upgraded to provide the proposed development with adequate flow and pressure.

- j. The owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report as accepted by the Executive Director of Technical Services, should it be determined that improvements to such infrastructure are required to support this development.
 - k. The owner shall agree to include landscaping details for the area at the northeast intersection of Leonard Avenue and Nassau Street in the Site Plan Approval Application.
- 4. The owner shall comply with any other conditions set forth in any other agreement required to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director of City Planning, acting reasonably.
 - 5. 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 September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 25, 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 nine-storey addition (60.9 metres to the top of the mechanical penthouse), “the Krembil Centre”, to the north-east corner of the existing hospital at 399 Bathurst Street. The addition will contain research and clinical floors as well as hospital care in the form of clinical treatment and rehabilitation facilities.

The original proposal has been significantly revised to address the immediate adjacency of the Neighbourhood to the north of the hospital site.

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

Background Information

TE27.5 - Staff Report - 399 Bathurst Street - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22128.pdf>)

Communications

(June 17, 2009) E-mail from Patricia Fillmore (TE.Main.TE27.5.1)

Speakers

Marc Boddy

Allan Leibel, Goodmans LLP, on behalf of Toronto Western Hospital

TE27.6	ACTION			Ward: 14
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Final Report - 2 Elm Grove 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 Attachment 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. 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 September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 14, 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 nine (9) dwelling units in a converted house within the residential building located at 2 Elm Grove Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachorlorette 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

TE27.6 - Staff Report - 2 Elm Grove Avenue - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21929.pdf>)

Communications

(June 17, 2009) Letter from Christopher and Anka Barcus (TE.Main.TE27.6.1)
(June 22, 2009) E-mail from Parkdale Residents Association (TE.Main.TE27.6.2)

Speakers

Waleed Elbodawi
Surinder Singh

TE27.7	ACTION			Ward: 14
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Final Report - 5 Glenavon 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 Attachment 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 Council for enactment, the owner shall submit a landscape plan for 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 September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 20, 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 eighteen (18) dwelling units in a converted house within the residential building located at 5 Glenavon Road.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor 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

TE27.7 - Staff Report - 5 Glenavon Road - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21930.pdf>)

Communications

(June 18, 2009) E-mail from David Greig (TE.Main.TE27.7.1)
(June 22, 2009) E-mail from Parkdale Residents Association (TE.Main.TE27.7.2)

TE27.8	ACTION			Ward: 14
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Final Report - 8 Spencer 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 Attachment 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. 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 September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 20, 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 (4) dwelling units in a converted house within the residential building located at 8 Spencer Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor 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

TE27.8 - Staff Report - 8 Spencer Avenue - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21931.pdf>)

Communications

(June 22, 2009) E-mail from Parkdale Residents Association (TE.Main.TE27.8.1)

TE27.9	ACTION			Ward: 14
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Final Report - 21 Thorburn 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 Attachment 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 Council for enactment, the owner shall submit a landscape plan for the front yard of the subject property to the satisfaction of the Director, Community Planning, Toronto and East York District.
4. Before introducing the necessary Bill to 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 held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 20, 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 six (6) dwelling units in a converted house within the residential building located at 21 Thorburn Avenue.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor 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

TE27.9 - Staff Report - 21 Thorburn Avenue - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21932.pdf>)

Communications

(June 22, 2009) E-mail from Parkdale Residents Association (TE.Main.TE27.9.1)

Speakers

Lorna Tomassoni
Deborah Toupin
Albert Caires

TE27.10	ACTION			Ward: 14
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Final Report - 59 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 Attachment 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 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 September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 13, 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 seven (7) dwelling units in a converted house within the residential building located at 59 Wilson Park Road.

This proposal meets the criteria of the Parkdale Conflict Resolution Process for the regularization of bachelor 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

TE27.10 - Staff Report - 59 Wilson Park Road - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21933.pdf>)

Communications

(June 22, 2009) E-mail from Parkdale Residents Association (TE.Main.TE27.10.1)
(September 11, 2009) Letter from Janina Stankiewicz on behalf of The Stankiewicz Family (TE.New.TE27.10.2)

TE27.11	ACTION			Ward: 19
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Final Report - 100 Garrison Road and 800 Fleet Street - Rezoning Application

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend former City of Toronto Zoning By-law No. 438-86, as amended, substantially in accordance with the draft Zoning By-law amendment attached as Attachment No. 4.
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.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

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

Summary

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

The City of Toronto's Cultural Affairs Division proposes to build a multi-purpose Visitor Centre ("Visitor Centre") on the lands municipally known as 100 Garrison Road and 800 Fleet Street, which are part of the Fort York National Historic Site ("Fort York"). The Visitor Centre will include, among other uses, a museum gift shop and a small café/restaurant to service visitors to Fort York. The need for a Visitor Centre has been recognized in a number of planning studies prepared for Fort York over the past 20 years. The Visitor Centre is part of the City's Capital Budget and is one of the legacy projects for the upcoming Bicentennial of the War of 1812 commemoration.

The lands known as 100 Garrison Road and 800 Fleet Street are currently zoned 'G' (parkland). The proposed Visitor Centre includes commercial uses (retail gift shop and restaurant) that are not permitted in a 'G' zone. Fort York is a public museum that existed on the subject lands prior to the enactment of the former City of Toronto General Zoning By-law No. 438-86, as amended, and is therefore a legal non-conforming use.

The proposal is to amend the General Zoning By-law No. 438-86, as amended, to recognize and permit the existing public museum and related uses within City parkland as well as to permit the erection and use of a new multi-purpose Visitor Centre with a restaurant and gift shop.

Site Plan Approval for the Visitor Centre will also be required following the Zoning By-law amendment.

This report recommends approval of the proposed amendments to the Zoning By-law.

Background Information

TE27.11 - Staff Report - 100 Garrison and 800 Fleet - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21934.pdf>)

TE27.12	ACTION			Ward: 19
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Final Report - 23, 25, 27 and 29 Stafford Street - Rezoning Application

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize the City Solicitor and City Staff to appear before the Ontario Municipal Board in support of the proposed Zoning By-law Amendment as detailed in the Recommendations section contained in the staff report dated May 22, 2009, and request the Ontario Municipal Board to withhold its final Order approving such Zoning By-law Amendment pending execution by the Owner of the Section 37 Agreement as described in the staff report.
2. City Council receive for information the report dated May 22, 2009 from the Director, Community Planning, Toronto and East York District, entitled "Final Report - 23, 25, 27 and 29 Stafford Street - Rezoning Application".

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 22, 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 to redevelop the properties at 23-29 Stafford Street with a terraced 10-storey condominium containing 104 residential units and three levels of underground parking.

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

Background Information

TE27.12 - Staff Report - 23, 25, 27 and 29 Stafford Street - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrrd/backgroundfile-22129.pdf>)

Communications

(June 12, 2009) Letter from Howard M. Hacker, Legal Counsel, Plazacorp Investments Limited (TE.Main.TE27.12.1)

12a Supplementary Report - 23, 25, 27 and 29 Stafford Street – Rezoning Application

Origin

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

Summary

A report from Community Planning dated May 22, 2009, recommending approval of the proposal to redevelop the properties at 23-29 Stafford Street with a terraced 10 storey condominium containing 104 residential units and three levels of underground parking was to have been considered by Toronto and East York Community Council on June 23, 2009. This meeting was cancelled as a result of the recent labour disruption.

On June 29, 2009, the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines for the Zoning By-law Amendment application. The OMB hearing has been scheduled for October 21, 2009.

The applicant intends to proceed with the scheduled October 21st hearing to request that the Ontario Municipal Board approve the draft Zoning By-law Amendment prepared by City staff. The amendment was included as part of the May 22, 2009 report to Community Council that recommended approval of the 10-storey building.

This report recommends that Council authorize staff to attend the Ontario Municipal Board in support of the rezoning application as outlined in the recommendations contained within the staff report dated May 22, 2009.

Background Information

TE27.12a - Supplementary Staff Report - 23, 25, 27 and 29 Stafford Street
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23079.pdf>)

TE27.13	ACTION			Ward: 20
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King-Spadina East Precinct Built Form Study - Progress Report

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council request appropriate staff to continue to process and to prepare final reports for the following applications for Zoning By-Law Amendments, which were put on "hold" pending Council's consideration of the King-Spadina Built Form Study (refer to Toronto and East York Community Council Decisions TE17.30 through TE17.33 and TE17.35 at its meeting of July 7, 2008):
 - 60 John Street/12-18 Mercer Street;
 - 181-199 Richmond Street/10 Nelson Street;
 - 355 King Street West/119 Blue Jays Way;
 - 295 Adelaide Street West/100-104 John Street; and
 - 21-33 Widmer Street/299 Adelaide Street West.

2. City Council request the Chief Planner and Executive Director, City Planning Division to report to Toronto and East York Community Council on the heritage district potential and scope of work for a Heritage Conservation District Study within the portion of the King-Spadina East Precinct bounded by Simcoe Street, the north side of Richmond Street West, Spadina Avenue, the south side of King Street West to Peter Street, the south side of Mercer Street between Peter and John Street, and the north side of King Street West from John Street to Simcoe Street.
3. City Council request the General Manager, Transportation Services to study and report back to Toronto and East York Community Council on the feasibility, funding and appropriate scope of a more detailed analysis, reporting on implementation impacts of turning Richmond Street and Adelaide Street into two-way streets.
4. City Council request Planning staff to negotiate Section 37 agreements within the King-Spadina East Precinct, where appropriate, to provide funding for Heritage Conservation District studies, subject to the appropriate Official Plan Amendment coming into force and effect, and John Street streetscape improvements, such that funds become available prior to the introduction of Bills in Council.
5. City Council request Planning staff to host a community meeting to review the interim recommendations of this report, and a second community meeting to review draft Secondary Plan and Zoning By-law amendments and draft updated King Spadina Area Urban Design Guidelines.
6. City Council request the Chief Planner and Executive Director, City Planning Division to prepare updated King Spadina Area Urban Design Guidelines, Secondary Plan and Zoning By-law Amendments for the East Precinct to implement the recommendations of the Built Form Study, after the first community meeting.
7. City Council request the Chief Planner and Executive Director, City Planning Division to investigate and report on the appropriateness of a Development Permit System (DPS), and whether the King-Spadina East Precinct would be a suitable pilot project for the application of the DPS.
8. City Council make the John Street Cultural Corridor project a City priority.
9. City Council authorize the General Manager, Transportation Services to undertake an environmental assessment for the John Street Cultural Corridor project as soon as possible, with due regard to current commitments, competing priorities and staffing constraints.

Decision Advice and Other Information

The Toronto and East York Community Council requested:

1. The General Manager, Transportation Services to include in the Transportation Services 2010 budget submission appropriate resources to undertake the John Street Cultural Corridor Project.

2. The Director, Community Planning, Toronto and East York District, in consultation with the Ward Councillor to recommend to the Toronto and East York Community Council the use of Section 37 funds, from appropriate area developments, for the John Street Cultural Corridor Project.
3. The General Manager, Transportation Services and the Executive Director, Technical Services, in consultation with the Chief Planner and Executive Director, City Planning, to report to the Toronto and East York Community Council in 2010 on the strategy and work plan for the John Street Culture Corridor Project.

Origin

(August 25, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

The East Precinct of the King-Spadina Secondary Plan Area, bounded by Front Street West to the south, Richmond Street West to the north, Simcoe Street to the east, and Spadina Avenue to the west, has been experiencing significant growth pressure. While this is evidence of the success of King-Spadina's regeneration, this pressure is resulting in proposals that considerably exceed the height and intensity of development envisioned by the Official Plan or permitted by the Zoning By-law. These proposals could fundamentally change the character of the area, and, in the absence of an updated planning framework, can lead to inconsistency and unplanned consequences.

The Built Form Study is an assessment of the existing and approved built form within the East Precinct of King-Spadina. Its intent is to comprehensively evaluate the area's character, and provide specificity to the question of where, and how, additional development can be accommodated in order to protect the features that make the district a distinctive and successful place in the city. The Built Form Study will help ensure that individual proposals are reviewed consistently within the area's broader physical context, to provide certainty for City Council, future development proponents, and the broader community. It will also help ensure that new development contributes to the continued intensification of the East Precinct in a way that is appropriate and in the public interest.

Staff have identified several sub-areas within the East Precinct where, subject to appropriate built form criteria that respects heritage character and enhances quality of life, and the provision of appropriate community benefits, additional development can be accommodated. Work is underway to prepare specific guidelines regarding height, built form and performance criteria to guide future development.

This report contains the findings of the Built Form Study, and makes interim recommendations pending the preparation of Secondary Plan and Zoning By-Law Amendments, and updated Urban Design Guidelines. The findings will help to guide the review of existing and new applications within King-Spadina's East Precinct.

Background Information

TE27.13 - Revised Staff Report King Spadina East Precinct Built Form Study - Progress Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21936.pdf>)

Communications

(September 14, 2009) Letter from Councillor Adam Vaughan respecting the John Street Cultural Corridor (TE.New.TE27.13.1)

(September 15, 2009) Submission from Harold Madi providing a brochure on the Toronto Entertainment District Master Plan (TE.New.TE27.13.2)

Speakers

Harold Madi

TE27.14	ACTION			Ward: 20
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Final Report - 21-31 Widmer Street and 299 Adelaide Street West - Rezoning

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 lands at 21-31 Widmer Street and 299 Adelaide Street West substantially in accordance with the draft Zoning By-law Amendment provided in Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the Bills for enactment, City Council authorize the appropriate City officials and require the owner to execute an Agreement pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - a. An indexed cash contribution of \$1,100,000.00, of which 10% will be allocated for affordable housing projects in Ward 20; and the remainder for any or all of the following: streetscape improvements to Widmer Street, John Street, and Adelaide Street, and improvements to the proposed community/performance space at 21-31 Widmer/299 Adelaide.

- b. \$200,000 of the cash contribution to be provided at the passing of Bills, with \$100,000 contributing to one or more Heritage Conservation District studies within the East Precinct of King-Spadina, subject to the appropriate Official Plan Amendment coming into force and effect, and \$100,000 contributing to design development supporting the John Street streetscape project.
- c. \$450,000 (indexed) of the cash contribution to be paid prior to the issuance of an above-Permit for the development.
- d. \$450,000 (indexed) of the cash contribution to be paid prior to condominium registration.
- e. The provision of a community/performance space in the building having a minimum gross floor area of 420 square metres, to be provided to the City at cost, subject to funds being secured on or before the passing of Bills. If the City is unable to fund the purchase of the community/performance space, the applicant shall provide an appropriate alternate community benefit to be negotiated with planning staff and the Ward Councillor, acting reasonably.
- f. 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, at least 50% of which is to be applied to the treatment of the building podium.

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

- g. A minimum of ten percent (10%) of the residential units in the building have at least three bedrooms, or be convertible to three or more bedrooms.
- h. 1:50 scale elevations, satisfactory to the Chief Planner and Executive Director, City Planning Division, for the lower floors of the project to be provided as part of a revised application for Site Plan Approval.
- i. The implementation of any wind mitigation measures required by the applicant's wind study, satisfactory to the Chief Planner and Executive Director, City Planning Division, to be submitted as part of a revised application for Site Plan Approval.
- j. The provision and maintenance of an irrigation system, at the applicant's expense, for proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services Division, and requirements to maintain in good order and operation.
- k. Certain green development elements, satisfactory to the Chief Planner and Executive Director, City Planning Division, as may be identified in the Green Development Checklist received by City Planning on April 9, 2009.

4. City Council authorize the appropriate City officials to resume the process to stop up and close parts of the 3.048 metre wide public laneway that runs north-south through the site.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(June 3, 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 43-storey mixed use building at 21-31 Widmer Street and 299 Adelaide Street West, with approximately 430 residential units and approximately 1,300 square metres of non-residential space, including retail and community/performance space. Four above grade parking levels and four below grade parking levels are proposed, two of which comprise commercial parking. Previous Council permission (By-law 95-2006) permitted a 25-storey mixed use building on the site.

The proposal replaces a commercial surface parking lot with residential units, including a proposal to include affordable Habitat for Humanity units, retail, and community/performance space. It is consistent with the emerging built form study in that it is located within an area that can accommodate tall buildings without destabilizing the warehouse built form character of the area. The proposal generally meets the intent of the 2006 King Spadina Urban Design Guidelines, and the Tall Building Guidelines.

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

Background Information

TE27.14 - Staff Report - 21-31 Widmer St. and 299 Adelaide St. West
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22136.pdf>)

Communications

(June 12, 2009) Fax from Meyer Elkaim, 623327 Ontario Ltd. (TE.Main.TE27.14.1)

**14a Supplementary Report - 21-31 Widmer Street and 299 Adelaide Street West
- Rezoning***Statutory - Planning Act, RSO 1990***Origin**

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

Summary

The June 3, 2009 report, “21-31 Widmer Street and 299 Adelaide Street West – Rezoning – Final Report”, recommends approval for a 43-storey mixed use building at 21-31 Widmer Street and 299 Adelaide Street West. At the time of report preparation, the Section 37 contribution details were still under discussion between the applicant, staff and the Councillor. The details have now been resolved. This supplementary report provides revised recommendations as a result of concluding the negotiations with the applicant.

This report also includes the Draft Zoning By-law for the development, in Attachment 1.

Background Information

TE27.14a - Supplementary Staff Report - 21-31 Widmer Street and 299 Adelaide Street West - Rezoning

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23436.pdf>)

TE27.16	ACTION			Ward: 21
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**Final Report - 524, 528, 530, 532, 534 St. Clair Avenue West - Rezoning
and Demolition under Municipal Code Chapter 667 Applications***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 substantially in accordance with the revised draft Zoning By-law Amendment attached as Attachment No. 1 to the Supplementary Report dated September 10, 2009, from the Director, Community Planning, Toronto and East York District, and determine that no further notice is required to be given.
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 authorize the appropriate City staff and require the owner to enter into an agreement or

agreements pursuant to Section 37 of the Planning Act, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor to secure the following facilities, services and matters to be provided by the owner, at its expense, to the City:

- a. the owner shall provide a payment of an indexed cash contribution of \$350,000, to be paid to the City at such time as the site specific Zoning By-law comes into force and effect, to be used for capital improvements and enhancements to the Artscape Wychwood Barns;
- b. the owner shall provide, prior to condominium registration, a generally rectangular easement of indefinite term, in favour of the City of Toronto, at the southern limit of the lot, extending approximately 36.8 metres in length from the east property line to the west property line and approximately 1.6 metres deep from the south property line to the building wall on the ground floor, for the purposes of widening the publicly accessible sidewalk on St. Clair Avenue West;
- c. the owner shall implement any wind mitigation measures required by the wind study, satisfactory to the Chief Planner, to be submitted with the Site Plan Approval resubmission;
- d. the owner shall construct and maintain a roof of light coloured materials – installed for 75% of the roof having a reflectance of 0.3, as set out in the Green Development Checklist, satisfactory to the Chief Planner and Executive Director, City Planning Division;
- e. the owner shall provide and maintain exterior materials generally as shown in the drawings of the St. Clair Avenue West and Raglan Avenue frontages received date June 15, 2009 with building materials labelled, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- f. the owner shall provide and maintain on the site or on the lands known as 743 St. Clair Avenue West not less than 9 new replacement rental dwelling units, comprising 8 affordable rental dwelling units and 1 rental dwelling unit with mid-range rents which units shall generally be of the same type and size as in the buildings existing on the lot at the date of enactment of the by-law amendment, in accordance with more detailed terms as set forth in the revised draft Zoning By-law Amendment attached as Attachment No. 1 to the Supplementary Report dated September 10, 2009, from the Director, Community Planning, Toronto and East York District; and
- g. the owner shall provide a satisfactory indexed letter of credit in the amount of \$1,215,000 prior to any demolition or building permit issuing for the lands, to secure the provision of the 9 replacement rental dwelling units.

4. City Council approve the application to demolish the 5 existing buildings, including 9 residential rental housing units located at 524, 528, 530, 532 and 534 St. Clair Avenue West pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667 which provide for replacement of the rental housing units:
 - a. the owner shall provide and maintain nine residential rental units, eight of which shall have affordable rents and one which shall have mid-range rents, either on the subject site or on the lands known as 743 St. Clair Avenue West;
 - b. the owner shall enter into and register one or more Section 111 Agreements to secure the conditions outlined in a. above and as described in Appendix 1 of the revised draft Zoning By-law Amendment attached as Attachment 1 to the Supplementary Report dated September 10, 2009, from the Director, Community Planning, Toronto and East York District, and as further detailed in the Terms for Replacement Rental Housing (Attachment 9), to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division;
 - c. the owner shall provide the City with a Letter of Credit satisfactory to the City Treasurer and City Solicitor, in the amount of \$1,215,000, to be indexed; and
 - d. the owner shall enter into and register, a Section 118 Restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands, including, if applicable, the off-site replacement lands, to the satisfaction of the City Solicitor, without the written consent of the Chief Planner and Executive Director, City Planning Division or his designate, to assist with securing the Section 111 Agreement against future owners and encumbrancers of the lands; and
 - e. the owner shall obtain the first building permit for the foundation of the development on the site.
5. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 after the latest of the following has occurred: the satisfaction of the conditions in Recommendation 4; the Zoning By-law Amendment in Recommendation 1 has come into full force and effect; and the issuance of the site plan approval for the development by the Chief Planner and Executive Director, City Planning or his designate, pursuant to Section 114 of the City of Toronto Act, 2006.
6. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 5.

7. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act no earlier than issuance of the first building permit for the foundation of the development, and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 5, which permit may be included in the demolition permit for Chapter 667 under 363-11.1E, of the Municipal Code, on condition that:
 - a. the owner erect a residential building on site no later than three (3) years from the date the permit is issued for demolition of the buildings;
 - b. should the owner fail to complete the new building within the time specified in condition 7(a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.
8. City Council authorize City officials to take all necessary steps 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 September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

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

Summary

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This proposal is to demolish the existing mixed use buildings, containing 9 residential rental dwelling units and commercial uses and replace them with a 19-storey mixed use building at 524-534 St. Clair Avenue West with 155 residential units and commercial uses on the ground floor. The proposal includes replacement of the nine residential rental units to be demolished.

The proposed mixed-use development demonstrates quality design, which is consistent and compatible with the evolving character of the St. Clair Avenue West and Bathurst Street intersection.

This report reviews and recommends approval of the applications to amend the Zoning By-law and under Municipal Code 667 to demolish the residential rental units.

Background Information

TE27.16 - Staff Report - 524, 528, 530, 532, 534 St. Clair Avenue West
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22266.pdf>)

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

Origin

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

Summary

Staff have been negotiating with the applicant to finalize the owner's obligations with respect to off-site rental replacement. Due to the complexities required to finalize the agreements, which are nearing completion, staff will submit a continuation of this report with more details to the Toronto and East York Community Council for consideration at its meeting on June 23, 2009.

Background Information

TE27.16a - Staff Report - 524, 528, 530, 532, 534 St. Clair Avenue West - Placeholder
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21939.pdf>)

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

Origin

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

Summary

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

Background Information

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

TE27.17	ACTION			Ward: 28
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Final Report - 591 Dundas Street East - Regent Park - Rezoning Application

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law No. 141-2005 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 and amendments to Map 4 in Attachment No. 3 and Map 1 of 2 in Attachment No. 4.
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.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(August 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.

Toronto Community Housing Corporation has made application for zoning by-law amendments for the Regent Park revitalization area. Within the Regent Park Secondary Plan area the amendments are to allow the addition of "live/work unit" at grade as a permitted use in the residential districts (R4A), an increase in height for Type "B" Towers from 75 metres to 77 metres and the removal of the reference to the number of "storeys" leaving maximum heights in place. In addition, for Phase 2 lands only, there are proposed amendments to the tower location and the height maps.

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

Background Information

TE27.17 - Revised Staff Report - 591 Dundas Street East - Rezoning Application - Final Report (<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23197.pdf>)

Communications

(June 18, 2009) E-mail from Bill Eadie (TE.Main.TE27.17.1)

TE27.18	ACTION			Ward: 28
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Final Report - 125 The Esplanade - Rezoning Application

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 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5, for a temporary use By-law for a period of up to 3 years from the day of the passing of the by-law.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills for enactment, City Council require the applicant to submit for review and acceptance an application for site plan control approval, to the satisfaction of the Chief Planner.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 28, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

This application was made before January 1, 2007 and is not subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application by the City of Toronto Facilities and Real Estate is for a temporary use by-law to permit the temporary relocation of the North St. Lawrence Market's weekend markets to 125 The Esplanade while the North Market building redevelops for a period of up to 3 years.

The long term viability of the lands for the parks use permitted in the Official Plan and Zoning By-law will be maintained. The proposed land use is appropriate for the temporary use of an underutilized parking lot. The proposed relocation site of the North Market is located in close proximity to the existing North Market and directly across from the South Market. Relocating the activities of the North Market to this site would be compatible with the existing market activities.

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

Background Information

TE27.18 - Staff Report - 125 The Esplanade - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21941.pdf>)

Speakers

Dennis Glasgow

TE27.19	ACTION			Ward: 32
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Final Report - 1864 to 1876 Queen Street East - Rezoning Application and Demolition Application under Municipal Code 667

Statutory - Planning Act, RSO 1990

Committee Recommendations

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

Decision Advice and Other Information

The Toronto and East York Community Council:

- A. Requested that the appropriate staff in the City's Planning Division, Toronto and East York District, the developer, and a small working group of residents undertake further discussions respecting the Final Report - 1864 to 1876 Queen Street East - Rezoning Application and Demolition Application under Municipal Code 667, and that the Director, Community Planning, Toronto and East York District, be requested to report directly to City Council on September 30, 2009, on the outcome of these discussions.
- B. Requested the Director, Community Planning, Toronto and East York District, together with the lead planner of the Avenues and Mid-rise Building Typologies Study, to meet with the Beach Triangle Residents Sub-Committee prior to the meeting of City Council on September 30, 2009, to discuss the overall planning issues raised at the meeting of the Toronto and East York Community Council on September 15, 2009.

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

The Toronto and East York Community Council considered the following recommendations contained in the report (May 25, 2009) from the Director, Community Planning, Toronto and East York District:

1. City Council amend Zoning By-law 438-86, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve the application to demolish the 7 existing buildings, including 8 residential rental housing units located at 1864 to 1876 Queen Street East pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667:
 - a. The owner meet the requirements of the Tenant Assistance Plan at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, and which will include provisions that exceed the requirements under the provincial Residential Tenancies Act by providing one extra month's notice to vacate for the demolition, and payment equal to one extra month's rent plus a moving allowance.
 - b. The owner provide an undertaking to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division which secures the condition outlined in Recommendation 3.
4. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 after the satisfaction of the conditions in Recommendation 3, and after the Zoning By-law amendments in Recommendation 1 have come into full force and effect.
5. City Council authorize the Chief Building Official to issue a section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 4.
6. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act no earlier than issuance of the first building permit for the foundation of the development, and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 4, which permit may be included in the demolition permit for Chapter 667 under 363-11.1E, of the Municipal Code, on condition that:
 - a. The Owner erect a residential building on site no later than three (3) years from the day demolition of the buildings is commenced.
 - b. Should the Owner fail to complete the new building within the time specified in condition (a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

7. City Council determine that the proposed development of the lands at 1864 to 1876 Queen Street East compliments the pattern of development for this segment of Queen Street East, that overall infrastructure is available and that development can proceed prior to the completion of an Avenue study.
8. City Council authorize City officials to take all necessary steps to give effect to the above-noted recommendations.

Origin

(May 25, 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 the construction of a six storey mid-rise building at 1864 to 1876 Queen Street East with 28 residential units, and commercial uses on the ground floor. It involves the demolition of all the existing buildings which contain ten dwelling units, including eight rental housing units.

Mid-rise housing is an important form of development that can create new housing and shopping opportunities and can help the City to more easily address reurbanization objectives on Avenues.

Queen Street in the Beach area continues to be a desirable residential and commercial destination. The proposed mixed-use development is consistent and compatible with area development.

The application under Chapter 667 of the Municipal Code proposes the demolition of 8 residential rental units, which is prohibited without a permit issued under Section 111 of the City of Toronto Act. The rental units will not be replaced.

This report reviews and recommends approval of the application to amend the Zoning By-law, and approval of the applications to demolish the existing residential buildings without requiring the replacement of the residential rental units.

Background Information

TE27.19 - Staff Report - 1864 to 1876 Queen Street East - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21942.pdf>)

Communications

- (June 16, 2009) E-mail from Larry S. Snyder (TE.Main.TE27.19.1)
- (June 18, 2009) E-mail from Martha Smith (TE.Main.TE27.19.2)
- (June 18, 2009) E-mail from Patricia Silver (TE.Main.TE27.19.3)
- (June 18, 2009) E-mail from George Jotic (TE.Main.TE27.19.4)
- (June 21, 2009) E-mail from Ingrid Furtado and Warren D'Souza (TE.Main.TE27.19.5)

(June 22, 2009) E-mail from M. Ane (TE.Main.TE27.19.6)
(June 22, 2009) E-mail from Joe and Dawn Barbieri (TE.Main.TE27.19.7)
(June 4, 2009) Fax from Julia Mah (TE.Main.TE27.19.8)
(June 22, 2009) E-mail from John and Catherine Crichton (TE.Main.TE27.19.9)
(September 2, 2009) E-mail from Ellen Barbieri (TE.New.TE27.19.10)
(September 3, 2009) Letter from Chris and Linda Dumbell (TE.New.TE27.19.11)
(September 8, 2009) E-mail from Chris Peters and Rose Jansen (TE.New.TE27.19.12)
(September 7, 2009) E-mail from Jim Querengesser (TE.New.TE27.19.13)
(September 9, 2009) E-mail from Fraser Smith (TE.New.TE27.19.14)
(September 11, 2009) E-mail from Deborah Etsten (TE.New.TE27.19.15)
(September 10, 2009) E-mail from Bob McRae and Madeleine Stewart (TE.New.TE27.19.16)
(September 11, 2009) Fax from Mr. and Mrs. M. Heywood (TE.New.TE27.19.17)
(September 12, 2009) E-mail from James Purcell (TE.New.TE27.19.18)
(September 13, 2009) Letter from Susan Ludlow (TE.New.TE27.19.19)
(September 14, 2009) E-mail from Ken R. Ludlow (TE.New.TE27.19.20)
(September 14, 2009) Letter from Audrey Pepler (TE.New.TE27.19.21)
(September 14, 2009) Letter from Calvin Pepler (TE.New.TE27.19.22)
(September 14, 2009) Letter from James Collins (TE.New.TE27.19.23)
(September 14, 2009) Letter from Jean B. Collins (TE.New.TE27.19.24)
(September 14, 2009) E-mail from Timothy Phillips (TE.New.TE27.19.25)

Speakers

Ingrid Furtado
Valerie Cassells
Dawn Barbieri (Submission Filed)
Patricia Silver
Timothy Phillips
Paul Vallis
Julia Mah (Submission Filed)
Richard Ziegler, Richard Ziegler Architect
Karsten Riedel
Frank Riedel (Submission Filed)

19a Supplementary Report – Rezoning Application and Demolition Application under Municipal Code 667 – 1864 to 1876 Queen Street East

Origin

(August 20, 2009) Report from Director, Community Planning, Toronto and East York District

Summary

A report from Community Planning dated May 25, 2009 recommending approval of the proposed amendment to the Zoning By-law 438-86 and the application to demolish the existing residential rental buildings without replacement, at 1864 to 1876 Queen Street East, was to be considered by Toronto and East York Community Council at its meeting of June 23, 2009. This meeting was cancelled as a result of the recent labour disruption.

On July 20, 2009, the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines in respect of the Zoning By-law Amendment application. Demolition Applications under Municipal Code 667 cannot be appealed to the OMB.

Notwithstanding the appeal to the Board, the applicant has agreed to a full statutory public meeting before Community Council so that Council may consider and potentially adopt the recommended Zoning By-law Amendment and Demolition Application. Therefore, staff continue to recommend that Council adopt the recommendations contained in the staff report of May 25, 2009.

Background Information

TE27.19a - Staff Report - Rezoning and Demolition Application 1864-1876 Queen Street East
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23070.pdf>)

TE27.20	ACTION			Ward: 20
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Refusal Report - 426 University Avenue - Zoning By-law Amendment and Site Plan Approval Applications

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, to report to the October 13, 2009, meeting of the Toronto and East York Community Council on the form of an amendment to Zoning By-law 438-86, as amended, for the former City of Toronto to implement the proposal substantially in accordance with the drawings on file with the Chief Planner and Executive Director, for a mixed-use building at 426 University Avenue containing a private club, the Royal Canadian Military Institute (6½ storeys) and a residential condominium building (35½ storeys), the draft by-law to include but not be restricted to the following requirements:
 - a. the maximum combined non-residential gross floor area and residential gross floor area of all buildings or structures erected within the lot shall not exceed 24,900 square metres, of which a minimum of 2,900 square metres of non-residential gross floor area shall be provided;
 - b. the maximum height to the top of the roof shall not exceed 135 metre, with a maximum height of 11 metres for the mechanical penthouse and architectural element;
 - c. at least one Type B loading space shall be provided;

- d. at least 9 parking spaces shall be provided of which a maximum of 8 may be contained in 4 car stackers; and
 - e. a minimum of 130 square metres of indoor amenity space, including a washroom, shall be provided.
2. Before introducing the necessary Bills for enactment, City Council authorize the appropriate City officials and require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning, and City Solicitor. The agreement(s) are to be registered on title to the lands in a manner satisfactory to the City Solicitor and to secure the following facilities, services and matters from the owner at its expense:
- a. Prior to Site Plan Approval for the subject property, the owner shall provide a Conservation Plan including an estimate of the costs associated with its execution, for the reconstruction and restoration of the façade and library of 426 University Avenue to the satisfaction of the Manager of Heritage Preservation Services.
 - b. Prior to the release of a building permit, including for demolition, shoring, foundation or above grade, the owner shall supply a Letter of Credit equal to the approved amount contained within the Conservation Plan.
 - c. Prior to the release of a building permit, including for demolition, shoring, foundation or above grade, the owner shall provide a documentation report for the subject property including a history of the Royal Canadian Military Institute activities at the site since its construction, original plans and drawings for the building and subsequent alteration drawings where available, and complete interior and exterior photo-documentation of all rooms, corridors and elevations (in both digital and black and white SLR formats) including a key plan indicating the location of each photograph, to the satisfaction of the Manager, Heritage Preservation Services.
 - d. Prior to the release of the Letter of Credit, the owner shall complete all conservation work to the satisfaction of the Manager, Heritage Preservation Services.
 - e. A cash contribution in the amount of \$1,000,000.00, indexed as per the Consumer Price Index from the date of the execution of the Section 37 Agreement, for facilities, services or matters, which may include affordable housing projects in Ward 20, local park improvements, and streetscape improvements to Dundas Street West, shall be paid, consisting of an initial payment of \$100,000 payable upon the coming into force and effect of the amending by-law, with the balance payable prior to the release of any above grade building permit.

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

- f. Architectural plans, elevations and landscaping including 1:50 elevations will be secured to the satisfaction of the Chief Planner, and the owner will be required to, in conjunction with each Site Plan Application, submit 1:50 scale drawings in conformity with this requirement.
- g. The owner shall incorporate in the construction of the building, and thereafter, maintain exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director.
- h. The owner shall make reasonable commercial efforts to achieve LEED certification and shall provide the City with the project documentation on LEED certification.
- i. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist received by the Chief Planner and Executive Director of City Planning Division on June 10, 2008.
- j. The owner shall provide knock-out panels to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, and the General Manager of Economic Development, and to be detailed in an agreement pursuant to Section 41 of the Planning Act.
- k. Prior to the issuance of any demolition or building permit, the owner shall complete a Toronto Transit Commission (TTC) Technical Review of the proposed development as applicable to the particular permit under application and obtain the TTC's written acknowledgement that the owner has satisfied all of the conditions arising out of the review. As part of the review process, the owner shall provide the requisite information, and pay the associated review fee to the TTC.
- l. The owner shall insert warning clauses regarding the TTC right-of-way in all offers to purchase, agreement of purchase and sale or agreements to lease, and condominium declaration document(s) for each affected residential unit within the proposed development. Such warning clauses shall advise of the potential for noise, vibration, smoke, particulate matter, electromagnetic interference and stray current impacts on the proposed development and that the TTC accepts no responsibility for such effects.
- m. Prior to Site Plan Approval, the owner shall submit an application to Transportation Services for any encroachments within the City right-of-way.
- n. Require the owner to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report as accepted by the Executive Director of Technical Services, should it be determined that improvements to such infrastructure are required to support the development.

- o. The owner shall make appropriate arrangements to secure a limiting distance agreement with the owner immediately to the south at 400 University Avenue to the satisfaction of the Chief Building Official, such limiting distance agreement to be executed prior to final site plan approval.
 - p. The owner shall provide knock out panels between a sufficient number of units to permit the combining of units to create a minimum of 10% of the total unit count as three bedroom units.
3. Prior to the introduction of Bills, require the owner to submit to the Executive Director, Technical Services for review and acceptance, a site servicing review to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate.
 4. Subject to the owner entering into a standard encroachment agreement with the City of Toronto, direct the appropriate City staff to permit encroachments into the University Avenue ROW and the Simcoe Street ROW, substantially in accordance with the drawings prepared by Zeidler Partnership Architects, dated April 6, 2009.
 5. Require the owner to comply with any other conditions set out in any other agreement required to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director of City Planning, acting reasonably.
 6. 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 requested the City Clerk to schedule the statutory public meeting for 426 University Avenue - Zoning By-law Amendment and Site Plan Approval Applications for the October 13, 2009 meeting of the Toronto and East York Community Council.

Origin

(May 25, 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.

The application proposed to replace the existing Royal Canadian Military Institute (RCMI), which is a private members club, with a 6 and ½ -storey club and a 35 and ½ -storey condominium resulting in a 42-storey mixed use building at 426 University Avenue. No parking was initially proposed, however, a revised application included the provision of 9 parking spaces, 8 of which were proposed to be in parking stackers.

This report reviews and recommends refusal of the application to amend the Zoning By-law for the following reasons:

- insufficient provision of indoor amenity space; and
- insufficient provision of parking.

Background Information

TE27.20 - Staff Report - 426 University Avenue - Refusal Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21943.pdf>)

Speakers

Lieutenant Colonel Jeffrey Dorfman, President, Royal Canadian Military Institute
Colonel Brian J. Lawrie
Max Allen, Grange Community Association
Cynthia MacDougall, McCarthy Tetrault LLP

TE27.21	ACTION			Ward: 21
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Final Report - 740 Eglinton Avenue West Official Plan Amendment, Draft Plan of Condominium and Rental Housing Conversion Applications

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Official Plan (Application No. 08 164351 STE 21 OZ) substantially in accordance with the draft Official Plan Amendment found in Attachment No. 4.
2. City Council approve the application (08 226682 000 00 RH) to convert the existing 58-unit rental apartment building at 740 Eglinton Avenue West to condominium pursuant to Municipal Code Chapter 667, subject to the conditions of Draft Plan of Condominium set forth in Attachment No. 5.
3. City Council authorize Draft Approval of the Plan of Condominium (08 164355 STE 21 CD) for 740 Eglinton Avenue West, prepared by Rodney H. Geyer, on October 17, 2008, and date stamped May 14, 2009, subject to the conditions set forth in Attachment No. 5, and authorize the Chief Planner and Executive Director to permit such red line revisions as he/she may deem appropriate.
4. City Council require the owner to fulfil the conditions of Draft Approval of Condominium set forth in Attachment No. 5, including the execution and satisfactory registration of any agreements deemed necessary by the City Solicitor, prior to the

City's consent for final registration and authorize the City Solicitor to prepare any necessary agreements to secure the conditions, as the City Solicitor deems necessary.

5. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Conditions of Draft Approval of Condominium as may be required.
6. City Council authorize and direct City Officials to take necessary actions to give effect thereto.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

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

Summary

These applications were made on May 30, 2008 and December 3, 2008 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The proposal is to permit the conversion of a 58-unit residential co-ownership building to condominium ownership at 740 Eglinton Avenue West. The existing building contains some rental units and office units. No new construction is proposed. This conversion proposal requires applications to amend the Official Plan, for Draft Plan of Condominium approval, and for Rental Housing Conversion approval under Section 111 of the City of Toronto Act, 2006.

This report reviews and recommends approval of the applications to amend the Official Plan, to permit the conversion to condominium, and to authorize the Chief Planner and Executive Director to approve the Draft Plan of Condominium subject to specific conditions.

Background Information

TE27.21 - Staff Report - 740 Eglinton Avenue West - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21944.pdf>)

Communications

- (June 5, 2009) Letter from Rosa Silva (TE.Main.TE27.21.1)
(June 18, 2009) E-mail from William Sutton (TE.Main.TE27.21.2)

TE27.22	ACTION			Ward: 19
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Final Report - 851 and 853 Richmond Street West - Common Elements Condominium 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 and Executive Director, City Planning Division 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 2 which, except as 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.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(June 26, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

This Draft Plan of Common Elements Condominium application was made on June 13, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. The Planning Act now requires that a Public Meeting be held for all Draft Plan of Common Elements Condominium applications.

This application proposes to create a common elements condominium with a shared driveway that will be accessed from an existing public laneway to the west of the property to provide servicing and access to nine, 3-storey freehold townhouses at 851 and 853 Richmond Street West. Other common element components include a structure that supports a landscaped terrace.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium, subject to conditions.

Background Information

TE27.22 - Staff Report - 851 and 853 Richmond St West - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21945.pdf>)

Communications

(August 25, 2009) E-mail from Patsy Stevens (TE.Main.TE27.22.1)
(September 5, 2009) E-mail from Amy Miranda (TE.New.TE27.22.2)

TE27.23	ACTION			Ward: 27
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Final Report - 346 Jarvis Street - 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 any 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.
8. Prior to introduction of the Part Lot Control Exemption By-law, the owner shall submit a revised Draft Reference Plan, to the satisfaction of the Executive Director of Technical Services, to show:
 - a. the co-ordinate values of the main corners of the subject lands, integrated with the Ontario co-ordinate system (3° MTM, Zone 10, NAD27, 1974 Adjustment; and
 - b. a list of the referenced horizontal control monuments with their respective values.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 22, 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 a common elements condominium proposes a private common walkway under which facilities (i.e., hydro, gas, and cable) to be shared by six freehold town houses will be located on the lands municipally known as 346 Jarvis Street. The application is required to provide legal access to the individual townhouse units and to ensure the ongoing shared ownership and maintenance of 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 six separate conveyable townhouse lots and two lots that will be used for occupant parking. 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 application to lift Part Lot Control.

Background Information

TE27.23 - Staff Report - 346 Jarvis Street - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21946.pdf>)

TE27.24	ACTION			Ward: 27
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Final Report - 76, 88R, 92 and 100 Yorkville Avenue and 98, 109, 115, 119 and 121R Scollard Street, Common Elements Condominium 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 except as 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.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(May 20, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

This Draft Plan of Common Elements Condominium was made on March 31, 2008 and is subject to the new provisions of the Planning Act. The Planning Act now requires that a Public Meeting be held for all Draft Plan of Common Elements Condominium applications.

The application proposes to create a common elements condominium consisting of a ramp, drive aisle and 6 underground parking spaces for the six townhouses located on lands municipally known as 76, 88R, 92 Yorkville Avenue and 98, 109, 115, 119 and 121R Scollard Street.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium, subject to conditions.

Background Information

TE27.24 - Staff Report - 76, 88R 92 and 100 Yorkville Avenue and 98, 109, 115, 119 and 121R Scollard Street - Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21947.pdf>)

TE27.25	ACTION			Ward: 32
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Final Report - 16 to 20 Kimberley Avenue - Part Lot Control Application

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. 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.
2. 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.
3. City Council require the owner to provide proof of payment, to the satisfaction of the City Solicitor, for all current property taxes for the subject site prior to the registration of the Plan of Condominium.
4. 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 any part of the lands without the written consent of the Chief Planner or his designate prior to the introduction of Bills in Council.
5. 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.
6. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

Origin

(May 13, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

The application for Part Lot Control Exemption 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.

An application has been submitted to permit exemption from part lot control for the properties known as 16 to 20 Kimberley Avenue.

The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of 7 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 Part Lot Exemption.

Background Information

TE27.25 - Staff Report - 16 to 20 Kimberley Avenue - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21948.pdf>)

TE27.26	ACTION			Ward: 31
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2 Secord Avenue and 90 Eastdale Avenue - Official Plan and Zoning By-law Amendment Applications

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council receive for information the report dated June 1, 2009 from the Director, Community Planning, Toronto and East York District.

Origin

(June 1, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

Official Plan Amendment and Zoning By-law applications were made to the City for intensification of 2 Secord Avenue and 90 Eastdale Avenue. The applications, as submitted, seek to permit the demolition of nine townhouse blocks, containing a total of fifty-two, 3-bedroom rental townhouses at 2 Secord Avenue and 90 Eastdale Avenue, in order to permit the construction of a 30-storey residential tower, a 5- and 8-storey residential building, and sixty, 3-bedroom rental townhouse dwelling units.

The applicant proposes to retain the existing 22 and 24-storey apartment buildings at 2 Secord Avenue and 90 Eastdale Avenue. The existing and proposed buildings would be connected below grade by two levels of parking.

In a letter dated April 1, 2009 (Attachment 1) the applicant indicated that they have decided to eliminate the demolition of the existing townhouse dwelling units from the proposal. Therefore, a Section 111 application for rental housing demolition is no longer necessary. In

that same letter, the applicant requests that the applications be held in abeyance, and that they will contact City Planning to discuss additional revisions to the applications.

As directed by Toronto and East York Community Council, this report provides an update on the working session held on March 20, 2008, and discussions had with the applicant to date. This report is submitted to Council for their information.

Background Information

TE27.26 - Staff Report - 2 Secord Avenue and 90 Eastdale Avenue - Official Plan
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21949.pdf>)

Communications

- (June 18, 2009) E-mail from Paul Nichols (TE.Main.TE27.26.1)
- (June 19, 2009) E-mail from Alex Bethke (TE.Main.TE27.26.2)
- (June 24, 2009) Letter from Jennifer Hart (TE.Main.TE27.26.3)

TE27.27	ACTION			Ward: 19
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506 College Street - Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council state its intention to designate the property at 506 College Street (College Street Baptist Church, 1889) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the solicitor to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board.
4. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 506 College Street (College Street Baptist Church, 1889).
5. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement.

Origin

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

Summary

This report recommends that City Council state its intention to designate the property at 506 College Street (College Street Baptist Church, 1889) under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a heritage easement agreement. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

The property is undergoing conversion to a residential condominium, and the owner has agreed to the designation of the property and to enter into a heritage easement agreement with the City of Toronto.

Background Information

TE27.27 - Staff Report - 506 College Street - Ontario Heritage Act
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21950.pdf>)

27a 506 College Street - Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement**Origin**

(May 21, 2009) Letter from the Toronto Preservation Board

Summary

The Toronto Preservation Board on May 21, 2009, considered the report (April 20, 2009) from the Director, Policy and Research, City Planning Division, respecting 506 College Street – Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Background Information

TE27.27a - Letter - 506 College Street - Ontario Heritage Act
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21951.pdf>)

TE27.29	ACTION			Ward: 27
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Final Report - 34-38 Hazelton Avenue - Official Plan Amendment and Rezoning Applications

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5.

2. 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 Attachment No. 6.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and/or draft Zoning By-law Amendments as may be required.
4. City Council require the owner, before introducing the necessary Bills to City Council for enactment, to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, to secure the following public benefits:
 - i. prior to the issuance of the first above-grade permit, the owner shall provide a contribution in the amount of \$175,000.00 to be used for streetscape and park improvements in the Yorkville neighbourhood, said amount to be indexed in a form satisfactory to the City;
 - ii. the owner shall provide a detailed Heritage Impact Assessment, prepared by a qualified heritage consultant, describing the conservation and mitigation strategies to be employed during the construction of the proposal. The Heritage Impact Assessment must be approved to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
 - iii. the owner shall provide a detailed Conservation Plan, prepared by a qualified heritage architect to the satisfaction of the Manager, Heritage Preservation Services that includes: documentation through photographs of the as-found condition of the heritage structure; detailed descriptions/specifications for the proposed heritage conservation work; a detailed landscape plan; an exterior lighting and signage plan; an estimate of costs for the implementation of the Conservation Plan; and the measures to be taken to protect the heritage resource during construction. The Conservation Plan shall be provided prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
 - iv. the owner shall enter into a Heritage Easement Agreement with the City for 34-38 Hazelton Avenue, which shall include the revised Heritage Impact Assessment, approved Conservation Plan, descriptions, plans and drawings appended as approved alterations, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
 - v. the owner shall provide written confirmation that it shall not object to the designation of the building under Part IV of the Ontario Heritage Act, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
 - vi. prior to the issuance of any building permit for 34-38 Hazelton Avenue, including a permit for the demolition, excavation and/or shoring of the property, the owner shall:

- a. provide a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation and Restoration Plan;
 - b. complete all required archaeological assessments and clearances, satisfactory to the Manager, Heritage Preservation Services;
 - c. provide building permit drawings, satisfactory to the Manager, Heritage Preservation Services;
- vii. prior to the release of the Letter of Credit listed at item (vi) (a) above, the owner shall complete the heritage conservation and restoration work, satisfactory to the Manager, Heritage Preservation Services;
- viii. the owner shall retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the Final Draft – Standards and Guidelines for Consulting Archaeologists, September 2006, Ministry of Culture, prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property;
- ix. should the consultant archaeologist recommend that the archaeological assessment process continue beyond a Stage 1-2 assessment, any recommendations for additional archaeological assessment i.e., Stage 3-4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation;
- x. no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) confirming in writing that all archaeological requirements have been satisfied;
- xi. the owner shall provide 1:50 scale drawings detailing and labelling the exterior materials to be used in the construction of the building with their site plan submission, to the satisfaction of the Chief Planner and Executive Director and the Manager, Heritage Preservation Services. The owner shall incorporate the exterior materials identified in the drawings in the construction of the building;
- xii. the owner shall develop and implement, to the satisfaction of the Chief Planner and Executive Director of the City Planning Division, an appropriate Construction Mitigation Plan and Resident Communication Strategy prior to the issuance of any permit including a permit for the demolition, excavation and/or shoring of the property; and

- xiii. the owner shall pay for any improvements/upgrades to the municipal infrastructure in connection with a Functional Servicing Report, as accepted by the Executive Director of Technical Services, should it be determined that improvements/upgrades to such infrastructure is required to support this development.
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.

Decision Advice and Other Information

The Toronto and East York Community Council received, for information, the reports dated August 12, 2009, June 1, 2009, and March 30, 2009, from the Director, Community Planning, Toronto and East York District.

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(June 12, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

This report is a continuation of the staff report dated June 1, 2009 and replaces the refusal report submitted by Staff to the April 21, 2009 Toronto and East York Community Council meeting.

At its meeting of April 21, 2009, Toronto and East York Community Council (TEYCC) deferred consideration of a refusal report from Planning Staff, in response to the presentation of a revised proposal by the Applicant at that same meeting. Planning Staff were directed to review the revised proposal and report back on any further recommendations.

As a result of additional meetings with staff, the applicant has made additional revisions to the proposal. The application is now for a partial 7-storey, 30-unit residential condominium building that includes the alteration of the existing designated schoolhouse building with the introduction of a new addition to the rear and partially above the retained building façade.

The proposed development has an overall height of 26.72 metres including the mechanical penthouse. A total gross floor area of 5,610 square metres (60,387 sq. ft.) is proposed, representing a density of 3.6 times the area of the lot.

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

Background Information

TE27.29 - Staff Report - 34-38 Hazelton Avenue - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22135.pdf>)

Communications

- (April 13, 2009) E-mail from Brian Robertson (TE.Main.TE27.29.1)
- (April 14, 2009) E-mail from Greg Boland (TE.Main.TE27.29.2)
- (April 14, 2009) E-mail from William N. Greer (TE.Main.TE27.29.3)
- (April 14, 2009) E-mail from Vicky Zeldin (TE.Main.TE27.29.4)
- (April 15, 2009) Letter from Douglas Jure, Chair, Bloor-Yorkville Business Improvement Area (TE.Main.TE27.29.5)
- (April 15, 2009) Letter from Gee Chung, President, The Greater Yorkville Residents' Association (TE.Main.TE27.29.6)
- (April 17, 2009) E-mail from Steven Braithwaite (TE.Main.TE27.29.7)
- (April 17, 2009) E-mail from John Donald (TE.Main.TE27.29.8)
- (April 17, 2009) E-mail from A. Patel (TE.Main.TE27.29.9)
- (April 17, 2009) E-mail from Carl Patmore forwarding a petition signed by approximately 14 individuals in opposition to the proposed redevelopment as it is presently designed. (TE.Main.TE27.29.10)
- (April 19, 2009) E-mail from Ewen Macpherson (TE.Main.TE27.29.11)
- (April 20, 2009) E-mail from Dianne Robinson (TE.Main.TE27.29.12)
- (April 20, 2009) E-mail from Farid, Nabila, Sherine and Nadine Metwaly (TE.Main.TE27.29.13)
- (April 18, 2009) E-mail from Dr. Ira Ashcroft (TE.Main.TE27.29.14)
- (April 21, 2009) Letter from Barbara Jacob (TE.Main.TE27.29.15)
- (April 20, 2009) E-mail from Jay Macpherson (TE.Main.TE27.29.16)
- (April 17, 2009) Letter from Zdenka Kovacic (TE.Main.TE27.29.17)
- (April 19, 2009) E-mail from Leon Sobkowski (TE.Main.TE27.29.18)
- (April 20, 2009) Letter from President, MTCC#576 (TE.Main.TE27.29.19)
- (April 20, 2009) E-mail from John Caliendo and Ian Carmichael, Co-Presidents, ABC Residents' Association (TE.Main.TE27.29.20)
- (April 21, 2009) Submission from Adam J. Brown, Sherman Brown Dryer Karol, LLP, submitting sketches and plans of 34-38 Hazelton Avenue (TE.Main.TE27.29.21)
- (April 21, 2009) Letter from Stacie Marune (TE.Main.TE27.29.22)
- (April 21, 2009) Submission from Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors, submitting Letters of Support for the redevelopment of 34-38 Hazelton Avenue (TE.Main.TE27.29.23)
- (April 10, 2009) E-mail from Sheila Hawkes, Heliconian Club, submitting a petition regarding 34-38 Hazelton Avenue, signed by approximately 146 individuals (TE.Main.TE27.29.24)
- (April 20, 2009) E-mail from Mr. Sheikh, on behalf of 6 individual property owners in Ward 27, in opposition to the re-development proposal of 34-38 Hazelton Avenue (TE.Main.TE27.29.25)
- (April 20, 2009) Letter from Shirley Morriss, ABC Residents' Association (TE.Main.TE27.29.26)
- (May 19, 2009) E-mail from Tom Chambers (TE.Main.TE27.29.27)
- (May 19, 2009) E-mail from Steven Braithwaite (TE.Main.TE27.29.28)
- (May 21, 2009) E-mail from Mr. Sheikh, on behalf of the Owners of 62 and 64 Hazelton Avenue, 11 Lowther Avenue, 10 Bellair Street, Unit 303, 89 Bernard Avenue and 15 Bins-Carth Road (TE.Main.TE27.29.29)
- (May 21, 2009) E-mail from Marilyn Snead, President of the Board of 77 Avenue Road (TE.Main.TE27.29.30)

- (June 12, 2009) E-mail from Jane Beecroft, O.M.C., President (TE.New.TE27.29.31)
 (June 12, 2009) Letter from Gee Chung, President, The Greater Yorkville Residents' Association (TE.Main.TE27.29.32)
 (June 22, 2009) E-mail from Harriet Dennis (TE.Main.TE27.29.33)
 (June 20, 2009) Fax from Ewen Macpherson (TE.Main.TE27.29.34)
 (June 15, 2009) E-mail from H. Michael Kelly (TE.Main.TE27.29.35)
 (September 8, 2009) Letter from Gee Chung, President, The Greater Yorkville Residents' Association (TE.New.TE27.29.36)
 (September 9, 2009) Letter from David and Sheila Latham (TE.New.TE27.29.37)
 (September 14, 2009) E-mail from Steven Braithwaite (TE.New.TE27.29.38)
 (September 11, 2009) Letter from Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors (TE.New.TE27.29.39)
 (September 11, 2009) Letter from Ralph Giannone, Giannone Petricone Associates (TE.New.TE27.29.40)
 (September 14, 2009) E-mail from Asko Marjanovic (TE.New.TE27.29.41)
 (September 14, 2009) E-mail from William N. Greer (TE.New.TE27.29.42)
 (September 14, 2009) E-mail from Osman Sheikh (TE.New.TE27.29.43)
 (September 11, 2009) Fax from John Donald (TE.New.TE27.29.44)
 (September 14, 2009) Fax from Stephen J. Sibalís (TE.New.TE27.29.45)
 (September 15, 2009) E-mail from Jay Macpherson (TE.New.TE27.29.46)
 (September 15, 2009) E-mail from Maureen Malmud (TE.New.TE27.29.47)
 (September 15, 2009) Letter from Co-director, Friends of St. Basil's School (TE.New.TE27.29.48)
 (September 14, 2009) Letter from Dr. Ira Ashcroft (TE.New.TE27.29.49)
 (September 15, 2009) E-mail from Mrs. Tahira M. Haque (TE.New.TE27.29.50)
 (September 15, 2009) Petition from interested parties in support of application (TE.New.TE27.29.51)
 (September 14, 2009) Letter from Madeleine McDowell (TE.New.TE27.29.52)
 (September 15, 2009) E-mail from Leon Sobkowski (TE.New.TE27.29.53)
 (September 15, 2009) Letter from President, On behalf of the Board of MTCC #576 (TE.New.TE27.29.54)
 (September 9, 2009) Submission from Giannone Petricone Associates (TE.New.TE27.29.55)
 (September 15, 2009) Submission from Adam Brown, Sherman Brown Dryer Karol, Barristers and Solicitors, forwarding letters of support (TE.New.TE27.29.56)
 (September 15, 2009) Submission from Shirley Morriss (TE.New.TE27.29.57)

Speakers

Shirley Morriss, ABC Residents' Association
 H. Michael Kelly (Submission Filed)
 Asko Marjanovic (Submission Filed)
 Sheila Hawks, Toronto Heliconian Club
 Stacie Marune
 Jane Beecroft, Community History Project
 T. Brooke
 Elizabeth Macmillan, ABC Residents' Association
 Diane Dyer, ABC Residents' Association
 Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors (Submission Filed)

Ralph Giannone, Giannone Petricone Associates Inc., Architects (Submission Filed)

29a Supplementary Report - 34-38 Hazelton Avenue - Official Plan Amendment and Rezoning

Origin

(August 12, 2009) Report from Director, Community Planning, Toronto and East York District

Summary

At its meeting of April 21, 2009, Toronto and East York Community Council deferred consideration of a report from the Director, Community Planning until the meeting of June 23, 2009, with a request that staff report to that meeting on the Applicant's revised proposal for 34-38 Hazelton Avenue dated April 21, 2009. This proposal was found to be unacceptable to City staff.

However, since that time, a further revised application was submitted, dated June 10, 2009. A joint report from Community Planning and Heritage Preservation Services dated June 12, 2009, recommending approval of the June 10, 2009 revised proposal was to be considered by Toronto and East York Community Council on June 23, 2009. This meeting was cancelled as a result of the recent labour disruption.

On July 6, 2009, the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines for both Official Plan Amendment and Zoning By-law Amendment applications.

Notwithstanding the appeal to the board, the applicant has agreed to a full statutory public meeting before Community Council so that Council may consider and potentially adopt the recommended Official Plan and Zoning By-law Amendments. Therefore, staff continue to recommend that Council adopt the recommendations contained in the staff report of June 12, 2009.

Background Information

TE27.29a - Supplementary Report - 34-38 Hazelton Avenue
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22975.pdf>)

29b 34-38 Hazelton Avenue - Official Plan Amendment and Rezoning

Origin

(June 1, 2009) Report from the Director, Community Planning, Toronto and East York District

Summary

At its meeting of April 21, 2009, Toronto and East York Community Council deferred consideration of the report from the Director, Community Planning until the meeting of June

23, 2009, with a request that staff report to that meeting on the Applicant's revised proposal for 34-38 Hazelton Avenue.

The applicant has submitted further revisions since April 21, requiring additional review time. Staff will submit a continuation of this report with more details to Toronto and East York Community Council for consideration at its meeting on June 23, 2009.

Background Information

TE27.29b - Staff Report - 34-38 Hazelton Avenue - OPA - Placeholder
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21954.pdf>)

29c Refusal Report - 34-38 Hazelton Avenue - OPA and Rezoning Applications

Statutory - Planning Act, RSO 1990

Origin

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

Summary

This report recommends refusal of the Official Plan and Zoning By-law amendment applications to develop an 8-storey residential building at 34-38 Hazelton Avenue, and seeks Council's direction for staff to attend the Ontario Municipal Board in opposition to the development should the application be appealed.

The proposed development is inappropriate and out of context. The policies contained within the Official Plan provide the basis for refusing this proposal because it does not meet the intent of the Plan for development within or adjacent to stable residential Neighbourhoods. The application represents an inappropriate intensification of a site, where the Plan anticipates a sensitive infill project.

The height, massing and built form of the proposed development is inconsistent with the existing and planned built form context of this part of Yorkville.

The proposed development does not meet the guidelines for new development within the Yorkville-Hazelton Heritage Conservation District.

The proposal does not meet the Official Plan policies of adequately limiting the impact of shadows nor is the new building massed in such a way as to mitigate view and privacy concerns on neighbouring properties.

Background Information

TE27.29c - Staff Report - 34-38 Hazelton Avenue - Refusal Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22412.pdf>)

TE27.44	ACTION			Ward: 14
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Parkdale Village Business Improvement Area Capital Design Strategy

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the Parkdale Village Business Improvement Area Capital Design Strategy, dated December 2008, to guide capital improvements to the public right-of-way within the Parkdale Village BIA and that such improvements be implemented over time, in accordance with the BIA Capital Cost-Share Program Guidelines.
2. City Council request Transportation Services, Technical Services and City Planning to have consideration for the Parkdale Village BIA Capital Design Strategy when undertaking or planning public realm improvements in the Parkdale Village BIA boundaries.

Origin

(May 6, 2009) Report from the Director, Business Services, Economic Development, Culture and Tourism

Summary

This report recommends Council adoption of the Parkdale Village BIA Capital Design Strategy as a guide for area streetscape improvements.

Background Information

TE27.44 - Staff Report - Parkdale Village BIA Capital Design Strategy
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21993.pdf>)

TE27.44 - Staff Report - Parkdale Village BIA - Attachment
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21994.pdf>)

TE27.47	ACTION			Ward: 27
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Sign Variance - 322 Yonge Street

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the requested variances to permit, for third party advertising purposes, an illuminated roof sign containing a portion of the sign as full colour LED video board for animated copy, at 322 Yonge Street, conditional upon the following:
 - a. the existing third party roof sign is removed;

- b. that energy efficient lights be used; and
 - c. the visible sign structure and attributes are constructed of non-corrosive materials.
2. City Council direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

Origin

(May 20, 2009) Report from the Director, Toronto Building, Toronto and East York District

Summary

This report reviews and makes recommendations on a request by David Monaghan of Kramer Design Associates on behalf of Nick Stanoulis for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, an illuminated roof sign containing almost one third of the sign as full colour LED video board for animated copy, at 322 Yonge Street.

Staff recommends approval of the application subject to the conditions of approval listed below in the recommendations sections. With these conditions in place, the requested variances are minor and within the general intent and purpose of the Municipal Code.

Background Information

TE27.47 - Staff Report - 322 Yonge Street - Sign Variance
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-21997.pdf>)

TE27.55	ACTION			Ward: 18
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Permanent Closure of the Portion of Paton Road Abutting the North Limit of Erwin Krickhahn Park

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council permanently close the portion of the public highway known as Paton Road, shown as Part 1 on the attached Sketch No. PS-2008-084 (the "Highway"), and authorize the transfer of jurisdiction of the Highway to Parks, Forestry and Recreation (PF&R), subject to easement interests for easements required by Toronto Hydro and Enbridge Gas having been declared surplus in accordance with City of Toronto Municipal Code Chapter 213 and authority having been granted to convey easements to Toronto Hydro and Enbridge Gas over the closed Highway for nominal consideration.

2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Highway in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the draft by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule "A+" activities, by posting notice of the proposed closure on the notice page of the City's Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered.

Origin

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

Summary

Transportation Services recommends that the portion of the public highway known as Paton Road, abutting the north limit of Erwin Krickhahn Park, be permanently closed and jurisdiction be transferred to Parks, Forestry and Recreation.

Background Information

TE27.55 - Staff Report - Closure of Paton Road

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22175.pdf>

TE27.55 - Staff Report - Closure of Paton Road - Sketch No. PS-2008-084

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22009.pdf>

TE27.56	ACTION			Ward: 19
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Proposed Permanent Closure of the Portion of the Public Lane known as Stanley Terrace at the Rear of Premises 23 to 29 Stafford Street

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council permanently close the portion of the public lane shown as part 1 on the attached sketch No. PS-2009-066 as well as the remaining portion of the public lane between the north limit of Part 1 to King Street West (The "Lane"), and transfer jurisdiction of the Lane to Parks, Forestry and Recreation ("PF&R"), subject to:
 - a. the Zoning By-law amendment (Application No. 08 172749 STE 19 OZ) pertaining to the lands comprising Premises Nos. 23 to 29 Stafford Street (the "Site") becoming final and binding and coming into full force and effect;

- b. execution and registration on title of a Site Plan Agreement in a form satisfactory to the City Solicitor, to secure completion of the landscaping work to be carried out on the Lane by the developer of the Site, to the satisfaction of the General Manager of Parks, Forestry and Recreation;
 - c. an easement interest for the easement required by Toronto Hydro having been declared surplus in accordance with City of Toronto Municipal Code Chapter 213 and authority having been granted to convey an easement to Toronto Hydro over the closed Lane for nominal consideration; and
 - d. compliance with the requirements of the City of Toronto Municipal Code Chapter 162.
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

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

Summary

Transportation Services recommends that the portion of the public lane known as Stanley Terrace at the rear of Premises 23 to 29 Stafford Street be permanently closed and that jurisdiction be transferred to Parks, Forestry and Recreation for incorporation into Stanley Park.

Background Information

TE27.56 - Staff Report - Permanent Closure of Portion of Public Lane Known as Stanley Terrace

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22010.pdf>

TE27.56 - Staff Report - Stanley Terrace - Sketch No. PS-2009-066

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22011.pdf>

56a Proposed Permanent Closure - Stanley Terrace**Origin**

(June 24, 2009) Letter from Deputy Mayor Joe Pantalone, Ward 19, Trinity-Spadina

Summary

Amending the Transportation Services recommendation allows for the complete closure of a dead end lane thereby allowing the green expansion of Stanley Park South and completing a pedestrian/cycling walkway (from King Street to Wellington Street West). Furthermore, this walkway eventually will provide an important link to the Fort York Pedestrian Cycling Bridge (scheduled opening in 2012). All construction costs will be borne by the developer of the Stafford Street site.

Background Information

TE27.56a. - Letter - Proposed Permanent Closure of Stanley Terrace Lane
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22867.pdf>)

TE27.57	ACTION			Ward: 20
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Proposed Closing and Conveyance of a Portion of the Rees Street Boulevard between Bremner Boulevard and Lake Shore Boulevard West

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council permanently close the portion of the Rees Street boulevard, shown as Part 1 on the attached Sketch No. PS-2007-135 (the “Highway”), as a public highway, subject to compliance with the requirements of the City of Toronto Municipal Code Chapter 162.
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and that Toronto and East York Community Council hear any member of the public who wishes to speak to this matter during consideration of the proposed by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule “A+” activities, by posting notice of the proposed closure on the notice page of the City’s web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered.

4. City Council direct Legal Services staff to convey the Highway to Hydro One Networks Inc. (“Hydro One”), for nominal consideration substantially on the terms and conditions of the Hydro Option Purchase Agreement dated October 5, 1992.
5. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate severally to sign any documents on behalf of the City to give effect thereto.
6. 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

(May 14, 2009) Report from the General Manager, Transportation Services and Chief Corporate Officer

Summary

Transportation Services and Facilities and Real Estate staff request that a portion of the Rees Street boulevard between Bremner Boulevard and Lake Shore Boulevard West be permanently closed in order for Facilities and Real Estate staff to fulfil the City’s obligation pursuant to a Hydro Option Purchase Agreement dated October 5, 1992.

Background Information

TE27.57 - Staff Report - Proposed Closing of Portion of Rees Street Boulevard
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22012.pdf>)

TE27.57 - Staff Report - Rees Street Boulevard - Sketch No. PS-2007-135
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22013.pdf>)

TE27.58	ACTION			Ward: 20
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Lane and Sidewalk Closure - 478 King Street West

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council close the sidewalk and curb lane on the north side of King Street West, between a point 50.5 metres west of Spadina Avenue and a point 59 metres further west, from July 1, 2009, to July 1, 2011.
2. City Council rescind the “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and Public Holidays” regulation on the north side of King Street West, from a point 18 metres west of Charlotte Street to Dufferin Street.
3. City Council rescind the regulation authorizing the operation of parking machines/meters, on the both sides of King Street West, between a point 91.4 metres

west of Spadina Avenue and Bathurst Street from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours.

4. City Council implement a “No Stopping Anytime” regulation on the north side of King Street West between a point 50.5 metres west of Spadina Avenue and a point 59.0 metres further west.
5. City Council implement a “No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturday, Sunday and Public Holidays” regulation on the north side of King Street West:
 - a. from a point 18 metres west of Charlotte Street to a point 50.5 metres west of Spadina Avenue; and
 - b. from a point 109.5 metres west of Spadina Avenue to Dufferin Street.
6. City Council implement a regulation authorizing the operation of parking machines/meters from 9:00 a.m. to 4:00 p.m., 6:00 p.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; and 1:00 p.m. to 9:00 p.m. Sunday at a rate of \$2.00 for one hour with a maximum of 3 hours on:
 - a. the north side of King Street West, from a point 109.5 metres west of Spadina Avenue to Bathurst Street;
 - b. the south side of King Street West, from a point 91.4 metres west of Spadina Avenue to Bathurst Street.
7. City Council rescind the following regulations on King Street West as a housekeeping measure to eliminate contradictory/overlapping entries from the traffic by-law:
 - a. “No Stopping 7:00 a.m. to 9:00 a.m., Except Saturday, Sunday, and Public Holidays” regulation, on the south side of King Street West from Roncesvalles Avenue to Spadina Avenue.
 - b. “No Stopping 4:00 p.m. to 6:00 p.m., Except Saturday, Sunday, and Public Holidays” regulation, on the north side of King Street West from Roncesvalles Avenue to Spadina Avenue.
 - c. “No Parking 7:00 a.m. to 9:00 a.m., Except Saturday, Sunday, and Public Holidays” regulation on the north side of King Street West from Roncesvalles Avenue to Spadina Avenue.
 - d. “No Parking 4:00 p.m. to 6:00 p.m., Except Saturday, Sunday, and Public Holidays” regulation on the south side of King Street West from Roncesvalles Avenue to Spadina Avenue.

8. City Council authorize staff to return King Street West to its pre-construction traffic and parking regulations when the project is completed.

Origin

(June 2, 2009) Report from the Director, Transportation Services, Toronto and East York District

Summary

Tucker Hi-Rise Construction Inc. is constructing a 12-storey condominium at 478 King Street West, on the north side of King Street West, between Brant Street and Spadina Avenue. For this reason, Transportation Services is seeking City Council approval to close the sidewalk and curb lane on the north side of King Street West for 24 months.

Background Information

TE27.58 - Staff Report - 478 King Street West - Drawing No. 421F-9646

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22015.pdf>)

TE27.58 - Staff Report - 478 King Street West - Lane and Sidewalk Closure

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22163.pdf>)

TE27.68	ACTION			Ward: 18
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Stopping Prohibition - Lansdowne Avenue

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council rescind the parking prohibition at all times on both sides of Lansdowne Avenue, from Bloor Street West to a point 42.7 metres south.
2. City Council rescind the parking prohibition on the west side of Lansdowne Avenue, from Bloor Street West to a point 51.8 metres north of Wade Avenue.
3. City Council prohibit parking at all times on the east side of Lansdowne Avenue, from Bloor Street West to a point 42.7 metres south.
4. City Council prohibit stopping at all times on the west side of Lansdowne Avenue, from Bloor Street West to a point 35 metres south.

Origin

(June 2, 2009) Report from the Director, Transportation Services, Toronto and East York District

Summary

Transportation Services is requesting City Council's approval to implement a "No Stopping Anytime" regulation on the west side of Lansdowne Avenue, from Bloor Street West to a point 35 metres south.

The proposed amendment is to deter drivers from parking illegally or stopping to make deliveries in this area. When this occurs it causes congestion at the intersection Lansdowne Avenue at Bloor Street West.

Background Information

TE27.68 - Staff Report - Lansdowne Avenue - Stopping Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22044.pdf>)

TE27.68 - Staff Report - Lansdowne Avenue - Drawing No. 421F-9684

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22045.pdf>)

TE27.73	ACTION			Ward: 28
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Rescind Right-Turn Prohibitions - Gerrard Street East

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council rescind the "No westbound right-turn anytime, bicycles excepted" regulation from Gerrard Street East to Nasmith Avenue.
2. City Council rescind the "No westbound right-turn anytime, bicycles excepted" regulation from Gerrard Street East to Gifford Street.

Origin

(May 29, 2009) Report from the Director, Transportation Services, Toronto and East York District

Summary

Transportation Services is requesting approval to rescind the westbound right-turn prohibition from Gerrard Street East onto Gifford Street and the westbound right-turn prohibition from Gerrard Street East onto Nasmith Avenue.

These prohibitions were originally part of a traffic management plan to prevent vehicles from cruising through this Cabbagetown Community.

The removal of these right-turn prohibitions will provide residents with improved access to local roadways and will not impact traffic operations or TTC service.

Transportation Services is also dealing with a request to rescind the northbound right-turn prohibition from Sumach Street onto Spruce Street. This matter is dealt with in a companion

report entitled, “Rescind Right-Turn Prohibition – Sumach Street” requiring Toronto and East York Community Council approval.

Background Information

TE27.73 - Staff Report - Gerrard Street East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22055.pdf>)

TE27.73 - Staff Report - Gerrard Street East - Drawing No. 421F-9648

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22056.pdf>)

TE27.75	ACTION			Ward: 30, 32
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Removal of U-turn Prohibition - Commissioners Street

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council rescind the existing eastbound and westbound “U”-turn prohibition on Commissioners Street, between Don Roadway and Leslie Street.

Origin

(June 1, 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 “U”-turn prohibition on Commissioners Street, between Don Roadway and Leslie Street, as this prohibition is no longer required. The “U”-turn prohibition was enacted in 2001 as part of the traffic management plan for the F.G. Gardiner Expressway Dismantling Project.

At the request of Toronto and East York Community Council, Transportation Services has reviewed the traffic control measures that were put in place for the F.G. Gardiner Expressway Dismantling Project to ensure that all of the regulations that are no longer required have been removed. The traffic control measures included traffic control signals, lane designations, pedestrian crossing prohibitions, “No Stopping” regulations, turn prohibitions, and “U”-turn prohibitions to create a safe and efficient route to divert Lake Shore Boulevard East traffic along Commissioners Street. The majority of these measures have been removed or, in a few cases, retained as permanent. The only remaining regulation identified that should be removed is the existing eastbound and westbound “U”-turn prohibition on Commissioners Street, between Don Roadway and Leslie Street.

The proposed removal of the “U”-turn prohibition on Commissioners Street will not result in any significant safety concern, nor will it impact negatively on the level of service, including TTC service, on Commissioners Street.

Background Information

TE27.75 - Staff Report - Commissioners Street - Removal of U-turn Prohibition

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22059.pdf>)

TE27.75 - Staff Report - Commissioners Street - Drawing No. 421F-9669

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22060.pdf>)

TE27.76	ACTION			Ward: 20
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Regulations to Deter through Traffic Movement - Barton Avenue at Christie Street

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council prohibit left-turns from 7:00 a.m. to 7:00 p.m., Monday to Saturday, (bicycles excepted) by southbound traffic from Christie Street onto Barton Avenue.

Origin

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

Summary

Transportation Services is reporting on a request from Councillor Adam Vaughan to prohibit southbound left-turns, from 7:00 a.m. to 7:00 p.m., Monday to Saturday (bicycles excepted) from Christie Street onto Barton Avenue.

It is desirable to deter commuter traffic from using local neighbourhood streets and the suggested turn prohibition could reduce traffic volume on Barton Avenue by deterring cut-through traffic, between Christie Street and Bathurst Street. However, the overall reduction in traffic volume could be minor since there are other inlets to the neighbourhood that can be taken by motorists to by-pass the turn prohibition. Traffic volume could increase on other local streets in the residential neighbourhood area and implementing the suggested turn prohibition is not recommended.

Background Information

TE27.76 - Staff Report - Barton Avenue at Christie Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22061.pdf>)

TE27.76 - Staff Report - Barton Avenue at Christie Street - Drawing No. 421F-9686

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22062.pdf>)

TE27.80	ACTION			Ward: 22
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Rescind Overnight On-Street Permit Parking - Mount Pleasant Road

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Schedule A of Municipal Code Chapter 925, Permit Parking by deleting the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue.

Origin

(June 1, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Summary

Transportation Services is requesting approval from City Council to rescind overnight on-street permit parking on the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue.

Area residents requested the removal of on-street overnight permit parking on the eastern branch of Mount Pleasant Road, between Balliol Street and Davisville Avenue, as they feel there is no longer a need for permit parking.

Background Information

TE27.80 - Staff Report - Mount Pleasant Road - Permit Parking
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22069.pdf>)

TE27.80 - Staff Report - Mount Pleasant Road - Appendix A
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22070.pdf>)

TE27.88	ACTION			
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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. liquor licence extensions from 2:00 to 4:00 a.m. for the following establishments, as part of the "Out of Site: Contemporary Art Works on Queen Street West" event to be held on October 3 and 4, 2009, on Queen Street West between Simcoe and Bathurst Streets:

- Original Motorcycle Café, 225 Queen Street West;
 - Horseshoe Tavern, 370 Queen Street West;
 - The Hideout, 484 Queen Street West;
 - Velvet Underground, 510 Queen Street West;
 - Shanghai Cowgirl, 538 Queen Street West;
 - Bovine Sex Club - 542 Queen Street West; and
 - Nocturne, 550 Queen Street West;
2. a patio extension for Café Diplomatico at 594 College Street, from 1:00 p.m. to 11:00 p.m. on Saturday, October 10, 2009, as part of a free, day-long, pre-2010 World Cup celebration for the community;
 3. a liquor licence and patio extension for Babaluu Restaurant, 136 Yorkville Avenue, from 6:00 p.m. to 2:00 a.m. on October 22, 2009, to celebrate the establishment's 15th Anniversary; and
 4. liquor licence extensions until 2:00 a.m. for the following establishments, as part of the 6th Annual INDIE WEEK Canada event to be held from October 7 to October 10, 2009:
 - Bovine Sex Club, 542 Queen Street West - October 8 and 9, 2009;
 - The Big Bop, 651 Queen Street West - October 10, 2009; and
 - El Mocambo, 464 Spadina Avenue - October 9, 2009.

Decision Advice and Other Information

The Toronto and East York Community Council:

- A. For liquor licensing purposes, declared the following to be events of municipal significance:
 1. Ice, Wine and Dine of Winter Magic to be held on Friday, November 20, 2009 and Saturday, November 21, 2009, from 4:00 p.m. to 9:45 p.m. on Elm Street between Yonge and Bay Streets.
 2. The Royal Agricultural Winter Fair to be held from November 6, 2009 to November 15, 2009, at Exhibition Place.
 3. Bana Y' Africa Festival to be held on October 4, 2009, at Metro Square, 55 John Street.
 4. "Out of Site: Contemporary Art Works on Queen Street West" to be held from 7:00 p.m. on October 3, 2009 to 7:00 a.m. on October 4, 2009, at Queen Street West, between Simcoe and Bathurst Streets.
 5. 6th Annual INDIE WEEK Canada events to be held at a number of different locations during regular business hours in Ward 20 from October 7 through October 10, 2009.

- B. Received, for information, the letter dated August 26, 2009, from the City Clerk advising of the disposition of various requests seeking endorsement of events of municipal significance for liquor licensing purposes and patio extensions listed on the June 23, 2009 agenda of the Toronto and East York Community Council, and which were processed under the summer recess authority.

Summary

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

Communications

(August 26, 2009) Letter from the City Clerk advising of the disposition of the various requests seeking endorsement of events of municipal significance for liquor licensing purposes and patio extensions listed on the June 23, 2009 agenda of the Toronto and East York Community Council, and which were processed under the summer recess authority. (TE.Main.TE27.88.1-14)

<http://www.toronto.ca/legdocs/mmis/2009/te/comm/communicationfile-11062.pdf>

(August 4, 2009) Letter from Monica Kocsmaros, Downtown Yonge Business Improvement Area, requesting that the Ice, Wine and Dine of Winter Magic to be held on Friday November 20, 2009 and Saturday November 21, 2009, from 4:00 p.m. to 9:45 p.m. on Elm Street between Yonge and Bay Streets, be declared an event of municipal significance. (TE.Main.TE27.88.15)

(August 7, 2009) Fax from Aleksandar Milovanovic requesting that The Royal Agricultural Winter Fair to be held from November 6, 2009 to November 15, 2009, at Exhibition Place, be declared an event of municipal significance in order to apply for a liquor licence. (TE.Main.TE27.88.16)

(August 24, 2009) Letter from Arthur Ntongo, President, Africa New Music/Afrique Nouvelle Musique requesting that its ten Bana Y'Africa festival to be held on October 4, 2009 on Metro Square, 55 John Street, be declared an event of municipal significance. (TE.Main.TE27.88.17)

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

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

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

(September 11, 2009) Letter from Councillor Adam Vaughan, Ward 20, Trinity-Spadina, requesting that the 6th Annual INDIE WEEK Canada taking place at various locations in Ward 20 from October 7 through October 10, 2009, be declared an event of Municipal Significance; and requesting a liquor licence extension for the Bovine Sex Club, The Big Bop and El Mocambo on various dates. (TE.New.TE27.88.21)

TE27.96	ACTION			Ward: 20
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Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 160 Queen Street West

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council state its intention to designate the property at 160 Queen Street West (Campbell House) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the solicitor to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board.

Origin

(June 3, 2009) Report from the Director, Policy and Research, City Planning Division

Summary

This report recommends that City Council state its intention to designate the property at 160 Queen Street West (Campbell House) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

As part of the settlement agreement approved by the Ontario Municipal Board (Order issued November 5, 2008) with regard to the proposed Queen Street West Heritage Conservation District (the “HCD”), the owners of 160 Queen Street West and the City agreed to the designation of the site as an individual property under Part IV, Section 29 of the Ontario Heritage Act. Although the property will remain within the boundaries of the HCD, it will be stewarded according to the Statement of Significance (Reasons for Designation, Attachment No. 3) that outlines the cultural heritage values and heritage attributes of the site.

Background Information

TE27.96 - Staff Report - 160 Queen Street West - Intention to Designate
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23050.pdf>)

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

Origin

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

Summary

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

Background Information

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

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

TE27.97	ACTION			Ward: 22
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Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act – 70 Roehampton Avenue

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council adopt the revised Reasons for Designation for 70 Roehampton Avenue as set out in Attachment No. 4 of this report.
2. Upon receipt of the owner's withdrawal of its notice of objection, City Council authorize the City Solicitor to introduce a bill in Council with the amended Reasons for Designation, as set out in Attachment No. 4, designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(June 9, 2009) Report from the Director, Policy and Research, City Planning Division

Summary

This report recommends that City Council amend the Reasons for Designation for the property at 70 Roehampton Avenue (North Toronto Collegiate Institute) as adopted by Council at its meeting of February 6, 7 and 8, 2007, and that Council pass the by-law designating the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Following its meeting of February 2007, City Council served notice of its intention to designate the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act. On April 5, 2007, the Toronto District School Board (TDSB) as the owners of the subject property submitted an objection to the notice of intention to designate and the matter was referred to the Conservation Review Board. The TDSB has now agreed to withdraw its objection subject to minor revisions to the original Reasons for Designation (Attachment No. 3) and their replacement by the revised Reasons for Designation (Attachment No. 4).

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the property's cultural heritage values and attributes are preserved.

Background Information

TE27.97 - Staff Report - 70 Roehampton Avenue - Heritage
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23051.pdf>)

97a Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act - 70 Roehampton Avenue

Origin

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

Summary

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

Background Information

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

TE27.98	ACTION			Ward: 27
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Inclusion on Heritage Inventory – Church and Gloucester Properties

Committee Recommendations

The Toronto and East York Community Council recommends that:

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

2. City Council include the property at 596 Church Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties.
3. City Council include the property at 67 Gloucester Street (Gloucester Mansions) on the City of Toronto Inventory of Heritage Properties.
4. City Council include the property at 69 Gloucester Street (Wallace Millichamp House, 1875) on the City of Toronto Inventory of Heritage Properties.

Origin

(April 17, 2009) Report from the Director, Policy and Research, City Planning Division

Summary

This report recommends that the properties near the southwest corner of Church Street and Gloucester Street be included on the City of Toronto Inventory of Heritage Properties. The properties contain a group of residential buildings from the late 19th and early 20th centuries that merit inclusion on the City's heritage inventory and adjoin the listed heritage properties at 580 and 582 Church Street.

Staff have received a preliminary development proposal for a residential condominium tower at the southwest corner of Church Street and Gloucester Street. The inclusion of the properties identified in the recommendations below on the City's heritage inventory would enable staff to monitor the sites and encourage the retention of their heritage attributes and values in any redevelopment of the properties.

Background Information

TE27.98 - Staff Report - Church and Gloucester Properties - Inclusion on Heritage Inventory
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23053.pdf>)

Speakers

David Bronskill, Goodmans LLP

98a Inclusion of Heritage Inventory - Church and Gloucester Properties

Origin

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

Summary

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

The Toronto Preservation Board considered the following letters:

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

Background Information

TE27.98a - Letter from the Toronto Preservation Board - Church and Gloucester Properties

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23346.pdf>)

TE27.98a. - Revised Reasons for Listing - 592 Church Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23366.pdf>)

TE27.98a - Revised Reasons for Listing - 69 Gloucester Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23367.pdf>)

TE27.99	ACTION			Ward: 28
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Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act - 65 Front Street East

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the alterations to the heritage property at 65 Front Street East, substantially in accordance with the plans and drawings prepared by Gregory Patterson Architect dated May 22, 2009, date stamped received by Heritage Preservation Services on May 22, 2009, and on file with the Manager, Heritage Preservation Services subject to the owner:
 - a. Prior to the issuance of any building permit for 65 Front Street East including a permit for the demolition, excavation and/or shoring of the subject property:
 - providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the heritage conservation work included in the above-noted drawings; and
 - providing building permit drawings including detailed descriptions/specifications for the proposed heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services.

- b. Prior to the release of the Letter of Credit:
- completing the heritage conservation work by a qualified heritage conservation contractor to the satisfaction of the Manager, Heritage Preservation Services; and
 - providing a Letter of Substantial Completion for the conservation work signed by the project architect and heritage consultant.
2. City Council state its intention to designate the property at 65 Front Street East under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the solicitor to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board.

Origin

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

Summary

This report recommends that City Council approve the proposed alterations to the heritage property at 65 Front Street East. This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

This report addresses an application to provide a 1-storey addition to the building and undertake restoration work on the Front Street East and Church Street facades. The proposed rehabilitation project preserves the remaining heritage fabric of the building and provides for the restoration of significant architectural elements. The restoration of this heritage building will greatly contribute to the heritage integrity of the St. Lawrence neighbourhood, most poignantly at this prominent intersection.

Background Information

TE27.99 - Staff Report - 65 Front Street - Heritage
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23054.pdf>)

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

Origin

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

Summary

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

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

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

Background Information

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

TE27.100	ACTION			Ward: 28
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Union Station Revitalization – Alteration to a Designated Heritage Property

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the alterations to the heritage property at 71 Front Street West, substantially in accordance with the Heritage Impact Assessment Statement dated March 2009, prepared by Fournier, Gersovitz and Moss Architects and on file with the Manager, Heritage Preservation Services, subject to the owner:
 - a. Prior to the issuance of any building or heritage permit for related work at 71 Front Street West including a permit for the demolition, excavation and/or shoring of the subject property, state of good repair or conservation work:
 - providing building permit and/or heritage permit plans and drawings including detailed descriptions/specifications to the satisfaction of the Manager, Heritage Preservation Services.

Origin

(June 9, 2009) Report from the Director, Policy and Research, City Planning Division

Summary

This report recommends that City Council approve the proposed alterations to the property at 71 Front Street West. Union Station is designated under Part IV of the Ontario Heritage Act and is within the Union Station Heritage Conservation District.

This report addresses an application by the City of Toronto to “dig down” underneath the concourse area of Union Station in order to improve pedestrian circulation and provide for the introduction of two new GO concourses off York Street and Bay Street and a new retail area in a central concourse below the existing VIA concourse. In addition, other alterations to the building are being proposed including the reintroduction of pedestrian movement through the arches on the south wall of the Great Hall, the opening up of an originally planned passage from the Great Hall into the East Wing, and reconfiguring circulation areas in the York Street and Front Street Promenades. City Council has already approved the introduction of a glazed moat covering as a part of a previous proposal.

The above alterations are being accompanied by a substantial commitment to state of good repair work, including a comprehensive package of heritage rehabilitation and restoration on the interior and exterior of this landmark heritage property.

Background Information

TE27.100 - Staff Report - Union Station - Revitalization
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23056.pdf>)

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

Origin

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

Summary

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

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

Background Information

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

TE27.101	ACTION			Ward: 30
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Inclusion on Heritage Inventory – Broadview Avenue Properties

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council include the property at 301 Broadview Avenue (Garon Cleland House) on the City of Toronto Inventory of Heritage Properties.
2. City Council include the property at 415 Broadview Avenue (St. John's Presbyterian Church) on the City of Toronto Inventory of Heritage Properties.
3. City Council include the property at 537 Broadview Avenue (John McPherson Scott House) on the City of Toronto Inventory of Heritage Properties.

Origin

(April 15, 2009) Report from the Director, Policy and Research, City Planning Division

Summary

This report recommends that three properties on Broadview Avenue be included on the City of Toronto Inventory of Heritage Properties. The properties, which are located north and south of Gerrard Street East, are associated with the historical development of Broadview Avenue in the Riverdale neighbourhood.

The inclusion of the Broadview Avenue properties on the City's heritage inventory would enable staff to monitor any changes to the sites and encourage the retention of their heritage attributes and values.

Background Information

TE27.101 - Staff Report - Broadview Ave Properties - Inclusion on Heritage Inventory
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23058.pdf>)

101a Inclusion on Heritage Inventory - Broadview Avenue Properties

Origin

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

Summary

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

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

Background Information

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

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

TE27.102	ACTION			Ward: 19
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Final Report - Rezoning Application to Remove the Holding Symbol ("h") - 75 Iannuzzi Street – Fort York Neighbourhood (Block 6)

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 351-2006(OMB) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2, to remove the holding symbol ("h") from that part of Block 6 in the Fort York Neighbourhood municipally known at 75 Iannuzzi Street.
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.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

(August 18, 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.

A zoning by-law amendment application has been filed proposing the removal of the holding symbol ("h") from the CR (Commercial Residential) zoning on the southerly portion of Block 6 in the Fort York Neighbourhood ("FYN") (see Attachment 1). The southerly portion of Block 6 is municipally known as 75 Iannuzzi Street. The removal of the holding symbol will permit a mix of commercial and residential development to proceed.

This report reviews the applicable Official Plan policies and recommends approval of the application to amend Zoning By-law No. 351-2006 (OMB), as amended, to remove the holding symbol and associated provisions applicable to Block 6.

Background Information

TE27.102 - Staff Report - 75 Iannuzzi Street - Rezoning Application
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23066.pdf>)

TE27.103	ACTION			Ward: 28
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Final Report - 40 The Esplanade - City Initiated Amendment to Site Specific Zoning By-law

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council withdraw the report dated April 21, 2009 from the Director, Community Planning, Toronto and East York District, titled "40 The Esplanade - City Initiated Amendment to Site Specific Zoning By-law - Final Report".

Decision Advice and Other Information

The Toronto and East York Community Council commenced a statutory public meeting on May 14, 2009, and continued the public meeting on September 15, 2009, and notice was given in accordance with the Planning Act.

Origin

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

Summary

By way of Order No. 2799 issued on October 3, 2006, the Ontario Municipal Board ordered Official Plan Amendment No. 342 (By-law No. 25-2007) of the Official Plan for the former City of Toronto and site specific Zoning By-law No. 26-2007 to permit a mixed use development with two residential condominium towers and retail uses at grade on the lands municipally known as 40 The Esplanade. A Section 37 Agreement was entered into, which required the Owner of the lands to, amongst other matters, contribute \$700,000 towards the creation of a municipal park on the lands bordered by The Esplanade, Market Street, Wilton Street and Lower Jarvis Street (known municipally as 125 The Esplanade).

This report recommends that By-law No. 26-2007 be amended to permit a portion (\$150,000.00) of the funds originally allocated to the park to be reallocated to the St. Lawrence Heritage Conservation District Study – Phase 1 study.

This report further recommends that the Section 37 Agreement for 40 The Esplanade be amended to reflect the reallocation of a portion of the \$700,000.00 cash contribution.

Background Information

TE27.103 - Staff Report - 40 The Esplanade - Zoning By-law - Final Report
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22874.pdf>)

Communications

(May 12, 2009) E-mail from Joan Campbell (TE.Main.TE27.103.1)

103a Supplementary Report - 40 The Esplanade - City Initiated Amendment to the Site Specific Zoning By-law

Origin

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

Summary

On May 14, 2009 Toronto and East York Community Council (TEYCC) commenced a statutory public meeting to consider the report “40 The Esplanade – City Initiated Amendment to Site Specific Zoning By-law”. The report recommends that City Council authorize the City Solicitor to amend the Section 37 Agreement for 40 The Esplanade to reflect the reallocation of a portion (\$150,000.00) of the \$700,000.00 cash contribution from the creation of a park at 125 The Esplanade to the St. Lawrence Heritage Conservation District Study – Phase 1 subject to the owner of the lands consenting to the amendment.

The report also includes recommendations that would authorize staff to bring effect to the above. On May 14, 2009, TEYCC adjourned the public meeting pending confirmation of the owner’s support for the amendment. City staff have determined that the owner is unable to consent to the amendment. Accordingly, this report recommends that the Toronto and East York Community Council withdraw the report, entitled “40 The Esplanade – City Initiated Amendment to the Site Specific Zoning By-law” dated April 21, 2009.

Background Information

TE27.103a - Supplementary Staff Report - 40 The Esplanade
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23048.pdf>)

TE27.117	ACTION			Ward: 27
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Various Encroachments - 661 University Avenue

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the ARE-BJ Holdings No. 1 Inc. request to construct an underground tunnel linking 661 University Avenue to the Toronto Transit Commission's Queen's Park subway station and to install and maintain various streetscaping elements amongst which include four planting beds with concrete toe walls, six silva cell systems, nine concrete and granite benches, and an irrigation system fronting 661 University Avenue within portions of the public right of way, subject to ARE-BJ Holdings No. 1 Inc. entering into an encroachment agreement for the streetscaping elements with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the 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 \$5,000,000 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 underground tunnel in accordance with the Canadian Highway Bridge Design Code (CAN/CSA S6-00) for highway loading purposes, as amended, superseded or replaced from time to time, and shall have it certified by a Professional engineer;
 - d. ensure that the roof of the underground tunnel structure contains an adequate roof drainage system and is waterproofed with an appropriate membrane and protected against damage from the use and maintenance of the public right of way, including but not limited to tree root growth so as to prevent water penetration into the underground tunnel structure from the public right of way and adjacent land;
 - e. maintain records of all phases of the construction of the underground tunnel structure and upon completion advise the Executive Director, Technical Services, of all construction changes and final measurements thereof and to prepare and submit final "as-constructed" design drawings of the underground tunnel structure in the form required by the Executive Director, Technical Services within 90 days of completing its construction;

- f. following construction of the underground tunnel structure, to furnish the Executive Director, Technical Services, with a certificate stating that the work has been completed in accordance with the design drawings and that, in the opinion of the tunnel structure consultant, the underground tunnel structure will support the City right of way including its construction and maintenance during the life expectancy of the public right of way and tunnel structure;
 - g. limit the life of the Agreement to the removal of the encroachments or the date of the demolition of the building at 661 University Avenue, whichever is less;
 - h. pay for the costs of preparing and registration of the Agreement on title;
 - i. obtain up to date clearances and/or sign offs from all affected public utilities within the proposed area of construction and satisfy any requirements they may have;
 - j. provide written confirmation that the owner agrees to allow the lessee to enter into an encroachment agreement and upon expiry or termination of the lease, the owner will assume responsibility for the encroachment agreement; and
 - k. 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

(June 11, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Summary

Transportation Services has assessed a request from ARE-BJ Holdings No. 1 Inc., on behalf of the owner of 661 University Avenue, MaRS Discovery District, to construct various encroachments within the public right of way fronting University Avenue amongst which include planting beds with concrete toe walls, six silva cell systems, nine concrete and granite benches, and an irrigation system. In addition, the applicant is proposing to construct an underground tunnel linking 661 University Avenue to the Toronto Transit Commission's Queen's Park subway station.

Given that the proposed encroachments including the underground tunnel will not impact negatively the public right of way, Transportation Services recommends City Council's approval, subject to the lessee entering into an encroachment agreement and upon termination of the lease, the owner will assume responsibility for the encroachment agreement.

Background Information

TE27.117 - Staff Report - 661 University Avenue - Various Encroachments

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-22234.pdf>)

TE27.117 - Staff Report - 661 University Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23210.pdf>)

TE27.122	ACTION			Ward: 29
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Designation of Fire Routes and Amendment to Chapter 880 – Fire Routes

Committee Recommendations

The Toronto and East York Community Council recommends that:

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

Origin

(August 26, 2009) Report from the Fire Chief, Toronto Fire Services

Summary

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

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

Background Information

TE27.122 - Designation of Fire Routes - Amendment to Chapter 880 Fire Routes

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23173.pdf>)

TE27.122 - Designation of Fire Routes - Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23174.pdf>)

TE27.123	ACTION			Ward: 18
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**Assumption of Roads and Services – 11285758 Ontario Ltd. -
Registered Plan of Subdivision 66M-2386 - 275 Wallace Avenue**

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council authorize the City Solicitor to prepare an assumption By-law to assume the public highways and municipal services in Subdivision Plan 66M-2386 - 275 Wallace Avenue.
2. City Council authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
3. City Council authorize the Acting Director, Development Engineering to release the performance guarantee.
4. City Council authorize and direct the appropriate City Officials to take the necessary actions to give effect thereto.

Origin

(August 7, 2009) Report from the Acting Director, Development Engineering

Summary

This report requests Council's authority for the City to assume the services with respect to the development on the site formerly known as 275 Wallace Avenue.

Background Information

TE27.123 - Assumption of Roads and Services - 275 Wallace Ave
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23172.pdf>)

TE27.126	ACTION			Ward: 28
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Lane and Sidewalk Closure – Richmond Street East

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the north side of Richmond Street East, between Sherbourne Street and a point 39.7 metres east of Sherbourne Street, from October 4, 2009 to March 31, 2012.

2. City Council approve a “No Stopping Anytime” regulation on the north side of Richmond Street East, between Sherbourne Street and a point 39.7 metres east of Sherbourne Street.
3. City Council approve the removal of the existing “No Stopping, 7:00 a.m. to 9:00 a.m., Monday to Friday, except Public Holidays” regulation on the north side of Richmond Street East, between Sherbourne Street a point 39.7 metres east of Sherbourne Street.
4. City Council approve the removal of the existing “No Parking, 9:00 a.m. to 6:00 p.m., Monday to Friday, except Public Holidays” regulation on the north side of Richmond Street East, between Sherbourne Street a point 39.7 metres east of Sherbourne Street.
5. City Council direct Transportation Services to return Richmond Street East to its pre-construction traffic and parking regulations when the project is completed.

Origin

(August 25, 2009) Report from the Director, Transportation Services, Toronto and East York District

Summary

Empire Communities are constructing a 12-storey condominium building at 101 Sherbourne Street, on the north-east corner of Sherbourne Street and Richmond Street East. Transportation Services has been requested to close the sidewalk and curb lane on the north side of Richmond Street for 30 months to facilitate construction.

As part of this same condominium project, Transportation Services has been requested to close a lane and sidewalk on the east side of Sherbourne Street and a portion of McFarrens Lane. This issue is dealt with in a separate report, “Lane and Sidewalk Closure – Sherbourne Street”, which requires City Council approval.

Background Information

TE27.126 - Staff Report - Lane and Sidewalk Closure - Richmond Street East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23161.pdf>)

TE27.126 - Richmond Street East - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23162.pdf>)

TE27.127	ACTION			Ward: 28
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Lane and Sidewalk Closure – Sherbourne Street

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the closure of the sidewalk and curb lane on the east side of Sherbourne Street, between Richmond Street and a point 25.5 metres north of

Richmond Street, from October 4, 2009, to March 31, 2012.

2. City Council approve the closure of a portion of McFarrens Lane, 1.1-metre wide from Richmond Street to a point 24.3 metres north of Richmond Street, from October 4, 2009 to March 31, 2012.
3. City Council direct that Transportation Services return Sherbourne Street and McFarrens Lane to their pre-construction traffic and parking regulations when the project is completed.

Origin

(August 25, 2009) Report from the Director, Transportation Services, Toronto and East York District

Summary

Empire Communities are constructing a 12-storey condominium building at 101 Sherbourne Street, on the north-east corner of Sherbourne Street and Richmond Street. Transportation Services has been requested to close the sidewalk and curb lane on the west side of Sherbourne Street, and part of McFarrens Lane, for 30 months to facilitate construction.

As part of this same condominium project, Transportation Services has been requested to close the sidewalk on the north side of Richmond Street. This issue is dealt with in a separate report "Lane and Sidewalk Closure – Richmond Street", which requires City Council approval.

Background Information

TE27.127 - Staff Report - Lane and Sidewalk Closure - Sherbourne Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23159.pdf>)

TE27.127 - Sherbourne Street - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23160.pdf>)

TE27.147	ACTION			Ward: 30
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Disabled Persons' Loading Zone - Jones Avenue

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the removal of an on-street pick-up and drop-off zone for disabled persons operating from 8:00 a.m. to 6:30 p.m., Monday to Friday, on the west side of Jones Avenue from a point 174 metres north of Boulton Avenue to a point 11 metres further north.

Origin

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

Summary

Transportation Services is requesting City Council's approval to remove a pick-up and drop-off zone for disabled persons installed on behalf of a resident at 406 Jones Avenue. This zone is no longer needed and the removal will not negatively impact TTC bus service along Jones Avenue.

Background Information

TE27.147 - Staff Report - Jones Ave - Disabled Persons

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23096.pdf>)

TE27.147 - Jones Ave - Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23097.pdf>)

TE27.149	ACTION			Ward: 32
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Introduction of Overnight On-Street Permit Parking - Victoria Park Avenue**Committee Recommendations**

The Toronto and East York Community Council recommends that:

1. City Council amend Schedule A of Municipal Code Chapter 925 to incorporate Victoria Park Avenue, between Kingston Road and Bracken Avenue.

Origin

(August 24, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

Summary

Transportation Services is requesting approval from City Council to introduce overnight on-street permit parking on the west side of Victoria Park Avenue, between Kingston Road and Bracken Avenue, under the operating hours of 12:01 a.m. to 8:00 a.m., 7 days a week.

Area residents requested the implementation of overnight on-street permit parking on the west side of Victoria Park Avenue, between Kingston Road and Bracken Avenue, to accommodate their long term parking needs without being subject to tagging by Parking Enforcement.

Background Information

TE27.149 - Staff Report - Victoria Park Avenue Permit Parking

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23085.pdf>)

TE27.149 - Victoria Park Avenue - Permit Parking Drawing

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23086.pdf>)

TE27.156	ACTION			Ward: 31
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Nomination for Appointment to the Board of Directors - Crescent Town Club Inc.

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council nominate Bob Dale for appointment to the Crescent Town Club Inc. Board of Directors for a three-year term expiring September 2012.

Origin

(August 19, 2009) Letter from Councillor Janet Davis, Ward 31, Beaches-East York

Summary

The appointment of Bob Dale to the Crescent Town Club Inc. will be expiring on September 30, 2009. It is necessary for the City of Toronto to submit the name of a nominee to the Crescent Town Club.

Background Information

TE27.156 - Letter from Councillor Davis - Nomination to Crescent Town Club Inc.
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23052.pdf>)

Communications

(August 20, 2009) Letter from John Hynes, Secretary, Board of Directors, Crescent Town Club Inc. (TE.Main.TE27.156.1)

TE27.163	ACTION			Ward: 21
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Amendments to Traffic Regulations on Eglinton Avenue West Related to Watermain Construction

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve temporary by-law amendments to remove all current turn and through prohibitions at the intersection of Eglinton Avenue West and Old Forest Hill Road during the four-month watermain construction project on Eglinton Avenue West between Bathurst Street and Chaplin Crescent.

Decision Advice and Other Information

The Toronto and East York Community Council:

- A. Requested the Director of Transportation Services, Toronto and East York District:
1. to submit directly to Council for its meeting on September 30, 2009, the appropriate temporary by-law amendments to remove all current turn and through prohibitions at the intersection of Eglinton Avenue West and Old Forest Hill Road; and
 2. upon completion of watermain construction on Eglinton Avenue West between Bathurst Street and Chaplin Crescent, to submit directly to City Council the by-law amendments required to reinstate the current turn and through prohibitions at the intersection of Eglinton Avenue West and Old Forest Hill Road.
- B. Requested the General Manager, Toronto Water to provide Councillor Mihevc with a update on the progress of the watermain construction in December 2009.

Origin

(September 11, 2009) Letter from Councillor Joe Mihevc, Ward 21, St. Paul's West

Summary

The Water/Wastewater Department is undertaking a four month watermain construction project between Bathurst Street and Chaplin Crescent on Eglinton Avenue West.

To facilitate traffic movement, I am requesting a by-law change to remove all of the current prohibitions north and south at Old Forest Hill Road.

I have discussed this with Transportation staff and they are in agreement with this approach.

I request the appropriate by-law changes go to the late September meeting of City Council. When the construction is complete, I will be requesting a reversal of this new by-law.

Background Information

TE27.163 - Letter from Councillor Mihevc - Traffic Changes on Eglinton West
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23424.pdf>)

Submitted Tuesday, September 15, 2009

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