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## Toronto and East York Community Council

<b>Meeting No.</b>	25	<b>Contact</b>	Rosalind Dyers, Committee Administrator
<b>Meeting Date</b>	Tuesday, April 21, 2009	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Pam McConnell

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Toronto and East York Community Council		
Councillor Sandra Bussin Councillor Janet Davis Councillor Paula Fletcher Councillor Adam Giambrone	Councillor Pam McConnell (Chair) Councillor Joe Mihevc Councillor Case Ootes Councillor Joe Pantalone	Councillor Gord Perks Councillor Kyle Rae Councillor Adam Vaughan (Vice-Chair) Councillor Michael Walker

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**Schedule of Timed Items**

10:00 a.m.: Items 1 to 12  
 11:00 a.m.: Items 13 to 28  
 12:00 noon: Item 29

**Declaration of Interest under the *Municipal Conflict of Interest Act*****Confirmation of Minutes – March 26, 2009****Speakers/Presentations – A complete list will be distributed at the meeting**

**Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.**

TE25.1	ACTION	10:00 AM		Ward: 19
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**Permanent Closure of a Portion of the Public Lane at the Rear of 427 Shaw Street**

*Statutory - City of Toronto Act, 2006*

**Origin**

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

**Recommendations**

The City Solicitor recommends that:

1. City Council enact the draft by-law from the City Solicitor to permanently close a portion of the public lane at the rear of 427 Shaw Street as a public lane and be sold upon the terms and conditions set out in Toronto and East York Community Council Item TE19.55, adopted by City Council at its meeting held on October 29 and 30, 2008.

**Summary**

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

**Background Information**

TE25.1 - Draft Closing By-law

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

**(Deferred from March 26, 2009 - 2009.TE24.4)**

TE25.2	ACTION	10:00 AM		Ward: 14
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**Final Report - 54A Galley Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project**

*Statutory - Planning Act, RSO 1990*

**Origin**

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

**Recommendations**

The City Planning Division recommends that:

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

**Summary**

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

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

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

**Financial Impact**

The recommendations in this report have no financial impact.

**Background Information**

TE25.2 - Staff Report - 54A Galley Avenue - Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20281.pdf>

**(Deferred from March 26, 2009 - 2009.TE24.5)**

TE25.3	ACTION	10:00 AM		Ward: 14
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**Final Report - 69 Wilson Park Road - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project**

*Statutory - Planning Act, RSO 1990*

**Origin**

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

**Recommendations**

The City Planning Division recommends that:

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

**Summary**

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

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

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

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

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

**(Deferred from March 26, 2009 - 2009.TE24.6)**

TE25.4	ACTION	10:00 AM		Ward: 14
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## Final Report - 157 Cowan Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

### Origin

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

### Recommendations

The City Planning Division recommends that:

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

## Summary

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

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

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

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

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

TE25.5	ACTION	10:00 AM		Ward: 14
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## Final Report - 155 Cowan Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

## Origin

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

## Recommendations

The City Planning Division recommends that:

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

3. Before introducing the necessary Bill to City Council for enactment, the owner shall submit a landscape plan for the subject property to the satisfaction of the Director, Community Planning, South 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.

### Summary

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

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

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

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

### Communications

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

TE25.6	ACTION	10:00 AM		Ward: 14
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### Final Report - 70 Melbourne Avenue - Application to Amend the (former) City of Toronto Zoning By-law 438-86 - Parkdale Pilot Project

*Statutory - Planning Act, RSO 1990*

### Origin

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

### Recommendations

The City Planning Division recommends that:

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

2. Before introducing the necessary Bill to Council for enactment, the owner shall complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.
3. Before introducing the necessary Bill to City Council for enactment, the owner shall submit a tenant relocation plan to the satisfaction of the Director, Policy and Research, City Planning Division.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### Summary

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

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

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

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

### Communications

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

TE25.7	ACTION	10:00 AM		Ward: 27
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### 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



## **Recommendations**

The City Planning Division recommends that:

1. City Council refuse the proposed Official Plan Amendment, Zoning By-law Amendment applications for the reasons outlined in this report.
2. In the case that the applications are appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and City staff to appear before the Ontario Municipal Board in support of Council's refusal.

## **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.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **Background Information**

TE25.7 - Staff Report - 34-38 Hazelton Avenue - Rezoning Application  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20286.pdf>)

TE25.8	ACTION	10:00 AM		Ward: 27
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### **34-38 Hazelton Avenue, Alteration to a Designated Heritage Property**

#### **Origin**

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

#### **Recommendations**

The City Planning Division recommends that:

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

#### **Summary**

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

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

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

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

The project proposes to substantially alter the existing heritage structure by removing exterior walls and the internal structural system and constructing an eight storey condominium building with ground level commercial use. The front facade of the building would be retained and would be incorporated into the overall project. The new condominium building with ground storey retail would be seven stories over a commercial ground level (with an additional

mechanical roof penthouse). The height of the new structure would rise five stories, excluding the rooftop penthouse, above the existing structure's height. These additional floors would be setback approximately seven meters from the most forward projecting (central) bay of the existing façade.

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

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

### **Financial Impact**

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

### **Background Information**

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

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

### **Origin**

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

### **Recommendations**

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

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

### **Summary**

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

### **Background Information**

TE25.8a - Letter - 34-38 Hazelton Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20288.pdf>)

TE25.9	ACTION	10:00 AM		Ward: 27
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**Final Report - 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a Portion of Barnaby Lane - Rezoning Application**

*Statutory - Planning Act, RSO 1990*

**Origin**

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

**Recommendations**

The City Planning Division recommends that:

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

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

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

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

### **Summary**

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

This application proposes a 21-storey research and education building with 505 square metres of retail uses at grade along Bay Street at 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a portion of Barnaby Lane.

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

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

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

TE25.10	ACTION	10:00 AM		Ward: 20
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### **Final Report - 16 York Street - Official Plan and Zoning By-law Amendment Applications**

*Statutory - Planning Act, RSO 1990*

### **Origin**

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

### **Recommendations**

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
2. City Council amend Zoning By-law 168-93 (being a By-law to amend Zoning By-law 438-86) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
4. Authorize the City Solicitor to make changes to the Precinct B Precinct Agreement, including the Railway Lands Agreements, service agreements, and easement agreements as required to secure the matters set out in the recommendations.
5. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into Section 16 of the City of Toronto Act agreement to secure the following facilities, services, and matters:

- a. provide prior to the issuance of the first above grade building permit, a public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost, of all buildings and structures on the lands to be paid at time of first building permit;
- b. provide and maintain prior to the condominium registration for Phase 1, between 15 York Street and the site a publicly accessible PATH walkway under York Street, which shall:
  1. be fully enclosed and weather protected;
  2. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
  3. be satisfactorily illuminated;
- c. provide and maintain prior to the condominium registration for Phase 1 within the site a publicly accessible PATH walkway (Galleria) or temporary PATH walkway to the satisfaction of the Chief Planner and Executive Director, connecting Grand Trunk Crescent and the proposed building at 25 Lower Simcoe Street to York Street, which shall:
  1. be fully enclosed and weather protected;
  2. remain open and accessible to the public between the hours of 6:00 a.m. to 2:00 a.m., 365 days a year; and
  3. be satisfactorily illuminated;
- d. provide knock-out panels at west wall abutting 25 Lower Simcoe Street, on east wall abutting York Street at Lake Shore Boulevard West, and on south wall abutting Lake Shore Boulevard West at York Street to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development; and enter into the Wayfinding Agreement, and to be detailed in an easement agreement;
- e. provide continuous weather protection with a minimum depth of three metres and a minimum height of five metres along York Street, Bremner Boulevard and Lake Shore Boulevard West;
- f. provide the incorporation, in the construction of the building including continuous pedestrian weather protection, of exterior materials to be shown for the podium along York Street, Bremner Boulevard, Lake Shore Boulevard West, and Grand Trunk Crescent satisfactory to the Chief Planner and Executive Director, City Planning Division;

- g. provide the incorporation in the construction of the site landscaping and paving materials satisfactory to the Chief Planner and Executive Director, City Planning Division;
- h. provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer irrigation system for all new trees in the public rights-of-ways, satisfactory to the Executive Director, Technical Services and General Manager, Parks, Forestry and Recreation;
- i. provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular, large growing shade trees to the satisfaction of the Director of Urban Forestry:
  - 1. sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than one metre;
  - 2. an engineered draining system which prevents soil saturation; and
  - 3. a continuous tree trench, in accordance with the Continuous Tree Pit details outlined in the Construction Details Section of the City of Toronto Streetscape Manual;
- j. provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwells and associated enclosure satisfactory to the Chief Planner and Executive Director, City Planning Division;
- k. agree that no vehicular lay-by drop-off/pick-up facility will be provided along the Bremner Boulevard and York Street frontages for the development project;
- l. provide a green roof satisfactory to the Chief Planner and Executive Director, City Planning Division;
- m. provide a connection to District Heating and Cooling satisfactory to the Chief Planner and Executive Director, City Planning;
- n. provide prior to the Bills being introduced at City Council, \$500,000 for the reconstruction of Bremner Boulevard to Union Plaza design detail (York Street to Lake Shore Boulevard West);
- o. provide prior to the issuance of the first above grade building permit, \$2,800,000 to the City to be allocated as follows:



1. \$1,500,000 for Railway Lands Community Centre/Library/Park;
  2. \$500,000 for Railway Lands public realm improvements elevated or at grade including approaches to the Railway Lands pedestrian bridge over the railway corridor;
  3. \$500,000 for Railway Lands streetscaping including the Simcoe Street Pedestrian Promenade Plan;
  4. \$300,000 for capital improvements to Affordable Housing in Ward 20 and/or to construction of Affordable Housing in Railway Lands;
  5. require that the cash amounts identified in 1. to 4. be indexed in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;
- p. provide and maintain prior to the condominium registration for Phase 1, a publicly accessible outside linear walkway between the south wall and Lake Shore Boulevard West for the full length of the property, which shall:
1. remain open and accessible to the public 24 hours, 365 days a year; and
  2. be satisfactorily illuminated;
- q. provide and maintain prior to the condominium registration for Phase 1, a publicly accessible outside courtyard abutting Grand Trunk Crescent, which shall:
1. remain open and accessible to the public 24 hours, 365 days a year; and
  2. be satisfactorily illuminated;
- r. provide and maintain, prior to the condominium registration for Phase 1, a driveway and easement in favour of the owner of 25 Lower Simcoe Street to provide access to the loading area for the development;
- s. build in conformity with the Green Development Standard Checklist submitted by the applicant and date stamped as received on March 31, 2009, to the satisfaction of the Chief Planner and Executive Director;
- t. comply with any other condition to ensure the orderly development and phasing of the lands as required by the Chief Planner and Executive Director, City Planning, acting reasonably;

- u. that the owner be required to offer residential unit purchasers, who do not purchase a parking space, free membership or initiation fees to the Autoshare program to be provided in the building (or other car sharing program, such as Zipcar, as may be approved by the General Manager of Transportation), details of which are to be provided in the Transportation Demand Management Plan;
- v. make all necessary improvements to the PATH system as required in the Wayfinding Agreement, Site Plan Agreement to the satisfaction of the City Solicitor, Transportation Services, City Planning and Economic Development, Culture and Tourism;
- w. pay, prior to Site Plan Approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing assessment accepted by the Executive Director, Technical Services;
- x. a minimum of 360 bicycle parking space - occupant shall be provided and maintained on the lot;
- y. a minimum of 80 bicycle parking space - visitor shall be provided and maintained on the lot;
- z. bicycle parking spaces - occupant are provided and maintained on the ground floor, mezzanine floor, level P1, level P2 and the second floor;
- aa. all bicycle parking spaces - visitor are provided and maintained on the ground level;
- bb. bicycle parking spaces - occupant shall be common element and shall not be combined with storage lockers for residential units;
- cc. a minimum of 10% of the dwelling units erected and used on the *lot* shall be 3-bedroom or larger dwelling units;
- dd. an environmental easement in favour of CN and GO Transit is to be registered on title to all of the lands within 300 metres;
- ee. satisfy any and all requirements related, but not limited to, vehicular access, parking (including car-share spaces), loading, traffic impacts, etc. as may be necessary to service the development, the details of which will be provided at a later date upon completion of the review of the revised drawings date stamped by City Planning staff as December 16, 2008;
- ff. comply with the parking requirements, save and except that one car share parking space may be provided in lieu of ten resident parking spaces, such reduction to not exceed thirty resident parking spaces irrespective of the number of car share parking spaces provided, the requirements of which will be determined at a later date as indicated in condition ee;

- gg. as an alternative to condition ff. above, provide acceptable documentation which demonstrates that the proposed parking supply will adequately accommodate the parking demand that will be generated by the project;
  - hh. provide a Letter of Credit in the amount of \$50,000 to cover the costs associated with the following measures, as deemed appropriate by the General Manager, Transportation Services:
    - 1. implementing mitigating measures such as changes to traffic regulations and installation of regulatory signage; and
    - 2. implementing the approved signal timing modifications and signal phasing adjustments identified at the Front Street West/Simcoe Street, Station Street/York Street, Station Street /Simcoe Street, York Street/University Street/Front Street West and York Street/Bremner Boulevard intersections, which are attributable, in part, to this development, if any; and
  - ii. require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.
6. Authorize the City Solicitor to finalize and register a restrictive covenant on the lands to ensure that residential development does not occur on the non-residential portion of the site for a period of 50 years from December 31, 2008.
7. Authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

### **Summary**

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

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

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

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE25 10 - Staff Report - 16 York Street - Final Report  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20290.pdf>)

## Communications

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

TE25.11	ACTION	10:00 AM		Ward: 28
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### OMB Directions Report - 18 Lower Jarvis Street - Zoning By-law Amendment Application

#### Origin

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

#### Recommendations

The City Planning Division recommends that:

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

### Summary

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

### Financial Impact

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

### Background Information

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

TE25.12	ACTION	10:00 AM		Ward: 22
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### Request for Direction Report - 620 Avenue Road, 215 and 217 Lonsdale Road - OPA and Rezoning Application

#### Origin

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

#### Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend any Ontario Municipal Board (OMB) hearing to oppose the current applications.
2. Subject to the applicant addressing the issues raised in this report to the satisfaction of the Director of Community Planning, Toronto and East York District, City Council direct the City Solicitor to report back to City Council on any proposed settlement.
3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement the foregoing.

### Summary

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

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

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

### **Financial Impact**

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

### **Background Information**

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

<b>TE25.13</b>	ACTION	11:00 AM		Ward: 31
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### **Final Report - 450-452 Dawes Road - Common Elements Condominium Application and Part Lot Control Application**

*Statutory - Planning Act, RSO 1990*

### **Origin**

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

### **Recommendations**

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council 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 a 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.

### **Summary**

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

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

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

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

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

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

TE25.14	ACTION	11:00 AM		Ward: 20
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## 5 Eireann Quay - Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

### Origin

(March 10, 2009) Report from the Director, Policy and Research, City Planning Division

### Recommendations

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 5 Eireann Quay (Canada Malting Complex) 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, the solicitor be authorized 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, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

### Summary

The property at 5 Eireann Quay (formerly known as 5 Bathurst Street) containing the Canada Malting Complex is included on the City of Toronto Inventory of Heritage Properties. It was reviewed by the Federal Heritage Review Office (FHRO) and that report concluded that “the structures enjoy significant symbolic status and considerable public recognition profile.”

Facilities and Real Estate Division have applied to demolish the entire complex, save and except a small representative portion of the silos.

Four preservation options for the Canada Malting Complex that were reviewed by an Industrial Heritage Consultant (Historica Research Ltd.) are described below. The consultant was retained specifically by Facilities and Real Estate Division to comment on the heritage impacts of the proposed conservation component.

Comment is provided by both Heritage Preservation Services and Community Planning staff regarding the importance in conserving the site for the citizens of Toronto.

### Financial Impact

While the act of passing the by-law recommended in this report has no financial implication for the City of Toronto, the resulting expectations of remedial work to conserve the heritage structures will have financial implications. Currently a proposal to substantially demolish the silos and leave a representative portion of the buildings behind will cost Council approximately \$8.4 million. However, this option represents the least desirable approach from a heritage conservation point of view and is directly at odds with policies regarding heritage conservation in the Official Plan and the Council adopted "Standards and Guidelines for the Conservation of Historic Places in Canada", and is not consistent with the Provincial Policy Statement 2005.



**Background Information**

TE25.14 - Staff Report - 5 Eireann Quay - Intention to Designate  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20294.pdf>)

**14a 5 Eireann Quay - Intention to Designate under Part IV Section 29 of the Ontario Heritage Act****Origin**

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

**Recommendations**

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

1. City Council state its intention to designate the property at 5 Eireann Quay (Canada Malting Complex) 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, the solicitor be authorized 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, the Clerk be directed to refer the proposed designation to the Conservation Review Board.
4. Heritage Preservation Services staff work with the Community and other agencies to stabilize the structures and to explore options about the future of the site.

**Summary**

Advising that the Toronto Preservation Board on March 27, 2009, considered the report (February 25, 2009) from the Director, Policy and Research, City Planning Division, respecting 5 Eireann Quay – Intention to Designate under Part IV Section 29 of the Ontario Heritage Act.

**Background Information**

TE25.14a - Letter - 5 Eireann Quay  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20295.pdf>)

TE25.15	ACTION	11:00 AM		Ward: 27
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## 98 Glen Road - Demolition and Replacement of a Structure in the South Rosedale Heritage Conservation District

### Origin

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

### Recommendations

The City Planning Division recommends that:

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

### Summary

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

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

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

### Financial Impact

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

### Background Information

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

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

### **Origin**

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

### **Recommendations**

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

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

### **Summary**

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

### **Background Information**

TE25.15a - Letter - 98 Glen Road  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20297.pdf>

<b>TE25.16</b>	<b>ACTION</b>	<b>11:00 AM</b>		<b>Ward: 27</b>
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### **Signage Vision for Downtown Yonge Strip**

*Statutory - City of Toronto Act, 2006*

### **Origin**

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

## Recommendations

The City Planning Division recommends that:

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

## Summary

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

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

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

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

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

TE25.17	ACTION	11:00 AM	Delegated	Ward: 18
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## **Appeal of the Denial of a Boulevard Cafe Permit Application Located at 1627 Dupont Street, Edwin Avenue Flankage**

### **Origin**

(March 30, 2009) Report from the Manager, Licensing Services, Municipal Licensing and Standards

### **Recommendations**

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

1. Deny the application for the proposed boulevard café at 1627 Dupont Street.

### **OR**

2. Approve the application for the proposed boulevard café at 1627 Dupont Street.

### **Summary**

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

To report on the results of a public poll and refusal to issue a permit by Municipal Licensing and Standards, based on the results of the public poll conducted in the matter, of an application for a boulevard café permit on the Edwin Avenue flankage of 1627 Dupont Street.

### **Financial Impact**

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

### **Background Information**

TE25.17 - Staff Report - 1627 Dupont Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20299.pdf>)

TE25.17 - Staff Report - 1627 Dupont Street - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20300.pdf>)

TE25.17 - Staff Report - 1627 Dupont Street - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20301.pdf>)

TE25.18	ACTION	11:00 AM	Delegated	Ward: 19
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### **Appeal of the Denial of a Boulevard Cafe Permit Application Located at 210 Ossington Avenue, Rolyat Street Flankage**

#### **Origin**

(March 30, 2009) Report from the Manager, Licensing Services, Municipal Licensing and Standards

#### **Recommendations**

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

1. Deny the application for the proposed boulevard café at 210 Ossington Avenue.

#### **OR**

2. Approve the application for the proposed boulevard café at 210 Ossington Avenue.

#### **Summary**

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

To report on the results of a public poll and refusal to issue a permit by Municipal Licensing and Standards, based on the results of the public poll conducted in the matter, of an application for a boulevard café permit on the Rolyat Street flankage of 210 Ossington Avenue.

#### **Financial Impact**

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

#### **Background Information**

TE25.18 - Staff Report - 210 Ossington Avenue

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20303.pdf>

TE25.18 - Staff Report - 210 Ossington Avenue - Attachment

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20382.pdf>

TE25.19	ACTION	11:00 AM	Delegated	Ward: 32
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### **Appeal of the Denial of a Boulevard Cafe Permit Located at 1862 Queen Street East, Rainsford Road Flankage**

#### **Origin**

(March 30, 2009) Report from the Manager, Licensing Services, Municipal Licensing and Standards

### Recommendations

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

1. Deny the application for the proposed café at 1862 Queen Street East, Rainsford Road flankage. **OR**
2. Approve the application for the proposed cafe at 1862 Queen Street East, Rainsford Road flankage.

### Summary

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

To report on the results of a public poll and refusal to issue a permit by the Municipal Licensing and Standards, based on the results of the public poll conducted in the matter, of an application for a boulevard café permit at 1862 Queen Street East, Rainsford Road flankage.

### Financial Impact

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

### Background Information

TE25.19 - Staff Report - 1862 Queen Street East

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20306.pdf>)

TE25.19 - Staff Report - 1862 Queen Street East - Attachments

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20383.pdf>)

TE25.20	ACTION	11:00 AM	Delegated	Ward: 19
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### Residential Demolition Application - 707 Richmond Street West

#### Origin

(March 23, 2009) Report from the Director, Toronto Building, Toronto and East York District

### Recommendations

Toronto Building recommends that the Toronto and East York Community Council:

1. Approve the application to demolish the subject residential building at 707 Richmond Street West with the following conditions:
  - a. that all debris and rubble be removed immediately after demolition;
  - b. that any holes on the property are backfilled with clean fill; and

- c. that prior to the issuance of the demolition permit the conditions outlined by Urban Forestry, in letter dated November 17, 2008, are completed to the satisfaction of Urban Forestry .

**or in the alternative**

2. Refuse the application to demolish the subject residential building at 707 Richmond Street West because there is no permit for a replacement building on the site.

**Summary**

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer to the demolition application for 707 Richmond Street West to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

**Financial Impact**

Not applicable.

**Background Information**

TE25.20 - Staff Report - 707 Richmond Street West  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20309.pdf>

TE25.20 - Staff Report - 707 Richmond Street West - Attachments  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20384.pdf>

TE25.21	ACTION	11:00 AM	Delegated	Ward: 27
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**Residential Demolition Application - 214 Sherbourne Street**

**Origin**

(March 11, 2009) Report from the Director, Toronto Building, Toronto and East York District

**Recommendations**

Toronto Building recommends that the Toronto and East York Community Council:

1. Approve the application to demolish the subject residential building at 214 Sherbourne Street with the following conditions:
  - a. all debris and rubble be removed immediately after demolition; and
  - b. any holes on the property be backfilled with clean fill.

**or in the alternative**



2. Refuse the application to demolish the subject residential building at 214 Sherbourne Street because there is no building permit for a replacement building on the site.

### Summary

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No.1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 214 Sherbourne Street to Community Council, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

### Financial Impact

Not applicable.

### Background Information

TE25.21 - Staff Report - 214 Sherbourne Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20311.pdf>)

TE25.21 - Staff Report - 214 Sherbourne Street - Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20312.pdf>)

TE25.21 - Staff Report - 214 Sherbourne Street - Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20313.pdf>)

TE25.21 - Staff Report - 214 Sherbourne Street - Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20385.pdf>)

TE25.22	ACTION	11:00 AM	Delegated	Ward: 32
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### Residential Demolition Control - 14 and 16 Wineva Avenue

#### Origin

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

#### Recommendations

Toronto Building recommends that Toronto and East York Community Council:

1. Refuse the applications to demolish the subject residential buildings at 14 and 16 Wineva Avenue.
- or alternatively, should the replacement building permits be issued,**
2. Approve the applications to demolish the subject residential buildings at 14 and 16 Wineva Avenue with the following conditions:

- a. the applicant, construct and substantially complete the new buildings to be erected on the site not later than two years from the day demolition of the existing residential buildings is commenced; and
- b. should the applicant fail to complete the new buildings within the time specified in the permit, the Clerk of the municipality shall enter on the collector's roll, to be collected in a like manner as municipal taxes, \$20,000 for each dwelling unit (14 and 16 Wineva Avenue) and such sum shall, until payment thereof, be a lien or charge upon the land in respect of which the permits to demolish the residential properties is issued.

### Summary

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

In accordance with Section 33 of the Planning Act and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition applications for 14 and 16 Wineva Avenue to you, to decide whether to grant or refuse the applications, including conditions, if any, to be attached to the permits.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE25.22 - Staff Report - 14 and 16 Wineva Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20315.pdf>

**(Deferred from March 26, 2009 - 2009.TE24.27)**

TE25.23	ACTION	11:00 AM	Delegated	Ward: 22
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### Circular Driveway - 44 Old Forest Hill Road

#### Origin

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

#### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the owner's request to permit the maintenance of the portion of the driveway forming part of a circular driveway within the public right of way fronting 44 Old Forest Hill Road.
2. Deny the owner's request for the ramp installation to service the circular driveway.

3. Require the owner to restore the portion of the driveway forming part of the driveway that does not provide access to the existing garage within the public right of way to soft landscaping.

### **Summary**

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

Transportation Services has assessed a request from the agent of the owner of 44 Old Forest Hill Road to permit the maintenance of a circular driveway and the construction of a ramp to service the circular driveway within the public right of way fronting 44 Old Forest Hill Road.

Transportation Services has reviewed the proposal and does not recommend approval as it does not meet the guidelines established by Transportation Services for the construction of circular driveways as affecting the public right of way.

The owner together with any other interested parties will be given an opportunity to make a deputation before Community Council.

### **Financial Impact**

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

### **Background Information**

TE25.23 - Staff Report - 44 Old Forest Hill Road-Circular Driveway  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20317.pdf>)

TE25.23 - Staff Report - 44 Old Forest Hill Road-Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20318.pdf>)

### **Communications**

- (March 26, 2009) letter from Harry and Sandra Culham (TE.Main.TE25.23.1)
- (March 26, 2009) letter from Debie Rabinovich (TE.Main.TE25.23.2)
- (March 26, 2009) letter from M. Burke (TE.Main.TE25.23.3)
- (March 26, 2009) letter from Richard and Lynne Waugh (TE.Main.TE25.23.4)
- (March 26, 2009) letter from Jamie and Lauren Wise (TE.Main.TE25.23.5)
- (March 26, 2009) letter from Evan and Ester Green (TE.Main.TE25.23.6)
- (March 26, 2009) letter from Fern Hoffer (TE.Main.TE25.23.7)
- (March 26, 2009) letter from Malka Rosenbaum (TE.Main.TE25.23.8)

**(Deferred from March 26, 2009 - 2009.TE24.25)**

<b>TE25.24</b>	ACTION	11:00 AM	Delegated	Ward: 31
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**Front Yard Parking Appeal - 110B Holborne Avenue****Origin**

(March 9, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

**Recommendations**

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 110B Holborne Avenue.
2. Request the owner to remove all paving, other than the walkway, and restore the area to soft landscaping.

**Summary**

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

Transportation Services has assessed an appeal from the owner of 110B Holborne Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

**Financial Impact**

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

**Background Information**

TE25.24 - Staff Report - 110B Holborne Ave. - Front Yard Parking  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20319.pdf>

TE25.24 - Staff Report - 110B Holborne Ave. - Appendix A  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20320.pdf>

TE25.24 - Staff Report - 110B Holborne Ave. - Appendix B  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20321.pdf>

TE25.24 - Staff Report - 110B Holborne Ave. - Appendix C  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20322.pdf>

TE25.24 - Staff Report - 110B Holborne Ave. - Appendix D  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20323.pdf>

**Communications**

(March 23, 2009) fax from Henry Chiu, Architect, forwarding a sketch showing Alternate Parking Arrangement, together with the Arborist Report to support the front yard parking application at 110B Holborne Avenue. (TE.Main.TE25.24.1)

(March 24, 2009) e-mail from Susanna Sellmann (TE.Main.TE25.24.2)

(March 25, 2009) fax from Brian Scholz and Shannon Yakimovich (TE.Main.TE25.24.3)  
 (March 26, 2009) e-mail from Michael Roy and Holly Bonner (TE.Main.TE25.24.4)

TE25.25	ACTION	11:00 AM	Delegated	Ward: 22
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## Front Yard Parking Appeal - 41 Hoyle Avenue

### Origin

(March 27, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 41 Hoyle Avenue.

### Summary

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

Transportation Services has assessed an appeal from the owner of 41 Hoyle Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

### Financial Impact

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

### Background Information

TE25.25 - Staff Report - 41 Hoyle Avenue

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20324.pdf>

TE25.25 - Staff Report - 41 Hoyle Avenue - Appendix A

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20325.pdf>

TE25.25 - Staff Report - 41 Hoyle Avenue - Appendix B

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20326.pdf>

TE25.25 - Staff Report - 41 Hoyle Avenue - Appendix C

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20327.pdf>

TE25.25 - Staff Report - 41 Hoyle Avenue - Appendix D

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20328.pdf>

<b>TE25.26</b>	<b>ACTION</b>	<b>11:00 AM</b>	<b>Delegated</b>	<b>Ward: 31</b>
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## **Front Yard Parking Appeal - 149 Westlake Avenue**

### **Origin**

(March 27, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 149 Westlake Avenue.
2. Request the owner to remove all paving, other than the walkway, and restore the area to soft landscaping.

### **Summary**

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

Transportation Services has assessed an appeal from the owner of 149 Westlake Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

### **Financial Impact**

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

### **Background Information**

TE25.26 - Staff Report - 149 Westlake Avenue  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20329.pdf>

TE25.26 - Staff Report - 149 Westlake Avenue - Appendix A  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20330.pdf>

TE25.26 - Staff Report - 149 Westlake Avenue - Appendix B  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20331.pdf>

TE25.26 - Staff Report - 149 Westlake Avenue - Appendix C  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20332.pdf>

TE25.26 - Staff Report - 149 Westlake Avenue - Appendix D  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20333.pdf>

TE25.27	ACTION	11:00 AM	Delegated	Ward: 32
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## Front Yard Parking Appeal - 84 Wheeler Avenue

### Origin

(March 27, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Deny the request for front yard parking at 84 Wheeler Avenue.

### Summary

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

Transportation Services has assessed an appeal from the owner of 84 Wheeler Avenue for front yard parking. We do not recommend approval for front yard parking at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

### Financial Impact

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

### Background Information

TE25.27 - Staff Report - 84 Wheeler Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20334.pdf>)

TE25.27 - Staff Report - 84 Wheeler Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20335.pdf>)

TE25.27 - Staff Report - 84 Wheeler Avenue - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20336.pdf>)

TE25.27 - Staff Report - 84 Wheeler Avenue - Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20337.pdf>)

TE25.27 - Staff Report - 84 Wheeler Avenue - Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20338.pdf>)

TE25.28	ACTION	11:00 AM		Ward: 14
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### **Application to Remove a Private Tree - 29 Hook Avenue**

#### **Origin**

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

#### **Recommendations**

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

#### **Summary**

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

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

#### **Financial Impact**

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

#### **Background Information**

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

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

TE25.29	Presentation	12:00 PM		Ward: All
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### **Presentation on the City's Live Green Toronto Program**

#### **Origin**

(March 2, 2009) Presentation from Mark Bekkering, Manager, Implementation and Support, Toronto Environment Office

#### **Summary**

Providing a update on the City's Live Green Toronto program.



TE25.30	ACTION			Ward: 19
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## **Preliminary Report - 707, 709, 711, 715 and 717 Dovercourt Road - OPA and Rezoning Applications**

### **Origin**

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

### **Recommendations**

The City Planning Division recommends that:

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

### **Summary**

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

This application proposes to redevelop the properties at 707-717 Dovercourt Road with an 8-storey condominium containing 83 residential units and two levels of underground parking.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

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

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE25.30 - Staff Report - 707, 709, 711, 715 and 717 Dovercourt Road  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20341.pdf>

TE25.31	ACTION			Ward: 20
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## **Preliminary Report - 192, 192A, 194 and 200 Bloor Street West Rezoning and Site Plan**

### **Origin**

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

### **Recommendations**

The City Planning Division recommends that:

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

### **Summary**

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

This application proposes to replace four small commercial buildings at 192, 192A, 194 and 200 Bloor Street West with a mixed use development including a 28-storey residential point tower on a 2-storey podium. The project will have six-levels of underground parking, containing 214 parking spaces and 192 resident and 10 visitor bicycle parking spaces.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Community information meetings were held on this and several other projects in the Annex on July 28, 2008 and January 12, 2009 to discuss the conceptual drawings and the future use of the private laneway. A statutory public meeting is targeted for the late spring of 2009. The target date assumes that applicant will provide all required information in a timely manner.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Background Information**

TE25.31 - Staff Report - 192, 192A, 194 and 200 Bloor St. West  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20342.pdf>

TE25.32	ACTION			Ward: 20
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## Railway Lands West Community Park - Request to Enter into an Agreement

### Origin

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

### Recommendations

The City Planning Division recommends that:

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

### Summary

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

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

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

**(Deferred from March 26, 2009 - 2009.TE24.62)**

TE25.33	ACTION		Delegated	Ward: 30
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## Sign Variance - 356 Eastern Avenue

### Origin

(February 10, 2009) Report from the Director, Toronto Building, Toronto and East York District

### Recommendations

Toronto Building recommends that Toronto and East York Community Council:

1. Approve the requested variances to permit, for identification purposes, two illuminated fascia signs to represent “Spaces-Self Storage” at the fifth floor level, on the east and west elevations of the building and one illuminated fascia sign in the form of individual letters to represent “Self Storage” at the south side of west elevation of the building and one illuminated ground sign along the west frontage of the property at 356 Eastern Avenue, on condition that the fascia sign located at the north portion of the west elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device and energy efficient lights are used.
2. Direct the City Clerk's Office to advise the applicant, upon approval of variances, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**Summary**

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

This report reviews and makes recommendations on a request by Denis Richard of Steel Art Signs Corp., on behalf of Cooper Construction Ltd., for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs to represent “Spaces-Self Storage” at the fifth floor level, on the east and west elevations of the building and one illuminated fascia sign in the form of individual letters to represent “Self Storage” at the south portion of west elevation of the building and one illuminated ground sign along the west frontage of the property at 356 Eastern Avenue.

Staff recommends approval of the application on a condition that the fascia sign located at the fifth floor level on the north side of west elevation of the building be turned off from 10:00 p.m. to 7:00 a.m. by means of an automated timing device. The variances are minor and within the general intent and purpose of the Municipal Code.

**Financial Impact**

The recommendations in this report have no financial impact.

**Background Information**

TE25.33 - Staff Report - 356 Eastern Avenue - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20344.pdf>

TE25.34	ACTION		Delegated	Ward: 28
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**Sign Variance - 15 Mill Street**

**Origin**

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

**Recommendations**

The Toronto Building Division recommends that the Toronto and East York Community Council:

1. Approve the request for a variance to permit the installation of 3 illuminated first party fascia signs along the ground floor of the north elevation of the building municipally known as 15 Mill Street on condition that energy efficient lights be used.
2. Direct the City Clerk's Office to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

### Summary

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

This report reviews and makes recommendations on a request by David Adam of Zip Signs Ltd., on behalf of DHD Developments Inc., owner, for approval of variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, the installation of 3 illuminated fascia signs to be used for identification purposes along the ground floor of the north elevation of the building municipally known as 15 Mill Street.

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

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

TE25.34 - Staff Report - 15 Mill Street - Sign Variance  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20345.pdf>

TE25.35	ACTION		Delegated	Ward: 19
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### Parking Amendments - Crawford Street

#### Origin

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

#### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “No Stopping, Anytime” regulation on both sides of Crawford Avenue, between a point 148 metres north of Lobb Avenue and a point 35 metres further north.
2. Rescind the “No Parking, Anytime” regulation on the east side of Crawford Street, between Queen Street West and a point 148 metres north of Lobb Avenue.

3. Rescind the “No Parking, Anytime” regulation on the east side of Crawford Street, between a point 183 metres north of Lobb Avenue and Barton Avenue.
4. Approve implementation of a “No Parking, Anytime” regulation on the east side of Crawford Street, between Queen Street West and Barton Avenue.
5. Rescind the “One-hour maximum parking, from 8:00 a.m. to 6:00 p.m., daily” regulation on the west side of Crawford Street, between Queen Street West and a point 148 metres north of Lobb Avenue.
6. Rescind the “One-hour maximum parking, from 8:00 a.m. to 6:00 p.m., daily” regulation on the west side of Crawford Street, between a point 183 metres north of Lobb Avenue and a point 213.5 metres south of Dundas Street West.
7. Approve implementation of a “One-hour maximum parking, from 8:00 a.m. to 6:00 p.m., daily” regulation on the west side of Crawford Street, between Queen Street West and a point 213.5 metres south of Dundas Street West.
8. Approve the implementation of a “No Stopping, Anytime” regulation on the east side of Crawford Street, between a point 41.6 metres north of Queen Street West and a point 23.7 metres further north.
9. Approve the implementation of a “No Stopping, Anytime” regulation on the west side of Crawford Street, between a point 45.5 metres north of Queen Street West and a point 12.0 metres further north.

### Summary

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

Transportation Services has been requested by Deputy Mayor Joe Pantalone to remove the stopping prohibition on both sides of Crawford Street at the public lane adjacent to Premises No. 227. This lane accesses Trinity Bellwoods Park and John Gibson House. The stopping prohibition was introduced to improve access for emergency vehicles which use this lane.

A new access for emergency vehicles has been built to the south to replace the lane access and the stopping prohibitions can now be removed. The new access will require stopping prohibitions on both sides of Crawford Street to allow emergency vehicles to properly turn.

### Financial Impact

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

### Background Information

TE25.35 - Staff Report - Crawford Street - Parking Amendments

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20346.pdf>)

TE25.35 - Staff Report - Crawford Street - Drawing No. 421F-9611

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20347.pdf>)

TE25.35 - Staff Report - Crawford Street - Drawing No. 421F-9612

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20348.pdf>)

TE25.36	ACTION			Ward: 30
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### Amendment to Parking Regulations - Commissioners Street between Don Roadway and Leslie Street

#### Origin

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

#### Recommendations

Transportation Services recommends that:

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

#### Summary

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

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

#### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Toronto Transportation Services 2009 Operating Budget	\$2000.00

### Background Information

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

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

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

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

TE25.37	ACTION		Delegated	Ward: 18
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### Daycare Pick-Up/Drop-off Area and Short-Term Parking - Cowan Avenue

#### Origin

(March 26, 2009) Report from the Director, Transportation Services, Toronto and East York District

#### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Restrict parking to a maximum period of 15 minutes from 7:00 a.m. to 10:00 a.m. and from 3:00 p.m. to 6:00 p.m., Monday to Friday, on the west side of Cowan Avenue, from a point 95 metres south of Queen Street West to a point 20 metres south thereof.

#### Summary

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

Transportation Services is requesting approval to designate a “Daycare Pick-up/Drop-off Area”, with short-term parking allowed, on the west side of Cowan Avenue in the vicinity of the St Mark’s Child Care Centre (201 Cowan Avenue).

The pick-up/drop-off area will provide short-term parking opportunities for parents/guardians to accompany children to St. Mark’s Child Care Centre.

#### Financial Impact

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

### Background Information

TE25.37 - Staff Report - Cowan Avenue - Daycare Pick-up

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20350.pdf>)

TE25.37 - Staff Report - Cowan Avenue - Drawing No. 421F-9465

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20351.pdf>)



<b>TE25.38</b>	ACTION		Delegated	Ward: 19
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## **School Bus Loading Zone Removal - Shaw Street, South of Dewson Street**

### **Origin**

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

### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council:

1. Rescind the “School Bus Loading Zone” on the west side of Shaw Street, between Dewson Street and a point approximately 73 further south.

### **Summary**

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

Transportation Services has been requested by Deputy Mayor Joe Pantalone to remove the School Bus Loading Zone on the west side of Shaw Street, south of Dewson Street. It is no longer in use as St. Davids School has been closed for several years.

The removal of the School Bus Loading Zone will provide an additional eight parking spaces on this section of Shaw Street during the weekday periods.

### **Financial Impact**

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

### **Background Information**

TE25.38 - Staff Report - Shaw Street - School Bus Loading Zone Removal

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20352.pdf>)

TE25.38 - Staff Report - Shaw Street - Drawing No. 421F-9607

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20353.pdf>)

TE25.39	ACTION		Delegated	Ward: 18, 19, 20, 29, 31, 32
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### Installation/Removal of On-Street Parking Spaces for Persons With Disabilities - April 2009

#### Origin

(March 31, 2009) Report from the Director, Transportation Services, Toronto and East York District

#### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the installation and removal of on-street parking spaces for persons with disabilities at the locations identified in Appendix A.

#### Summary

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

#### Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2009 Operating Budget	\$2,400.00

#### Background Information

TE25.39 - Staff Report - Parking Spaces for Persons With Disabilities  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20354.pdf>

TE25.40	ACTION			Ward: 20, 27
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### Proposed Lay-by - University Avenue at Osgoode Hall

#### Origin

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

#### Recommendations

Transportation Services recommends that:

1. City Council approve the widening of University Avenue, from a width of about 13.7 metres to a width of about 16.4 metres by the construction of a lay-by on the east side of University Avenue, from a point 41 metres north of Queen Street West to a point 13

metres further north, generally as shown on the attached print of Drawing Nos. LB-01 and LB-02, dated September 2008.

2. City Council rescind the “No Stopping 7:30 a.m. to 9:30 a.m., 3:30 p.m. to 6:30 p.m., Monday to Friday except Public Holidays on the east side of University Avenue from Richmond Street West to College Street.
3. City Council prohibit stopping from 7:30 a.m. to 9:30 a.m., 3:30 p.m. to 6:30 p.m., Monday to Friday except Public Holidays on the east side of University Avenue from Richmond Street West to a point 41 metres north of Queen Street West and from a point 54 metres north of Queen Street West to College Street.
4. City Council designate a loading zone for a disabled person on the east side of University Avenue from a point 41 metres north of Queen Street West to a point 13 metres further north.

### **Summary**

Transportation Services is requesting approval from City Council for construction of a lay-by on the east side of University Avenue, north of Queen Street West for 130 Queen Street West (Osgoode Hall).

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

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

### **Financial Impact**

All costs associated with the construction of the lay-by and changes to signs regulating parking, in the estimated amount of \$14,000.00, is the responsibility of the property owner Ontario Reality Corporation.

### **Background Information**

TE25.40 - Staff Report - University Avenue at Osgoode Hall  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20355.pdf>)  
TE25.40 - Staff Report - University Avenue - Drawing Nos. LB-01  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20356.pdf>)  
TE25.40 - Staff Report - University Avenue - Drawing No. LB-02  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20357.pdf>)

TE25.41	ACTION		Delegated	Ward: 30
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## Lane and Sidewalk Closure - 53 Colgate Avenue

### Origin

(March 30, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

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

1. Close the sidewalk and curb lane on the south side of Colgate Avenue, between a point 32.6 metres west of Verral Avenue and a point 56.4 metres west of Verral Avenue, from May 1, 2009, to May 30, 2010.
2. Implement “No Stopping Anytime” on the south side of Colgate Avenue, between a point 27.6 metres west of Verral Avenue and a point 61.4 metres west of Verral Avenue, during the subject time period.
3. Remove the existing “No Parking Anytime” regulation on the south side of Colgate Avenue, between a point 27.6 metres west of Verral Avenue and a point 61.4 metres west of Verral Avenue, during the subject time period.
4. Return Colgate Avenue to its pre-construction traffic and parking regulations when the project is completed.

### Summary

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

George Popper Architects represents a developer constructing a 4-storey condominium at 53 Colgate Avenue, on the south side of Colgate Avenue, between Logan Avenue and Verral Avenue. Transportation Services has been requested to close the sidewalk and curb lane on the south side of Colgate Avenue for 13 months to facilitate construction.

Another nearby, but separate, condominium project is also proposed by George Popper Architects at 59 Colgate Avenue, between Verral Avenue and Carlaw Avenue. This issue is dealt with in a separate report “Lane and Sidewalk Closure – 59 Colgate Avenue”, also requiring Toronto and East York Community Council approval.

### Financial Impact

There is no financial impact on the City. The developer of this site will bear the costs.

## Background Information

TE25.41 - Staff Report - 53 Colgate Avenue - Lane and Sidewalk

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20358.pdf>)

TE25.41 - Staff Report - 53 Colgate Avenue - Drawing No. 421F-9614

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20359.pdf>)

TE25.42	ACTION		Delegated	Ward: 30
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## Lane and Sidewalk Closure - 59 Colgate Avenue

### Origin

(March 30, 2009) Report from the Director, Transportation Services, Toronto and East York District

### Recommendations

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

1. Close the sidewalk and curb lane on the south side of Colgate Avenue, between Verral Avenue and a point 25.4 metres east of Verral Avenue, from May 1, 2009, to November 30, 2010.
2. Implement “No Stopping Anytime” on the south side of Colgate Avenue, between Verral Avenue and a point 30.4 metres east of Verral Avenue, during the subject time period.
3. Remove the existing “No Parking Anytime” regulation on the south side of Colgate Avenue, between Verral Avenue and a point 30.4 metres east of Verral Avenue, during the subject time period.
4. Return Colgate Avenue to its pre-construction traffic and parking regulations when the project is completed.

### Summary

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

George Popper Architects represents a developer constructing a 5½-storey condominium at 59 Colgate Avenue, on the south side of Colgate Avenue, between Carlaw Avenue and Verral Avenue. Transportation Services has been requested to close the sidewalk and curb lane on the south side of Colgate Avenue for 19 months to facilitate construction.

Another nearby, but separate, condominium project is also proposed by George Popper Architects at 53 Colgate Avenue, between Verral Avenue and Logan Avenue. This issue is dealt with in a separate report “Lane and Sidewalk Closure – 53 Colgate Avenue”, also requiring Toronto and East York Community Council approval.

**Financial Impact**

There is no financial impact on the City. The developer of this site will bear the costs.

**Background Information**

TE25.42 - Staff Report - 59 Colgate Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20360.pdf>)

TE25.42 - Staff Report - 59 Colgate Avenue - Drawing No. 421F-9613

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20361.pdf>)

TE25.43	ACTION		Delegated	Ward: 27
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**Extension of Temporary Public Lane Closure Duration - Yonge Street****Origin**

(March 31, 2009) Report from the Director, Transportation Services, Toronto and East York District

**Recommendations**

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

1. Continue to close the public lane east of Yonge Street, from Price Street to a point 18 metres north of Price Street, to vehicular traffic, to December 31, 2009.

**Summary**

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

Woodcliffe Corporation is restoring and constructing additions to existing buildings at 1099 Yonge Street, on the northeast corner of Yonge Street and Price Street. They need to continue to close a section of the public lane along the east side of 1099 Yonge Street to vehicular traffic in order to complete construction.

**Financial Impact**

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

**Background Information**

TE25.43 - Staff Report - Yonge Street - Temporary Public Lane Closure

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20362.pdf>)

TE25.43 - Staff Report - Yonge Street - Drawing No. 421F-9610

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20386.pdf>)

TE25.44	ACTION		Delegated	Ward: 22
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## Traffic Calming - Results of Speed Hump Poll - Millwood Road, between Harwood Road and Forman Avenue

### Origin

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

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of speed humps on Millwood Road, between Harwood Road and Forman Avenue.

### Summary

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

This report summarizes the results of the traffic calming poll undertaken on Millwood Road, between Harwood Road and Forman Avenue. The poll results indicate that less than the required 60 percent of the residents who responded to the poll are in favour of the installation of speed humps. Accordingly, the polling criteria is not satisfied and installation of speed humps is not recommended.

### Financial Impact

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

1. The estimated cost of installing three speed humps on Millwood Road is \$9,000. Funds in the amount of \$410,000 are contained in the Transportation Services 2009 Capital Budget for traffic calming initiatives. The installation of speed humps on Millwood Road is subject to competing priorities and funding availability.

### Background Information

TE25.44 - Staff Report - Millwood Road - Results of Speed Hump  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20363.pdf>

TE25.44 - Staff Report - Millwood Road - Drawing No. 421F-9445  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20366.pdf>

TE25.44 - Staff Report - Millwood Road - Appendix A, B, C  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20388.pdf>

TE25.45	ACTION		Delegated	Ward: 19
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## Traffic Calming - Results of Speed Hump Poll - Henderson Avenue

### Origin

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

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Not authorize installation of a speed hump on Henderson Avenue, between Manning Avenue and Clinton Street.

### Summary

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

This report summarizes the results of the traffic calming poll undertaken on Henderson Avenue, between Manning Avenue and Clinton Street. The poll results indicated that less than the minimum number of residents responded to the poll. Accordingly, the installation of a speed hump is not recommended.

### Financial Impact

The adoption of the above-noted recommendation will not result in any financial impact. If, however, Toronto and East York Community Council decides a speed hump on Henderson Avenue, between Manning Avenue and Clinton Street, would be beneficial, the following financial impact will result:

1. The estimated cost for installing one speed hump would be \$3,000.00. Funds in the amount of \$410,000.00 have been allocated in the Transportation Services 2009 Capital Budget for traffic calming initiatives. Installing a speed hump on Henderson Avenue is subject to competing priorities and funding availability.

### Background Information

TE25.45 - Staff Report - Henderson Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20367.pdf>)

TE25.45 - Staff Report - Henderson Avenue - Drawing No. 421F-9423

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20369.pdf>)

TE25.45 - Staff Report - Henderson Avenue - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20389.pdf>)



TE25.46	ACTION			Ward: 27
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## Pedestrian Bridge - 30 Bond Street

### Origin

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

### Recommendations

Transportation Services recommends that:

1. City Council approve the request to construct an overhead enclosed pedestrian bridge crossing Shuter Street and connecting the existing St Michael's Hospital building at 30 Bond Street with the Li Ka Shing Knowledge Institute building at 209 Victoria Street which will encroach within the public right of way, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, cost, damages and expenses that may result from such permission granted and providing an insurance policy for such liability for the life time of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in an amount not less than \$2,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
  - b. obtain approval for associated work on private property from Toronto Building;
  - c. design and construct the bridge to comply with the Canadian Highway Bridge Design Code (CAN/CAS) for highway loading purposes, as amended, superseded or replaced from time to time, including allowance for impact factors;
  - d. provide "as constructed" drawings within 90 days of completing the construction of the pedestrian bridge;
  - e. pay an annual fee for the encroaching pedestrian bridge within the public right of way in keeping with the provisions of the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks;
  - f. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 30 Bond Street and/or 209 Victoria Street, whichever is less;
  - g. pay for the costs of preparing and registration of the Agreement on title;
  - h. obtain clearances and/or sign offs from all effected public utilities within the proposed area of construction and satisfy any requirements they may have; and

- i. 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 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.

### Summary

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

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

### Financial Impact

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

### Background Information

TE25.46 - Staff Report - 30 Bond Street - Pedestrian Bridge

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20370.pdf>)

TE25.46 - Staff Report - 30 Bond Street - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20390.pdf>)

TE25.46 - Staff Report - 30 Bond Street - Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20391.pdf>)

TE25.47	ACTION		Delegated	Ward: 22
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### Brick Wall with Pillars - 58 Clarendon Avenue

#### Origin

(March 27, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the construction and maintenance of a brick wall surmounted with a wrought iron railing together with brick pillars and footings fronting 58 Clarendon Avenue, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:

- a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - b. maintain the encroachments at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - c. obtain approval for associated work on private property from Toronto Building;
  - d. remove the encroachments upon receiving 90 days' written notice to do so; and
  - e. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.

### **Summary**

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

Transportation Services has assessed a request from the owners of 58 Clarendon Avenue to construct and maintain a brick wall surmounted with a wrought iron railing with 5 brick pillars within the public right of way fronting 58 Clarendon Avenue. The height of the brick wall and railings will be 1.37 m while the pillars will be 1.47 m high and have 1.22 m deep footings.

Although the brick wall surmounted with wrought iron railing with brick pillars will not meet the height and extent of the footing requirements of the Municipal Code, they will not impact negatively on the public right of way. Transportation Services recommends approval of these encroachments.

### **Financial Impact**

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

### **Background Information**

TE25.47 - Staff Report - 58 Clarendon Avenue  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20371.pdf>)

TE25.47 - Staff Report - 58 Clarendon Avenue - Appendix A  
(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20372.pdf>)

<b>TE25.48</b>	ACTION		Delegated	Ward: 27
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## **Glycol Heating System - 171 Inglewood Drive**

### **Origin**

(March 27, 2009) Report from the Manager, Right of Way Management, Transportation Services, Toronto and East York District

### **Recommendations**

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the maintenance of the glycol heating system within the public right of way fronting 171 Inglewood Drive, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - c. obtain approval for associated work on private property from Toronto Building;
  - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
  - e. remove the glycol heating system upon receiving 90 days' written notice to do so; and
  - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services.
3. Request Legal Services to prepare and execute the Encroachment Agreement.

### **Summary**

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

Transportation Services has assessed a request from the agent on behalf of the owners of 171 Inglewood Drive to maintain a glycol heating system that encroaches within the public right of way fronting 171 Inglewood Drive.

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

### Financial Impact

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

### Background Information

TE25.48 - Staff Report - 171 Inglewood Drive

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20373.pdf>)

TE25.48 - Staff Report - 171 Inglewood Drive - Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20374.pdf>)

TE25.49	ACTION		Delegated	Ward: 27
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### Glycol Heating System - 11 Whitney Avenue

#### Origin

(March 27, 2009) Report from the Manager, Right of Way Management, Transportation Services Toronto and East York District

#### Recommendations

Transportation Services recommends that Toronto and East York Community Council:

1. Approve the maintenance of the glycol heating system within the public right of way fronting 11 Whitney Avenue, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - a. Indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
  - b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - c. obtain approval for associated work on private property from Toronto Building;
  - d. pay for the costs of preparing the Agreement and registration of the Agreement on title;

- e. remove the glycol heating system upon receiving 90 days' written notice to do so; and
  - f. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City.
2. Direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manger of Transportation Services.
  3. Request Legal Services to prepare and execute the Encroachment Agreement.

### Summary

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

Transportation Services has assessed a request from the agent on behalf of the owners of 11 Whitney Avenue to maintain a glycol heating system that encroaches within the public right of way fronting 11 Whitney Avenue.

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

### Financial Impact

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

### Background Information

TE25.49 - Staff Report - 11 Whitney Avenue

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20375.pdf>)

TE25.49 - Staff Report - 11 Whitney Avenue - Appendix A

TE25.50	ACTION		Delegated	Ward: 14, 18, 19, 20, 21, 28, 29, 30, 31, 32
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### Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

#### Origin

(March 30, 2009) Report from the Director, Business Services

#### Recommendations

The Director of Business Services recommends that:

1. Toronto and East York Community Council approve the additions and deletions to the Bloorcourt Village, Danforth Mosaic, Dundas-Bathurst, Old Cabbagetown, Queens

Quay Harbourfront, Roncesvalles Village, and Wychwood Heights Boards of Management as set out in Attachment No. 1.

2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

### Summary

The purpose of this report is to recommend Toronto and East York Community Council approve additions and deletions to the Bloorcourt Village, Danforth Mosaic, Dundas-Bathurst, Old Cabbagetown, Queens Quay Harbourfront, Roncesvalles Village, and Wychwood Heights BIA Boards of Management. The Toronto and East York Community Council has delegated authority to make final decisions regarding BIA appointments.

### Financial Impact

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

### Background Information

TE25.50 - Staff Report - BIA Boards - Various Additions and Deletions  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20377.pdf>

TE25.51	ACTION			Ward: All
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### Use of Nathan Phillips Square for Various Events up to February 2010

#### Origin

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

#### Recommendations

The Chief Corporate Officer recommends that:

1. City Council give exemption to the Toronto Outdoor Art Exhibition, Tastes of Thailand, Irie Music Festival, Toronto Cuba Friendship Day and Mexican Independence Day to operate a beer/wine garden; and LG Fashion Week, Cavalcade of Lights and Wintercity Festival to serve beer, wine and hard liquor at a “gated event” contingent upon the following conditions:
  - a. approval of the A.G.C.O.;
  - b. approval of the Medical Officer of Health;
  - c. compliance with the City of Toronto’s Municipal Alcohol Policy; and
  - d. receipt of all the necessary permits associated with the production of the event, i.e., building permit, noise by-law extension permit
2. City Council grant permission for LG Fashion Week to host “ticketed” performances and to solicit donations in support of their organization.

3. City Council grant permission to Ride for Diabetes Research, Scotiabank Waterfront Marathon and CIBC Run for the Cure to solicit donations in support of their organizations.
4. City Council grant permission to Hiroshima Day, Cavalcade of Lights and Wintercity Festival to use open flame.
5. City Council grant permission to Cavalcade of Lights, City TV's New Year's Eve Bash and Wintercity Festival to use special effects pyrotechnics.
6. The various events compensate the City of Toronto through the Facilities and Real Estate Division for all the City of Toronto costs associated with the event.
7. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

### Summary

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

### Financial Impact

There are no financial implications that result from this report.

### Background Information

TE25.51 - Staff Report - Use of Nathan Phillips Square  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20378.pdf>

TE25.52	ACTION			Ward: 30
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### Boulevard Cafe Permit - 535 Danforth Avenue

#### Origin

(April 1, 2009) Letter from Councillor Paula Fletcher, Ward 30, Toronto-Danforth

#### Recommendations

That the Toronto and East York Community Council:

1. Grant an exemption to the by-law governing Boulevard Café Permits to allow Municipal Licensing and Standards to accept and process a Boulevard Café Permit



application at 535 Danforth Avenue to 1395962 Ontario Inc. operating as Fox & Fiddle Restaurant as a grand-parenting of the new by-law.

2. Request Municipal Licensing and Standards also to consult with the Ward Councillor regarding any change in ownership of the business or any building renovations prior to any further permit being issued or any amendments to the permit area.

### Summary

The owner of the property municipally known as 535 Danforth Avenue applied for a transfer of the Boulevard Café Permit to Municipal Licensing and Standards. The owner was informed by Municipal Licensing and Standards' staff that the size of his patio was not in compliance and the new licence would have to reflect the new by-laws governing Boulevard Café Permits.

The permitted cafe area of 18.7 square metres being requested is a transfer of the same cafe area occupied by the previous business operator.

### Background Information

TE25.52 - Letter - 535 Danforth Avenue - Boulevard Cafe Permit  
<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-20379.pdf>

TE25.53	ACTION			
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### Events of Municipal Significance for Liquor Licensing Purposes

#### Summary

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

#### Communications

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

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

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

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

TE25.Bills	ACTION		Delegated	
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**General Bills**

**Confirmatory Bills**