
Toronto and East York Community Council

Meeting No.	17	Contact	Frances Pritchard, Acting Administrator
Meeting Date	Monday, July 7, 2008	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall		

Item		Page
TE17.1	Permanently Close a Portion of the Public Lane Abutting 17 to 25 Gledhill Avenue (Ward: 31)	1
TE17.6	Final Report - Rezoning Application to Remove the Holding Symbol ("h") - 209 and 215 Fort York Boulevard (Parcel 2 within Block 1/2 A of the Fort York Neighbourhood) (Ward: 19)	2
TE17.7	Final Report - Draft Plan of Subdivision Application - 125-259 Queens Quay East - East Bayfront, West Precinct, Phase 1 (Ward: 28)	3
TE17.8	Designation of the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act (Ward: 30)	5
TE17.9	Final Report - Official Plan Amendment and Rezoning - 21 Swanwick Avenue (Ward: 32)	7
TE17.11	Refusal and Directions Report - Rezoning Application - 40 Wellesley Street East (Ward: 27)	10
TE17.12	Directions Report - Rezoning Application - 319 Carlaw Avenue (Ward: 30)	11
TE17.13	Final Report - Site Plan Application - 1155 Queen Street West (Ward: 18)	15
TE17.47	Bloor Street West Visioning Initiative - Bloor Street West between Keele Street and Dundas Street West (Ward: 14)	16
TE17.48	Public Art Plan - TEDCO/Corus Entertainment - 125 Queens Quay East (Ward: 28)	16

Item	Page
TE17.49 Further Report - Request to Waive Encroachment Fee – 100 Queen’s Park Crescent, Royal Ontario Museum (Ward: 20)	17
TE17.51 Road Alterations - Bay Street and Harbour Street (Ward: 28)	18
TE17.53 Extended no stopping and left turn prohibitions – College Street and Queen Street West (Sustainable Transportation Initiative) (Ward: 18)	19
TE17.56 School Bus Loading Zone – Kensington Community School (Ward: 20)	21
TE17.58 Installation of a Sidewalk - Crescent Town Road (Ward: 31)	22
TE17.62 Proposed Permanent Closure of the Public Lane at the rear of 585 Queen Street West (Ward: 20)	22
TE17.63 Proposed Permanent Closure and Sale of an Untravelled Portion of Musgrave Street Road Allowance at Dengate Road (Ward: 32)	23
TE17.64 Temporary Adjustments to Parking Regulations for 2008 Scotiabank Caribana Parade (Ward: 19)	25
TE17.66 Parking Amendments - Sammon Avenue, Coxwell Avenue and Mortimer Avenue (Ward: 29, 31)	26
TE17.68 Temporary Adjustments to Traffic/Parking Regulations for 2008 Canadian National Exhibition – City Council (Ward: 14, 19)	27
TE17.76 Authorization for Execution of s45(9) Agreement – 450 Lake Shore Boulevard West (Ward: 20)	28
TE17.77 Ontario Municipal Board Hearing - Request for Directions - 730 Dovercourt Road and 323 and 357 Rusholme Road (Ward: 18)	28
TE17.80 Endorsement of Events for Liquor Licensing Purposes (Ward: All)	29
TE17.81 Installation and Maintenance of Geothermal Heating/Cooling System Within the City Laneway – 357 College Street - “Planet Traveller” (Ward: 20)	32
TE17.84 Ontario Municipal Board Hearing - Potential Settlement - 407 Brunswick Avenue (Ward: 20)	34
TE17.86 Amendment to Section 37 Agreement - 430 King Street West (Ward: 20)	34
TE17.87 Servicing Agreement – 2 Kilbarry Place (Ward: 22)	35

Toronto and East York Community Council

Meeting No.	17	Contact	Frances Pritchard, Acting Administrator
Meeting Date	Monday, July 7, 2008	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 1, City Hall		

TE17.1	Adopted			Ward: 31
--------	---------	--	--	----------

Permanently Close a Portion of the Public Lane Abutting 17 to 25 Gledhill Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council enact the draft By-law from the City Solicitor to permanently close the portion of the public lane abutting 17 to 25 Gledhill Avenue.

Statutory - City of Toronto Act, 2006

(July 7, 2008) Draft By-law from City Solicitor

Committee Recommendations

The Toronto and East York Community Council recommends that City Council enact the draft by-law from the City Solicitor to permanently close the portion of the public lane abutting 17 to 25 Gledhill Avenue.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with the *City of Toronto Act, 2006*, and no one addressed the Community Council.

Summary

To enact By-law to permanently close as a public lane and be sold upon the terms and

conditions set out in Clause 111 of Report 7 of Toronto and East York Community Council, as adopted by City Council at its meeting held on September 25, 26 and 27, 2006, the portion of the public lane abutting 17 to 25 Gledhill Avenue.

Background Information (Committee)

Draft By-law

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14275.pdf>)

TE17.6	Adopted			Ward: 19
--------	---------	--	--	----------

Final Report - Rezoning Application to Remove the Holding Symbol ("h") - 209 and 215 Fort York Boulevard (Parcel 2 within Block 1/2 A of the Fort York Neighbourhood)

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council amend Zoning By-law 937-2002 (OMB), as amended, in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 of the report (June 11, 2008) from the Acting Director, Community Planning, Toronto and East York District, to remove the holding symbol ("h") from Block 1/2A, Parcel 2 in the Fort York Neighbourhood being part of lands municipally known as 209 and 215 Fort York Boulevard.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. The Bills related to the Zoning By-law Amendment be introduced to Council for enactment after the owner of Block 1/2A, Parcel 2 has entered into an agreement satisfactory to the City Solicitor that amends the Block 1/2A Amended and Restated Section 37 Agreement to:
 - i. reflect the intention of the owner to develop Block 1/2A, Parcel 2 and Block 2 in the Fort York Neighbourhood in a comprehensive manner as contemplated in the development context plan submitted with the owners site plan application No 07 270940 STE19 SA; and
 - ii. require, if the industrial uses are continuing on all or part of Blocks 2, 3 or 4/4A in the Fort York Neighbourhood, and the owner wishes to proceed with residential development on Block 1/2A, Parcel 2 that, prior to the issuance of an above-grade building permit for any building or structure within those lands, the owner shall satisfy the obligations set out in Section 4.6.3 b) of the Fort York

Neighbourhood Part II Plan (or Fort York Neighbourhood Secondary Plan as applicable).

4. City Council confirm the City's election with respect to the View Corridor identified on Plan 1 of By-law No. 937-2002(OMB), as amended, to provide for the construction of the adjacent Street "B" (15m) and the conveyance of the remaining lands for public park purposes (part of June Callwood Park) as set out in the Block 1/2A Amended and Restated Section 37 Agreement.
5. City Council authorize amendments to the Block 1/2A Amended and Restated Section 37 Agreement as it relates to Phase 2 of Block 1/2A as shown on Attachment 2 to this report, and satisfactory to the City Solicitor, to update and reflect the View Corridor objectives as well as current City policies and practices including those related to servicing, infrastructure, environmental matters and land transfers.
6. City Council authorize execution of an amended and restated Block 1/2A Section 37 Agreement applicable to Phase 2 of Block 1/2A necessary to give effect to the foregoing and as described in this report.

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 937-2002 (OMB), as amended, in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 of the report (June 11, 2008) from the Acting Director, Community Planning, Toronto and East York District, to remove the holding symbol ("h") from Block 1/2A, Parcel 2 in the Fort York Neighbourhood being part of lands municipally known as 209 and 215 Fort York Boulevard;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
3. The Bills related to the Zoning By-law Amendment be introduced to Council for enactment after the owner of Block 1/2A, Parcel 2 has entered into an agreement satisfactory to the City Solicitor that amends the Block 1/2A Amended and Restated Section 37 Agreement to:
 - i. reflect the intention of the owner to develop Block 1/2A, Parcel 2 and Block 2 in the Fort York Neighbourhood in a comprehensive manner as contemplated in the development context plan submitted with the owners site plan application No 07 270940 STE19 SA; and
 - ii. require, if the industrial uses are continuing on all or part of Blocks 2, 3 or 4/4A

in the Fort York Neighbourhood, and the owner wishes to proceed with residential development on Block 1/2A, Parcel 2 that, prior to the issuance of an above-grade building permit for any building or structure within those lands, the owner shall satisfy the obligations set out in Section 4.6.3 b) of the Fort York Neighbourhood Part II Plan (or Fort York Neighbourhood Secondary Plan as applicable);

4. City Council confirm the City's election with respect to the View Corridor identified on Plan 1 of By-law No. 937-2002(OMB), as amended, to provide for the construction of the adjacent Street "B" (15m) and the conveyance of the remaining lands for public park purposes (part of June Callwood Park) as set out in the Block 1/2A Amended and Restated Section 37 Agreement;
5. City Council authorize amendments to the Block 1/2A Amended and Restated Section 37 Agreement as it relates to Phase 2 of Block 1/2A as shown on Attachment 2 to this report, and satisfactory to the City Solicitor, to update and reflect the View Corridor objectives as well as current City policies and practices including those related to servicing, infrastructure, environmental matters and land transfers; and
6. City Council authorize execution of an amended and restated Block 1/2A Section 37 Agreement applicable to Phase 2 of Block 1/2A necessary to give effect to the foregoing and as described in this report.

Summary

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

A zoning by-law amendment application has been filed proposing the removal of the holding symbol ("h") from the R4 zoning on Block 1/2A, Parcel 2 ("Parcel 2") in the Fort York Neighbourhood ("FYN"). Parcel 2 comprises part of lands municipally known as 209 & 215 Fort York Boulevard. The removal of the "h" will permit residential development with street related retail and service uses to proceed.

This report reviews the applicable Official Plan policies and recommends approval of the application to amend Zoning By-law No. 937-2002 (OMB), as amended, to remove the holding symbol and associated provisions from Parcel 2.

This report also recommends amendments to the Amended and Restated Section 37 Agreement registered on title to Block 1/2A in the FYN related to the lifting of the holding symbol over Parcel 2, the development objectives of the View Corridor Lands in the FYN, and to generally to update and reflect current City policies and practices.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14147.pdf>

TE17.7	Adopted			Ward: 28
--------	---------	--	--	----------

Final Report - Draft Plan of Subdivision Application - 125-259 Queens Quay East - East Bayfront, West Precinct, Phase 1

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council recommend to the Chief Planner and Executive Director, City Planning, that the draft plan of subdivision be approved, generally as illustrated on Attachment 3 of the report (June 16, 2008) from the Acting Director, Community Planning, Toronto and East York District, subject to:
 - a. the conditions as generally listed in Attachment 7, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration; and
 - b. such revisions to the proposed plan of subdivision or additional or modified conditions as the Chief Planner and Executive director may deem to be appropriate to address matters arising from the on-going technical review of the development, including:
 - i. revisions to the draft plan of subdivision, as may be appropriate, to reflect the Queens Quay East road right-of-way width determined through the ongoing Class Environmental Assessment Transit Study;
 - ii. revisions to the draft plan of subdivision to show Blocks 4 and 12 as a public street; and
 - iii. revisions to the draft plan of subdivision so that all lot/block corners are integrated with the Ontario Co-ordinate System, and show the values of the main corners of the subject lands.
2. City Council grant the City Clerk the authority to sign the Final Plan of Subdivision, as the City is the owner in the East Bayfront lands.
3. City Council direct divisions to receive financial securities in the amount of 20 percent of the infrastructure cost if the security is being posted by Waterfront Toronto for City owned lands.
4. City Council authorize and direct the appropriate City officials to take the necessary action to give effect the recommendations in this report respecting the proposal that includes the City of Toronto lands.

Statutory - Planning Act, RSO 1990

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council recommend to the Chief Planner and executive Director that the draft plan of subdivision be approved, generally as illustrated on Attachment 3 of the report (June 16, 2008) from the Acting Director, Community Planning, Toronto and East York District, subject to:
 - a. the conditions as generally listed in Attachment 7, which except as otherwise noted, must be fulfilled prior to the release of the plan of subdivision for registration;
 - b. such revisions to the proposed plan of subdivision or additional or modified conditions as the Chief Planner and Executive director may deem to be appropriate to address matters arising from the on-going technical review of the development, including:
 - i. revisions to the draft plan of subdivision, as may be appropriate, to reflect the Queens Quay East road right-of-way width determined through the ongoing Class Environmental Assessment Transit Study;
 - ii. revisions to the draft plan of subdivision to show Blocks 4 and 12 as a public street;
 - iii. revisions to the draft plan of subdivision so that all lot/block corners are integrated with the Ontario Co-ordinate System, and show the values of the main corners of the subject lands;
2. City Council grant th e City Clerk the authority to sign the Final Plan of Subdivision, as the City is the owner in the East Bayfront lands;
3. City Council direct Divisions to receive financial securities in the amount of 20 per cent of the infrastructure cost if the security is being posted by Waterfront Toronto for City owned lands; and
4. City Council authorize and direct the appropriate City officials to take the necessary action to give effect the recommendations in this report respecting the proposal that includes the City of Toronto lands.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with the *Planning Act*.

Summary

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

A Draft Plan of Subdivision application has been filed for the development of East Bayfront, West Precinct, Phase 1 on the lands known as 125-259 Queens Quay East.

This report reviews and recommends approval of the application for a Draft Plan of Subdivision.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14168.pdf>

Communications (Committee)

(August 2, 2006) submission from Dalton Shipway (TE.New.TE17.7.1)

Communications (City Council)

(July 11, 2008) e-mail from James W. Harbell, Stikeman Elliott (CC.Supp.TE17.7.2)

Speakers (Committee)

Tim Roake

Andrew Gray

TE17.8	Adopted			Ward: 30
--------	---------	--	--	----------

Designation of the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. In accordance with Section 41 of the Ontario Heritage Act, City Council designate by By-law the area shown on Attachment No. 1 of the report (May 30, 2008) from the Director, Policy and Research, City Planning Division, as the Riverdale Phase 1 Heritage Conservation District.

2. City Council adopt by By-law the Riverdale Phase 1 Heritage Conservation District Plan, dated May 2008, as the District Plan for the Riverdale Phase 1 Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and City Council when making decisions regarding matters set out under Section 42 of the Ontario Heritage Act.
3. If there are any objections to the By-law under Section 41 of the Ontario Heritage Act, the City Solicitor be directed to appear before the Ontario Municipal Board to defend the By-law.
4. Until such time as the By-law designating the area as the Riverdale Phase 1 Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

Statutory - Ontario Heritage Act, RSO 1990

(May 30, 2008) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. In accordance with Section 41 of the Ontario Heritage Act, City Council designate by By-law the area shown on Attachment No. 1 of the report (May 30, 2008) from the Director, Policy and Research, City Planning Division, as the Riverdale Phase 1 Heritage Conservation District;
2. City Council adopt by By-law the Riverdale Phase 1 Heritage Conservation District Plan, dated May 2008, as the District Plan for the Riverdale Phase 1 Heritage Conservation District, to act as a guide for property owners, City staff, advisory committees and City Council when making decisions regarding matters set out under Section 42 of the Ontario Heritage Act;
3. If there are any objections to the By-law under Section 41 of the Ontario Heritage Act, the City Solicitor be directed to appear before the Ontario Municipal Board to defend the By-law;
4. Until such time as the By-law designating the area as the Riverdale Phase 1 Heritage Conservation District comes into force or is repealed, all properties within the area, unless designated under Part IV of the Ontario Heritage Act, be listed in the City's Inventory of Heritage Properties.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with the *Ontario Heritage Act, RSO 1990*.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notices of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions. This proposed Heritage Conservation District will add almost 200 properties to the Inventory. It is also noted that adding properties to the Inventory by means of Heritage Conservation District designations dramatically increases the workload of Heritage Preservation Services, requiring staff to review all building permits, Committee of Adjustment, rezoning and Official Plan amendment applications within legislated timeframes. Overtime, this will create pressure to increase staff resources.

Summary

To recommend that City Council designate part of the Riverdale area, generally bounded by First Avenue, the Canadian National Railway Line, Dundas Street East, and Degrassi Street as the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14119.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14120.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14121.pdf>)

Speakers (Committee)

Jonathan Mousley

8a Designation of the Riverdale Phase 1 Heritage Conservation District under Part V of the Ontario Heritage Act

(June 19, 2008) Letter from Toronto Preservation Board

Summary

For consideration with the report (May 30, 2008) from the Director, Policy and Research, City Planning Division

Background Information (Committee)

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14292.pdf>)

TE17.9	Amended			Ward: 32
--------	---------	--	--	----------

Final Report - Official Plan Amendment and Rezoning - 21 Swanwick Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 of the report (June 12, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council approve the alterations to the heritage property at 21 Swanwick Avenue substantially in accordance with the Heritage Impact Statement (Conservation Strategy) titled "21 Swanwick Avenue, Conversion from Church to Residential Condominium", prepared by Bernard H. Watt Architects, revised 25 January 2008, date stamped received by the City Planning Division, 25 February 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval;
 - providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as found photographs of the exterior and interior to the satisfaction of the Manager, Heritage Preservation Services;
 - providing final development plans, a landscape plan and an exterior lighting plan satisfactory to the Manager, Heritage Preservation Services;
 - b. prior to the issuance of any building permit for the heritage property located at 21 Swanwick Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property;
 - providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing building permit drawings satisfactory to the Manager, Heritage Preservation Services;

c. prior to release of the Letter of Credit;

completing the heritage conservation work, satisfactory to the Manager, Preservation Services; and

submitting final as-built photographs of the heritage property at 21 Swanwick Avenue satisfactory to the Manager, Heritage Preservation Services; and

d. entering into a Heritage Easement Agreement satisfactory to the City Solicitor, in consultation with the Manager, Heritage Preservation Services pursuant to Section 37 of the Ontario Heritage Act, which is registered against the lands to the satisfaction of the City Solicitor and which provides, amongst other things, that prior to the release of the Letter of Credit the owner complete the heritage conservation work satisfactory to the Manager, Heritage Preservation Services, and provide as-built photographs of the heritage property at 21 Swanwick Avenue satisfactory to the Manager, Heritage Preservation Services.

5. City Council direct that the parks levy attributed to this proposal be assigned to Norwood Park for the purposes of park improvements/children's playground equipment.
6. City Council direct the General Manager, Toronto Water undertake a water pressure study in this area.
7. City Council request the Ward Councillor to work with the developer, in accordance with City policy, towards playground improvements at Norwood Park.
8. City Council authorize the enactment of a by-law to authorize the Heritage Easement Agreement.
9. City Council authorize the appropriate City officials to execute the required Heritage Easement Agreement.

Statutory - Planning Act, RSO 1990

(June 12, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official

Plan Amendment attached as Attachment No. 9 of the report (June 12, 2008) from the Acting Director, Community Planning, Toronto and East York District.

2. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. City Council approve the alterations to the heritage property at 21 Swanwick Avenue substantially in accordance with the Heritage Impact Statement (Conservation Strategy) titled "21 Swanwick Avenue, Conversion from Church to Residential Condominium", prepared by Bernard H. Watt Architects, revised 25 January 2008, date stamped received by the City Planning Division, 25 February 2008, on file with the Manager, Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval;

providing a Detailed Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work and including as found photographs of the exterior and interior to the satisfaction of the Manager, Heritage Preservation Services;

providing final development plans, a landscape plan and an exterior lighting plan satisfactory to the Manager, Heritage Preservation Services;
 - b. prior to the issuance of any building permit for the heritage property located at 21 Swanwick Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property;

providing a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing building permit drawings satisfactory to the Manager, Heritage Preservation Services;
 - c. prior to release of the Letter of Credit;

completing the heritage conservation work, satisfactory to the Manager, Preservation Services; and

submitting final as-built photographs of the heritage property at 21 Swanwick Avenue satisfactory to the Manager, Heritage Preservation Services.
5. City Council direct that the parks levy attributed to this proposal be assigned to Norwood Park for the purposes of park improvements/children's playground

equipment.

6. City Council direct the General Manager, Toronto Water undertake a water pressure study in this area.
7. City Council request the Ward Councillor to work with the developer, in accordance with City policy, towards playground improvements at Norwood Park.

Committee Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on July 7, 2008 and notice was given in accordance with 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*.

The application proposes to convert the existing church building into a residential building containing 10 dwelling units at 21 Swanwick Avenue. The site was designated as heritage in 2007 by City Council for its cultural value or interest. The proposal represents adaptive reuse of a heritage building.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit this conversion.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14171.pdf>

Communications (Committee)

(July 2, 2008) letter from Irene M. Wintersinger & Robert J. Schmidt (TE.Supp.TE17.9.1)

(July 7, 2008) e-mail from Letters and a petition signed by 24 individuals addressed to Councillor Bussin, Community Planning and the Committee of Adjustment (TE.New.TE17.9.2)

Speakers (Committee)

Gavin Pitchford, Committee to Stop 21 Swanwick

Jackie Torres

Sarah Morrison-Mcleod

James H Miers

Bernard H Watt

Patricia Newman Mauer

9a Approval of Alterations to a Heritage Property - 21 Swanwick Avenue,

Emmanuel Presbyterian Church

(May 30, 2008) Report from Director, Policy and Research, City Planning Division

Summary

This report recommends that City Council approve alterations to 21 Swanwick Avenue, the former Emmanuel Presbyterian Church, a designated heritage property. The church is a local landmark in the East Toronto neighbourhood and provides a terminus for the view to the south end of Enderby Road. First established in 1888, the present church was built in 1893.

The applicant is proposing to convert the church to condominium use, providing 10 row houses within the existing building envelope with a small rear addition. New second and third floor levels will be added to the interior.

The proposed alterations are necessary to accommodate the new use for the church. The front, north façade of the building with its large square tower will be conserved and will remain essentially as it is now with some minor alterations. The side facades will retain their important characteristics while undergoing alteration to incorporate new windows and doors.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14159.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14160.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14161.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14162.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14163.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14164.pdf>

Attachment 6

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14165.pdf>

Attachment 7

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14166.pdf>

Attachment 8

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14167.pdf>

9b Heritage - Approval of Alterations to a Heritage Property- 21 Swanwick Avenue, Emmanuel Presbyterian Church

(June 19, 2008) Letter from Toronto Preservation Board

Summary

For consideration with the report (May 30, 2008) from the Director, Policy and Research, City Planning Division

Background Information (Committee)

Letter

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14291.pdf>)

TE17.11	Adopted			Ward: 27
---------	---------	--	--	----------

Refusal and Directions Report - Rezoning Application - 40 Wellesley Street East

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council refuse Zoning By-law Amendment Application Number 05 212275 STE OZ, as amended on March 10, 2008, for the following reasons:
 - a. the proposal does not comply with the intent of some of the development criteria in the Official Plan;
 - b. the proposal does not comply with regulations in Zoning By-law 438-86, as amended, including set-backs and height;
 - c. the proposal does not comply with the Council-approved Design Criteria for the Review of Tall Building Proposals, including building-to-building spatial separation; and
 - d. the proposal creates unacceptable impacts, including shadowing.
2. City Council authorize the City Solicitor and other appropriate City staff to oppose the Ontario Municipal Board appeal made by the applicant in respect of their December 28, 2005 application, as amended by the March 10, 2008 submission, should a hearing be scheduled.
3. City Council request staff to hold an area information meeting, should the revised proposal be scheduled for a hearing at the OMB, and to notify landowners and residents within 120 metres of the site and the Ward Councillor.

(June 18, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council refuse Zoning By-law Amendment Application Number 05 212275 STE OZ, as amended on March 10, 2008, for the following reasons:
 - a. the proposal does not comply with the intent of some of the development criteria in the Official Plan;
 - b. the proposal does not comply with regulations in Zoning By-law 438-86, as amended, including set-backs and height;
 - c. the proposal does not comply with the Council-approved Design Criteria for the Review of Tall Building Proposals, including building-to-building spatial separation; and
 - d. the proposal creates unacceptable impacts, including shadowing;
2. City Council authorize the City Solicitor and other appropriate City staff to oppose the Ontario Municipal Board appeal made by the applicant in respect of their December 28, 2005 application, as amended by the March 10, 2008 submission, should a hearing be scheduled; and
3. City Council request staff to hold an area information meeting should the revised proposal be scheduled for a hearing at the OMB, and to notify landowners and residents within 120 metres of the site and the Ward Councillor.

Summary

This application, revised on March 10, 2008, proposes a 29-storey mixed-use building, with 163 residential condominium units and 435 square metres of commercial space at 40 Wellesley Street East. The current proposal is subsequent to an earlier 44-storey proposal, received December 28, 2005, that was circulated by City staff and the subject of a community consultation meeting.

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

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14139.pdf>

Communications (Committee)

- (July 4, 2008) e-mail from Leslie Yager, Plazacorp (TE.Supp.TE17.11.1)
- (July 4, 2008) e-mail from Ian J. Lord, WeirFoulds, LLP (TE.New.TE17.11.2)
- (July 5, 2008) e-mail from David Goland and Curtis Ingalls (TE.New.TE17.11.3)
- (July 6, 2008) e-mail from Brigitte M. Westaway (TE.New.TE17.11.4)

Speakers (Committee)

Dan Brignoli

Marie Rickard, North of Wellesley Residents Association

TE17.12	Adopted			Ward: 30
---------	---------	--	--	----------

Directions Report - Rezoning Application - 319 Carlaw Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council support the revised applications to amend the Zoning By-law and the associated Site Plan Application respecting the construction of an 11-storey residential building containing 2 storeys of employment uses at 319 Carlaw Avenue, substantially in accordance with the draft zoning by-law contained in Attachment 7 to the report, (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District, subject to amending the by-law to secure appropriate Section 37 community benefits.

2. Prior to the issuance of the Ontario Municipal Board Order require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements be registered on title on the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - a. a cash contribution in the amount of \$40,000 for Park improvements at Hideaway Park;
 - b. a cash contribution in the amount of \$10,000 for public realm improvements on the westside of Boston Ave, south of Dundas, within the area covered by the "Dundas Carlaw Quarter";
 - c. a cash contribution in the amount of \$25,000 for facilities improvements for Matty Eckler Community Centre;
 - d. a cash contribution in the amount of \$20,000 for Park bench beautification in the area of the site;
 - e. a cash contribution in the amount of \$50,000 for facilities improvements to the change rooms at Greenwood Park;
 - f. a cash contribution in the amount of \$30,000 for an local Off Leash Area

Improvement Fund;

- g. a cash contribution in the amount of \$35,000 for facilities improvements at Jimmie Simpson Community Centre;
- h. a cash contribution in the amount \$65,000 for local parks, including playground shading and Community Message Boards; and
- i. a cash contribution in the amount of \$25,000 for public realm improvements in the "Dundas Carlaw Quarter", including design competition and installations for a signature marker;

all to be paid to the City prior to the issuance of the first above grade building permit.

- 3. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and any other appropriate staff to appear at the Ontario Municipal Board in support of the City's position as set out in Parts 1 and 2, above.
- 4. City Council authorize the City Solicitor to request the OMB to withhold its Order approving the Zoning By-law amendment until:
 - a. Section 37 benefits have been agreed to;
 - b. the Zoning By-law amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and
 - c. the owner has entered into a Site Plan Agreement under Section 41 of the Planning Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
- 5. City Council direct that the 25% portion of the Parks Levy be applied for the purpose of parkland acquisition to be dedicated towards acquiring lands within Dundas-Carlaw Quarter Capital Works Design Strategy.
- 6. City Council direct that 25% portion of the Parks Levy be applied for the purpose of improving local parks be directed to the improvement of local parks including those located within the within Dundas-Carlaw Quarter Capital Works Design Strategy.
- 7. City Council request TEDCO to work with Economic Development staff to undertake a study on the success of live/work land use designation in the employment area in relation to employment retention, generation, the nature of employment within the area of the Dundas-Carlaw Quarter Capital Works Design Strategy.
- 8. City Council amend the draft zoning by-laws to give effect to the above recommendations, including incorporating the requirement for the Section 37 benefits, timing of such benefits and requiring the Section 37 Agreement.

9. City Council direct that 319 Carlaw Avenue be contained within a new on-street permit parking area established by Council; and the developer be notified of any public meetings that may be required.
10. City Council authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

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

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council support the revised applications to amend the Zoning By-law and the associated Site Plan Application respecting the construction of an 11-storey residential building containing 2 storeys of employment uses at 319 Carlaw Avenue, substantially in accordance with the draft zoning by-law contained in Attachment 7 to the report, (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District subject to amending the by-law to secure appropriate Section 37 community benefits;
2. Prior to the issuance of the Ontario Municipal Board Order require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements be registered on title on the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - a. a cash contribution in the amount of \$40 000 for Park improvements at Hideaway Park
 - b. a cash contribution in the amount of \$10 000 for public realm improvements on the westside of Boston Ave, south of Dundas, within the area covered by the "Dundas Carlaw Quarter"
 - c. a cash contribution in the amount of \$25 000 for facilities improvements for Matty Eckler Community Centre
 - d. a cash contribution in the amount of \$20 000 for Park bench beautification in the area of the site
 - e. a cash contribution in the amount of \$50 000 for facilities improvements to the change rooms at Greenwood Park
 - f. a cash contribution in the amount of \$30 000 for an local Off Leash Area Improvement Fund

- g. a cash contribution in the amount of \$35 000 for facilities improvements at Jimmie Simpson Community Centre
- h. a cash contribution in the amount \$65,000 for local parks, including playground shading and Community Message Boards; and
- i. a cash contribution in the amount of \$25 000 for public realm improvements in the "Dundas Carlaw Quarter" including design competition and installations for a signature marker;

all to be paid to the City prior to the issuance of the first above grade building permit

- 3. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and any other appropriate staff to appear at the Ontario Municipal Board in support of the City's position as set out in Recommendations 1 and 2;
- 4. City Council authorize the City Solicitor to request the OMB to withhold its Order approving the Zoning By-law amendment until:
 - a. Section 37 benefits have been agreed to;
 - b. the Zoning By-law amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning Division; and
 - c. the owner has entered into a Site Plan Agreement under Section 41 of the Planning Act to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
- 5. City Council direct that the 25% portion of the Parks Levy be applied for the purpose of parkland acquisition to be dedicated towards acquiring lands within Dundas-Carlaw Quarter Capital Works Design Strategy
- 6. City Council direct that 25% portion of the Parks Levy be applied for the purpose of improving local parks be directed to the improvement of local parks including those located within the within Dundas-Carlaw Quarter Capital Works Design Strategy
- 7. City Council request TEDCO to work with Economic Development staff to undertake a study on the success of live/work land use designation in the employment area in relation to employment retention, generation, the nature of employment within the area of the Dundas-Carlaw Quarter Capital Works Design Strategy.
- 8. City Council amend the draft zoning by-laws to give effect to the above recommendations, including incorporating the requirement for the Section 37 benefits, timing of such benefits and requiring the Section 37 Agreement.
- 9. City Council direct that 319 Carlaw Avenue be contained within a new on-street permit

parking area established by Council; and the developer be notified of any public meetings that may be required.

10. City Council authorize the City Solicitor and City staff to take such necessary steps to implement the foregoing.

Committee Decision Advice and Other Information

The Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, to report on the options for the future development of the rail spur as part of the public realm improvement in the Dundas Carlaw Quarter Capital Works Design Strategy

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 construct an 11 storey mixed-use building at 319 Carlaw Avenue containing employment uses on the first 2 floors, and 129 residential units above. Within the entire residential portion of the building, future owners would be permitted to both live and work within their units, subject to the site specific by-law.

The purpose of this report is to recommend a settlement position to Council and authorize the City Solicitor to present that position at an Ontario Municipal Board Hearing scheduled to begin on August 11, 2008.

Following ongoing discussions, the applicant submitted a revised proposal on March 17, 2008. Staff are prepared to support the revised proposal subject to the conditions contained in this report.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14157.pdf>

Communications (Committee)

(July 3, 2008) e-mail from Karen and Justin Siklis (TE.Supp.TE17.12.1)

(July 4, 2008) letter from David Elder (TE.New.TE17.12.2)

(July 7, 2008) e-mail from David Wang (TE.New.TE17.12.3)

(July 7, 2008) e-mail from Fiona Reid (TE.New.TE17.12.4)

(July 7, 2008) e-mail from Thomas McCowan (TE.New.TE17.12.5)

Speakers (Committee)

Steve Zakem, Aird and Berlis, LLP

Michael Melling, Davies Howe Partners

12a Rezoning Application - 319 Carlaw Avenue

(July 4, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Summary

The purpose of this report is to make a correction to the body of the previous Directions Report dated June 17, 2008. The report inadvertently included certain statistics that related to the original submission, not the statistics as revised through the review of the application. They included:

	Original Proposal	Revised Proposal
Unit count	129	119
Gross Floor Area	12,193 square metres	11,424 square metres
Density	6.9 times area of the lot	6.5 times area of lot
Total parking spaces	120	120
(resident spaces, minimum)	97	92
(visitor spaces, minimum)	19	14

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14598.pdf>

TE17.13	Adopted			Ward: 18
---------	---------	--	--	----------

Final Report - Site Plan Application - 1155 Queen Street West

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council approve the proposed 40 unit, 8-storey mixed use building as indicated on the drawings listed in the Notice of Approval Conditions letter attached as Attachment 3 to the report (June 5, 2008) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council authorize the Chief Planner, or his designate, to give final approval to the

site plan when the conditions to be satisfied prior to site plan approval, as set out in Attachment 3 to this report, have been fulfilled.

3. City Council authorize the City Solicitor to prepare and register any necessary site plan agreement(s).
4. City Council authorize the Director, Community Planning, Toronto and East York District, to execute the agreement.

(June 5, 2008) Report from Acting Director, Community Planning, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the proposed 40 unit, 8-storey mixed use building as indicated on the drawings listed in the Notice of Approval Conditions letter attached as Attachment 3 to the report (June 5, 2008) from the Acting Director, Community Planning, Toronto and East York District;
2. City Council authorize the Chief Planner, or his designate, to give final approval to the site plan when the conditions to be satisfied prior to site plan approval, as set out in Attachment 3 to this report have been fulfilled;
3. City Council authorize the City Solicitor to prepare and register any necessary site plan agreement(s); and
4. City Council authorize the Director, Community Planning, Toronto and East York district to execute the agreement.

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 an 8-storey mixed use building at 1155 Queen Street West. Retail uses are proposed at grade, with office uses on the second floor and 6-storeys of residential units above. The building will share parking, residential access, loading, garbage room and amenity space with the adjacent development at 1171 Queen Street West.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14172.pdf>

Speakers (Committee)

Bill Cawker, Baywood Homes

TE17.47	Adopted			Ward: 14
---------	---------	--	--	----------

Bloor Street West Visioning Initiative - Bloor Street West between Keele Street and Dundas Street West

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council direct staff to forward the report (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District, to the retained consultant to inform the Avenue Study for the Bloor Street West and Dundas Street West area.

(June 17, 2008) Report from Acting Director, Community Planning, Toronto and East York Council

Committee Recommendations

The Toronto and East York Community Council recommends that Council direct staff to forward the report (June 17, 2008) from the Acting Director, Community Planning, Toronto and East York District to the retained consultant to inform the *Avenue* Study for the Bloor Street West and Dundas Street West area.

Summary

This report describes a community engagement process and seven guiding principles emerging from the community through the Bloor Street West Visioning initiative. These principles would foster and support a compact community along Bloor Street West between Keele Street and Dundas Street West that is well-designed and offers sustainable transportation choices. The principles are consistent with the City's objective to focus contextually appropriate urban growth along major corridors; support the City's focus on investment in quality of life; promote transit use; and preserve and enhance the stability of neighbourhoods. The principles have been established through significant community input including the review of the policy framework and context of the area. They work to build upon the policy directions in the Official Plan.

This report recommends that the information in this report be forwarded to the consultant undertaking the approved *Avenue* Study to inform their work for the Bloor Street West and Dundas Street West area.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14044.pdf>)

TE17.48	Adopted			Ward: 28
---------	---------	--	--	----------

Public Art Plan - TEDCO/Corus Entertainment - 125 Queens Quay East

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council approve the attached TEDCO/Corus Entertainment Public Art Plan (125 Queens Quay East).

(June 11, 2008) Report from Director, Urban Design, City Planning Division

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council approve the attached TEDCO/Corus Entertainment Public Art Plan (125 Queens Quay East).

Summary

The purpose of this staff report is to seek City Council approval of the TEDCO/Corus Entertainment Public Art Plan. The plan has been prepared by the Public Art Consultant and Developer for this project in compliance with the development approval provisions. The full plan, which is Attachment 1, outlines the method by which the owner will commission the public art in the privately-owned, publicly accessible areas of the development. The owner will commence the art program once the plan is approved. The resulting art installation will be owned and maintained by the owners of 125 Queens Quay East.

The full plan meets the objectives of the City Planning Percent for Public Art Program and is supported by the Toronto Public Art Commission.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14229.pdf>)

TE17.49	Amended			Ward: 20
---------	---------	--	--	----------

Further Report - Request to Waive Encroachment Fee – 100 Queen’s Park Crescent, Royal Ontario Museum

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council approve the request to waive the annual encroachment fee for the building structure known as the Crystal, which extends onto the public right-of-way of Bloor Street West flank of 100 Queen’s Park Crescent, on the condition that the Royal Ontario Museum provide five community placements per year to the Principal of Ryerson Public School in the March Break Camp.

(May 21, 2008) Report from Transportation Services

Committee Recommendations

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

Financial Impact

Should City Council approve waiving the annual permit renewal for the encroachment of the Michael Lee-Shin Crystal that extends over the public right-of-way of the Bloor Street flank of 100 Queen’s Park Crescent, a reduction of \$2,400 in total annual revenue will result.

Summary

City Council, in considering a request from the Royal Ontario Museum to waive the annual permit renewal fee for the encroachment of a portion of the Michael Lee-Chin “Crystal” structure over the City’s street allowance, requested that this matter be reviewed in the context of Council’s policies of community benefits relating to development approvals.

Staff have submitted a report to the Public Works and Infrastructure Committee on the policy question, however, the actual application by the Royal Ontario Museum remains unresolved. This aspect is within the purview of Community Council. Accordingly, Transportation Services is recommending that Toronto and East York Community Council again submit its recommendation to City Council in order that the application can be dealt with in the context of whatever policy direction the Committee and City Council may pursue.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14047.pdf>

TE17.51	Adopted			Ward: 28
---------	---------	--	--	----------

Road Alterations - Bay Street and Harbour Street

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council approve narrowing Bay Street, east side, from Harbour Street to the F.G. Gardiner Expressway on-ramp, generally as shown on the attached print of Drawing No. 421F-9324, dated June 2008.
2. City Council approve narrowing Harbour Street, north side, easterly from Bay Street, generally as shown on the attached print of Drawing No. 421F-9323 dated June 2008.
3. City Council approve modifying the existing median on Harbour Street, west of Bay Street, generally as shown on the attached print of Drawing No. 421F-9323 dated June 2008.
4. City Council request the General Manager, Transportation Services to paint zebra striped crosswalks with a minimum width of 4 metres on the east, west and south legs of the Harbour Street and Bay Street intersection and across the Bay Street ramp in conjunction with the recommended sidewalk and crosswalk widenings prior to the end of 2008.

(June 18, 2008) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. approve narrowing Bay Street, east side, from Harbour Street to the F.G. Gardiner Expressway on-ramp, generally as shown on the attached print of Drawing No. 421F-9324, dated June 2008.
2. approve narrowing Harbour Street, north side, easterly from Bay Street, generally as shown on the attached print of Drawing No. 421F-9323 dated June 2008.
3. approve modifying the existing median on Harbour Street, west of Bay Street, generally as shown on the attached print of Drawing No. 421F-9323 dated June 2008.
4. request the General Manager, Transportation Services to paint zebra striped crosswalks with a minimum width of 4 metres on the east, west and south legs of the Harbour

Street and Bay Street intersection and across the Bay Street ramp in conjunction with the recommended sidewalk and crosswalk widenings prior to the end of 2008.

Committee Decision Advice and Other Information

The Toronto and East York Community Council requested the General Manager, Transportation Services to report:

1. in September, 2008, on the reduction of the double left hand turning lanes on eastbound Harbour Street at Bay Street and Yonge Streets;
2. by the end of 2008 on the implementation of bicycle lanes on Bay Street between Front Street East and Queen's Quay.

Financial Impact

The curb realignments on Bay Street and Harbour Street will be undertaken by Pinnacle International (Bay Street) Ltd., the developer of No. 33 Bay Street, in conjunction with the sidewalk/boulevard work required as part of the project. The modification to the median island in the estimated amount of \$15,000.00 will be carried out with funds previously secured through development agreements.

Summary

Transportation Services is seeking authority from City Council to realign the curbs and slightly narrow the roadways on both the Bay Street and Harbour Street frontages of No. 33 Bay Street, located at the northeast corner of this intersection. This will enable streetscape improvements to be incorporated in conjunction with adjoining sidewalk/boulevard work to enhance the pedestrian environment. A reduction of the length of the median island on Harbour Street, west side, at Bay Street is also requested to provide a wider pedestrian crosswalk on the west side of this intersection.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14222.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14223.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14224.pdf>

Communications (Committee)

(July 7, 2008) letter from James M. Russell, York Quay Neighbourhood Association (TE.New.TE17.51.1)

TE17.53	Adopted			Ward: 18
---------	---------	--	--	----------

Extended no stopping and left turn prohibitions – College Street and Queen Street West (Sustainable Transportation Initiative)

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council adopt the recommendations listed in Appendix “A” of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District, regarding regulatory changes along College Street, between Lansdowne Avenue and Dovercourt Road in order to:
 - a. extend peak period, peak direction stopping prohibitions, from 7:00 a.m. to 10:00 a.m., Monday to Friday (currently 7:00 a.m. to 9:00 a.m., Monday to Friday) and from 3:30 p.m. to 6:30 p.m., Monday to Friday (currently 4:00 p.m. to 6:00 p.m., Monday to Friday); and
 - b. prohibit peak direction left-turns, from 7:00 a.m. to 10:00 a.m., Monday to Friday, at St. Clarens Avenue, Sheridan Avenue, Dufferin Street, Gladstone Avenue, and Bill Cameron Lane, and from 3:30 p.m. to 6:30 p.m., Monday to Friday, at Rusholme Road, Rusholme Park Crescent, Gladstone Avenue, Dufferin Street, Sheridan Avenue, Orpen Lane and Marguretta Street.

2. City Council adopt the recommendations listed in Appendix “B” of the report, regarding regulatory changes along Queen Street West, between Gladstone Avenue and Dovercourt Road in order to:
 - a. extend peak period, peak direction stopping prohibitions, from 7:00 a.m. to 10:00 a.m., Monday to Friday (currently 7:00 a.m. to 9:00 a.m., Monday to Friday), and from 3:30 p.m. to 6:30 p.m., Monday to Friday (currently 4:00 p.m. to 6:00 p.m., Monday to Friday); and
 - b. prohibit peak direction left-turns, from 7:00 a.m. to 10:00 a.m., Monday to Friday, at Beaconsfield Avenue, and from 3:30 p.m. to 6:30 p.m., Monday to Friday, at Lisgar Street and Abell Street.

3. City Council direct Transportation Services’ staff to implement timing features as feasible in the peak period, peak direction to minimize left-turn queuing at the traffic control signals on College Street at Lansdowne Avenue, Brock Avenue and Dovercourt Road, and on Queen Street West at Dovercourt Road.

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. Adopt the recommendations listed in Appendix "A" of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District, regarding regulatory changes along College Street, between Lansdowne Avenue and Dovercourt Road in order to:
 - a. extend peak period, peak direction stopping prohibitions, from 7:00 a.m. to 10:00 a.m., Monday to Friday (currently 7:00 a.m. to 9:00 a.m., Monday to Friday) and from 3:30 p.m. to 6:30 p.m., Monday to Friday (currently 4:00 p.m. to 6:00 p.m., Monday to Friday); and
 - b. prohibit peak direction left-turns, from 7:00 a.m. to 10:00 a.m., Monday to Friday at St. Clarens Avenue, Sheridan Avenue, Dufferin Street, Gladstone Avenue, and Bill Cameron Lane, and, from 3:30 p.m. to 6:30 p.m. Monday to Friday at Rusholme Road, Rusholme Park Crescent, Gladstone Avenue, Dufferin Street, Sheridan Avenue, Orpen Lane and Marguretta Street.

2. Adopt the recommendations listed in Appendix "B" of the report, regarding regulatory changes along Queen Street West, between Gladstone Avenue and Dovercourt Road in order to:
 - a. extend peak period, peak direction stopping prohibitions, from 7:00 a.m. to 10:00 a.m., Monday to Friday (currently 7:00 a.m. to 9:00 a.m., Monday to Friday) and from 3:30 p.m. to 6:30 p.m., Monday to Friday (currently 4:00 p.m. to 6:00 p.m., Monday to Friday); and
 - b. prohibit peak direction left-turns, from 7:00 a.m. to 10:00 a.m., Monday to Friday at Beaconsfield Avenue, and, from 3:30 p.m. to 6:30 p.m. Monday to Friday at Lisgar Street and Abell Street.

3. Direct Transportation Services' staff to implement timing features as feasible in the peak period, peak direction to minimize left-turn queuing at the traffic control signals on College Street at Lansdowne Avenue, Brock Avenue and Dovercourt Road, and on Queen Street West at Dovercourt Road.

Committee Decision Advice and Other Information

The Toronto and East York Community Council requested the Director, Transportation Services, Toronto and East York District, to report back in six months on the impact of the turn restrictions.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget	\$6,000.00

Summary

Transportation Services is requesting City Council's approval to extend the rush hour stopping prohibitions and prohibit left-turns during rush hour periods at various intersections on College Street, from Dundas Street West to Dovercourt Road and on Queen Street West, from Gladstone Avenue to Dovercourt Road.

These regulatory changes are part of the transportation related recommendations contained within the "Climate Change Plan" to improve street car operations, enhance cycling and maintain efficient traffic flow during the morning and afternoon rush hour periods on transit routes. These sections of College Street and Queen Street West are within Ward 18. Implementation of these restrictions will serve as a pilot project for evaluating this initiative prior to further expansion to other streets and Wards in the Toronto and East York District.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14094.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14095.pdf>

Appendix B

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14096.pdf>

Map 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14097.pdf>

Map 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14098.pdf>

TE17.56	Adopted			Ward: 20
---------	---------	--	--	----------

School Bus Loading Zone – Kensington Community School

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council approve installation of a "School Bus Loading Zone", on the south side of College Street, between a point 59.8 metres east of Lippincott Street and a point 18.4 metres further east.
2. City Council introduce a "No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday" regulation on the south side of College Street, between a point 59.8 metres east of Lippincott Street and a point 18.4 metres further east, in conjunction with installation of the School Bus Loading Zone.

(June 16, 2008) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. Approve installation of a “School Bus Loading Zone”, on the south side of College Street, between a point 59.8 metres east of Lippincott Street and a point 18.4 metres further east; and
2. Introduce a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of College Street, between a point 59.8 metres east of Lippincott Street and a point 18.4 metres further east, in conjunction with installation of the School Bus Loading Zone.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services 2008 Operating Budget	\$500.00

Summary

Transportation Services is requesting City Council’s approval to designate a School Bus Loading Zone on the south side of College Street, adjacent to Kensington Community School (401 College Street).

The School Bus Loading Zone will improve access to the school for special needs students that are bussed to/from Kensington Community School. This will result in the loss of 3 parking spaces on College Street during the operational hours of the loading zone.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14074.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14075.pdf>

TE17.58	Adopted			Ward: 31
---------	---------	--	--	----------

Installation of a Sidewalk - Crescent Town Road

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council approve altering Crescent Town Road by narrowing the roadway on the south side between a point 100 metres west of Victoria Park Avenue and Victoria Park Avenue from a width of 16.4 metres to a width of 14.4 metres and installing a sidewalk, generally as shown on the attached print of Drawing No. 421P-0083, dated June 2008.

(June 16, 2008) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council approve altering Crescent Town Road by narrowing the roadway on the south side between a point 100 metres west of Victoria Park Avenue and Victoria Park Avenue from a width of 16.4 metres to a width of 14.4 metres and installing a sidewalk, generally as shown on the attached print of Drawing No. 421P-0083, dated June, 2008.

Financial Impact

Funds associated with the installation of a sidewalk on the south side of Crescent Town Road, between a point 100 metres west of Victoria Park Avenue and Victoria Park Avenue will be allocated from the 2008 Transportation Services Capital Works Program (New Sidewalk Installation Program). The estimated cost for this work is \$25,000.00.

Summary

Transportation Services is requesting approval to narrow Crescent Town Road, between a point 100 metres west of Victoria Park Avenue and Victoria Park Avenue, to provide a sidewalk on the south side and thereby enhance safety for pedestrians.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14104.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14105.pdf>

TE17.62	Adopted			Ward: 20
---------	---------	--	--	----------

**Proposed Permanent Closure of the Public Lane at the rear of 585
 Queen Street West**

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council permanently close the public lane shown as Part 1 on the attached Sketch No. PS-2006-056 (the "Lane"), subject to compliance with the requirements of City of Toronto Municipal Code, Chapter 162, and subject to City Council authorizing a sale of the Lane to the abutting owner, RioCan PS Inc. ("RioCan").
2. City Council authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. City Council authorize Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule "A+" activities, by posting notice of the proposed closure on the notice page of the City's Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

City Council Decision Advice and Other Information

City Council on July 15, 16 and 17, 2008, considered this Item with Government Management Committee Item GM16.13.

(June 13, 2008) Report from Director, Transportation Services, Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. Permanently close the public lane shown as Part 1 on the attached Sketch No. PS-2006-056 (the "Lane"), subject to compliance with the requirements of City of Toronto Municipal Code, Chapter 162, and subject to City Council authorizing a sale of the Lane to the abutting owner, RioCan PS Inc. ("RioCan");
2. Authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law; and
3. Authorize Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule "A+" activities, by posting notice of the proposed closure on the notice page of the City's Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed

by-law to close the Lane will be considered.

Financial Impact

The subject closing will not result in any costs to the City as RioCan will be required to pay all costs associated with the closing of the Lane as part of the sale transaction. Financial compensation will be realized from the sale of the Lane.

Summary

Transportation Services recommends that the public lane at the rear of 585 Queen Street West be permanently closed.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14158.pdf>

Communications (City Council)

(July 7, 2008) e-mail from Franco Romano, Action Planning Consultants, Community Planning, Dispute Resolution and Municipal Services (CC.Main.TE17.62.1)

TE17.63	Adopted			Ward: 32
---------	---------	--	--	----------

Proposed Permanent Closure and Sale of an Untravelled Portion of Musgrave Street Road Allowance at Dengate Road

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council permanently close an untravelled portion of the Musgrave Street road allowance, shown as Part 2 and Part 3 on the attached Sketch No. PS-2008-075 (the "Highway"), subject to compliance with the requirement of the City of Toronto Municipal Code, Chapter 162.
2. City Council direct Transportation Services Division to give notice to the public of a proposed by-law to close the Highway in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law.
3. City Council direct Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting

notice of the proposed closure on the notices page of the City's website for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered.

4. City Council accept the Offer to Purchase from the adjoining owner, Ambercroft Construction Ltd. (the "Purchaser"), for the sale of the Highway, substantially on the terms and conditions outlined in Appendix "A" to the report (June 18, 2008) from the General Manager, Transportation Services and Chief Corporate Officer and authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
5. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.
6. City Council authorize and direct the appropriate City officials to take the necessary action to give effect to the above recommendations, including the introduction in City Council of any necessary bills.

(June 18, 2008) Report from General Manager, Transportation Services and Chief Corporate Officer

Committee Recommendations

The Toronto East York Community Council recommends that City Council:

1. Permanently close an untravelled portion of the Musgrave Street road allowance, shown as Parts 2 and Part 3 on the attached Sketch No. PS-2008-075 (the "Highway"), subject to compliance with the requirement of the City of Toronto Municipal Code, Chapter 162;
2. Direct Transportation Services Division to give notice to the public of a proposed by-law to close the Highway in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law;
3. Direct Transportation Services staff to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's website for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Highway will be considered;
4. Accept the Offer to Purchase from the adjoining owner, Ambercroft Construction Ltd. (the "Purchaser"), for the sale of the Highway, substantially on the terms and conditions

outlined in Appendix "A" to the report (June 18, 2008) from the General Manager, Transportation Services and Chief Corporate Officer and authorize each of the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City;

5. Authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable; and
6. Authorize and direct the appropriate City officials to take the necessary action to give effect to the above recommendations, including the introduction in City Council of any necessary bills.

Financial Impact

The closing of the Highway will not result in any costs to the City as the Purchaser is required to pay all costs associated with the closing.

The City and the Purchaser have agreed that the value of the Highway is \$34,000.00. The City has received certain public benefits, being lands to be dedicated for Park purposes, forming part of Blocks 52 and 53, conveyed to the City by Instrument Number AT678571 on December 7, 2004, such benefits being valued at \$34,000.00.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The General Manager, Transportation Services and the Chief Corporate Officer request that an untravelled portion of the Musgrave Street road allowance at Dengate Road be permanently closed and that the public highway be sold to the adjoining land owner, Ambercroft Construction Ltd., substantially on the terms and conditions outlined in Appendix "A" to this report.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14059.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14060.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14061.pdf>

TE17.64	Adopted			Ward: 19
---------	---------	--	--	----------

Temporary Adjustments to Parking Regulations for 2008 Scotiabank Caribana Parade

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council prohibit standing on both sides of Fleet Street, between a point 104 metres east of Strachan Avenue and Bathurst Street, from 7:00 a.m. to 9:00 p.m. on Saturday, August 2, 2008.

(June 17, 2008) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council prohibit standing on both sides of Fleet Street, between a point 104 metres east of Strachan Avenue and Bathurst Street, from 7:00 a.m. to 9:00 p.m. on Saturday, August 2, 2008.

Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2008 Operating Budget	\$1,000.00

Summary

The purpose of this report is to obtain approval for a temporary “No Standing” regulation to accommodate this year’s Scotiabank Caribana Parade.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14111.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14112.pdf>

TE17.66	Adopted			Ward: 29, 31
---------	---------	--	--	--------------

Parking Amendments - Sammon Avenue, Coxwell Avenue and Mortimer Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council prohibit stopping at all times, on the north side of Sammon Avenue, from Coxwell Avenue to a point 30.5 metres east.
2. City Council prohibit stopping at all times, on the east side of Coxwell Avenue, from Sammon Avenue to a point 22 metres north.
3. City Council rescind the existing taxicab stand on the east side of Coxwell Avenue, between a point 99.5 metres south of Mortimer Avenue and a point 21.5 metres further south.
4. City Council introduce a taxicab stand on the east side of Coxwell Avenue, between a point 22 metres north of Sammon Avenue and a point 36 metres further north.
5. City Council prohibit stopping at all times, on the south side of Mortimer Avenue, from Coxwell Avenue to a point 66 metres east.
6. City Council prohibit stopping from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Sammon Avenue, from a point 30.5 metres east of Coxwell Avenue to a point 26 metres further east.
7. City Council prohibit stopping at all times, on the north side of Sammon Avenue, from a point 56.5 metres east of Coxwell Avenue to a point 74.5 metres further east.
8. City Council adjust the Pay-and-Display parking times on the north side of Sammon Avenue, from a point 30.5 metres east of Coxwell Avenue to a point 26 metres further east, to operate from 6:00 p.m. to 9:00 p.m., Monday to Friday, and from 9:00 a.m. to 9:00 p.m., Saturday and Sunday.

(June 18, 2008) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. Prohibit stopping at all times, on the north side of Sammon Avenue, from Coxwell Avenue to a point 30.5 metres east.
2. Prohibit stopping at all times, on the east side of Coxwell Avenue, from Sammon Avenue to a point 22 metres north.
3. Rescind the existing taxicab stand on the east side of Coxwell Avenue between a point 99.5 metres south of Mortimer Avenue and a point 21.5 metres further south.
4. Introduce a taxicab stand on the east side of Coxwell Avenue between a point 22 metres

north of Sammon Avenue and a point 36 metres further north.

5. Prohibit stopping at all times, on the south side of Mortimer Avenue, from Coxwell Avenue to a point 66 metres east.
6. Prohibit stopping from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Sammon Avenue, from a point 30.5 metres east of Coxwell Avenue to a point 26 metres further east.
7. Prohibit stopping at all times, on the north side of Sammon Avenue, from a point 56.5 metres east of Coxwell Avenue to a point 74.5 metres further east.
8. Adjust the Pay-and-Display parking times on the north side of Sammon Avenue from a point 30.5 metres east of Coxwell Avenue to a point 26 metres further east to operate from 6:00 p.m. to 9:00 p.m., Monday to Friday, and from 9:00 a.m. to 9:00 p.m., Saturday and Sunday.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Division 2008 Operating Budget.	\$1400.00
	Toronto Parking Authority	\$500.00

Summary

Transportation Services is seeking approval from City Council to amend the existing parking regulations in the vicinity of the Toronto East General Hospital.

The proposed changes to the existing parking controls will reduce illegal parking and congestion, and improve the overall traffic operations in the vicinity of Toronto East General Hospital.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14217.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14218.pdf>

TE17.68	Adopted			Ward: 14, 19
---------	---------	--	--	--------------

Temporary Adjustments to Traffic/Parking Regulations for 2008

Canadian National Exhibition – City Council

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council approve the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix “A” of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District.

(June 17, 2008) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. Approve the temporary traffic and parking regulations on streets in the vicinity of Exhibition Place which are impacted during the Canadian National Exhibition, as noted in Appendix “A” of the report (June 17, 2008) from the Director, Transportation Services, Toronto and East York District.

Financial Impact

Type of funding	Source of funds	Amount
Available within Current Budget	Transportation Services Division 2008 Operating Budget	\$4,000.00

Summary

The purpose of this report is to obtain approval for the temporary traffic and parking amendments required to enhance traffic operations and pedestrian safety during this year’s Canadian National Exhibition (C.N.E.), which takes place from August 15 to September 1, inclusive.

Background Information (Committee)

Staff Report

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14183.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14184.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14185.pdf>)

TE17.76	Adopted			Ward: 20
---------	---------	--	--	----------

Authorization for Execution of s45(9) Agreement – 450 Lake Shore Boulevard West

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council authorize the Chief Planner, or a designate, to execute an agreement prepared by the City Solicitor in consultation with City staff pursuant to section 45(9) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to implement a condition of approval by the Committee of Adjustment (A0270/08TEY) and secure payment of a \$750,000.00 financial contribution by the owner of 450 Lake Shore Boulevard West to be used for affordable housing in the ward and community parks purposes in the Railway Lands area, at the discretion of the Chief Planner.

(June 18, 2008) Report from City Solicitor

Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the Chief Planner, or a designate, to execute an agreement prepared by the City Solicitor in consultation with City staff pursuant to section 45(9) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to implement a condition of approval by the Committee of Adjustment (A0270/08TEY) and secure payment of a \$750,000.00 financial contribution by the owner of 450 Lake Shore Boulevard West to be used for affordable housing in the ward and community parks purposes in the Railway Lands area, at the discretion of the Chief Planner.

Summary

The Committee of Adjustment granted minor variances related to proposed mixed use development at 450 Lake Shore Boulevard West (A0270/08TEY). A condition was imposed requiring the owner to make a financial contribution to the community that was to be paid in instalments and utilized in a manner determined by the City. Payment will be secured in an agreement pursuant to Section 45(9) of the *Planning Act*, R.S.O. 1990, C. P.13, as amended. This report recommends authorization for the Chief Planner, or a designate, to execute the agreement prepared by the City Solicitor with City Staff.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14214.pdf>

TE17.77	Adopted			Ward: 18
---------	---------	--	--	----------

Ontario Municipal Board Hearing - Request for Directions - 730 Dovercourt Road and 323 and 357 Rusholme Road

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council adopt the recommendations set out in the confidential letter dated July 8, 2008, from the Toronto and East York Community Council.
2. City Council authorize the public release, at the end of the Council meeting, of the confidential instructions adopted by Council, together with the appendices to the report (June 13, 2008) from the City Solicitor.

The confidential letter (July 8, 2008) from the Toronto and East York Community Council is now public in its entirety and contains the following instructions adopted by Council. Confidential Attachment 1 to the report (June 13, 2008) from the City Solicitor, remains confidential in its entirety, in accordance with the provisions of the City of Toronto Act, 2006, as it contains information related to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege:

1. City Council authorize the City Solicitor to oppose the Owner's request "for a review of and a change to the Order of the Board in this matter pursuant to section 43 of the Ontario Municipal Board Act".
2. City Council authorize the City Solicitor to request the OMB to, in any event, make no modification to the OMB Decision without:
 - a. notice of the proposed modifications being given by the Owner to all persons who received notice of the original hearing; and
 - b. all such persons being provided with an appropriate opportunity to address the OMB.

Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and the receiving of advice that is subject to solicitor-client privilege

(June 13, 2008) Report from City Solicitor

Committee Recommendations

The Toronto and East York Community Council recommends that:

1. City Council adopt the recommendations set out in the confidential letter dated July 8, 2008 from the Toronto and East York Community Council; and
2. City Council authorize the public release, at the end of the Council meeting, of the confidential instructions adopted by Council, together with the appendices to the report (June 13, 2008) from the City Solicitor.

Summary

The Ontario Municipal Board (the “OMB”) will hear a Motion to consider a request by the owner (the “Owner”) of 730 Dovercourt Road and 323 & 357 Rusholme Road (the “Site”) to modify the decision of the OMB issued on November 17, 2005 (the “Board Decision”). This report seeks direction regarding the position to be taken by the City Solicitor at that Motion.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-13835.pdf>

Declared Interests (Committee)

The following member(s) declared an interest:

Councillor Adam Giambrone - parents own property within the area of the subject site.

Declared Interests (City Council)

The following member(s) declared an interest:

Councillor Adam Giambrone - in that his parents live in the area.

TE17.80	Amended			Ward: All
---------	---------	--	--	-----------

Endorsement of Events for Liquor Licensing Purposes

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

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

1. permission to serve alcohol from 11:00 a.m. until 4:00 a.m., from September 4 - 13, 2008, for Satori Restaurant, 735 Queen Street West, in conjunction with Toronto International Film Festival;
2. permission for the operation of a beer garden on Nathan Phillips Square, from Friday, August 1, 2008, to Sunday, August 3, 2008, in conjunction with the IRIE Music Festival;
3. liquor licence extensions for the following establishments, in order to sell and serve alcohol until 4:00 a.m., for the duration of the Toronto International Film Festival:
 - The Rosewater Supper Club, 19 Toronto Street;
 - The Courthouse, 57 Adelaide Street East; and
 - The Drake Hotel, 1150 Queen Street West;
4. permission for the licensing and consumption of alcohol within the premises of 1139 College Street on Friday, August 8, 2008, from 8:00 p.m. to 12:00 a.m.; Saturday, August 9, 2008, from 8:00 p.m. to 12:00 a.m., and on Sunday, August 10, 2008, from 6:00 p.m. to 10:00 p.m., in conjunction with the Water to Wine Festival;
5. interior and outdoor patio (where applicable) liquor licence extensions of hours for the following establishments to permit the sale and service of alcohol until 4:00 a.m., in conjunction Scotiabank Nuit Blanche event:

Academy of Spherical Arts, 1 Snooker Street;
Atelier Thuet, 171 East Liberty Street, Unit 153;
Brazen Head Irish Pub, 165 East Liberty Street;
Caffino Ristorante, 1185 King Street West;
Druxy's Famous Deli Sandwich, 39 Mowat Avenue;
It's A Wrap, 129 Jefferson Avenue;
Jolly Café, 165 Dufferin Street;
Liberty Street Café Bistro, 25 Liberty Street;
Liberty Village Market, 65 Jefferson Avenue, Unit 101;
Magic Oven Pizza, 127 Jefferson Avenue;
maro, 135 East Liberty Street;
Merci Mon Ami, 171 East Liberty Street, Unit 107;
Mildred's Temple Kitchen, 85 Hanna Avenue;
No Regrets Restaurant & Lounge, 42 Mowat Avenue;
Oro Café, 171 East Liberty Street, Unit 165;
Rotisserie House, 141 Jefferson Avenue;
Select Sandwich, 75 Hanna Avenue, Unit 3;
Shoeless Joe's, 1189 King Street West; and
Warehouse Grill, 70 Fraser Avenue;
6. permission for the Hungarian Canadian Cultural Centre to extend its licence to serve alcohol from 2:00 p.m. to 10:00 p.m. on August 22, 2008, and from 11:00 a.m. to 11:00 p.m. on August 23 and 24, 2008, and in order to serve alcohol on a temporary patio on the front of the building at 840 St. Clair Avenue West, in conjunction with the

Hungarian Food Fair;

7. a special occasion permit for the Eritrean Canadian Association of Ontario (ECAO) to hold the 8th Eritrean Community Annual Festival on August 1, 2 and 3, 2008, from 6:00 p.m. to 2:00 a.m., at the Ukrainian Cultural Centre, 83-85 Christie Street, Toronto; and
8. permission for establishments on Dundas Street West, between Lansdowne Avenue and Dufferin Street, to serve alcohol on the sidewalk, and the presence of an outdoor beer garden where alcohol will be served on August 17, 2008, from 1:00 p.m. to 5:00 p.m., in conjunction with the Dundas West BIA's Samba on Dundas Festival.

Committee Recommendations

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

1. permission to serve alcohol from 11:00 a.m. until 4:00 a.m. from September 4 - 13 for Satori Restaurant, 735 Queen Street West, in conjunction with Toronto International Film Festival;
2. permission for the operation of a beer garden on Nathan Phillips Square from Friday, August 1, 2008 to Sunday, August 3, 2008, in conjunction with the IRIE Music Festival;
3. liquor licence extensions for the following establishments in order to sell and serve alcohol until 4:00 a.m., for the duration of the Toronto International Film Festival:
 - The Rosewater Supper Club, 19 Toronto Street;
 - The Courthouse, 57 Adelaide Street East;
 - The Drake Hotel, 1150 Queen Street West;
4. permission for the licensing and consumption of alcohol within the premises of 1139 College Street on Friday, August 8, 2008 from 8:00 p.m. to 12:00 a.m.; Saturday, August 9, 2008 from 8:00 p.m. to 12:00 a.m. and on Sunday, August 10, 2008 from 6:00 p.m. to 10:00 p.m. in conjunction with the Water to Wine Festival;
5. interior and outdoor patio (where applicable) liquor licence extensions of hours for the following establishments to permit the sale and service of alcohol until 4:00 am, in conjunction Scotiabank Nuit Blanche event:

Academy of Spherical Arts, 1 Snooker Street
 Atelier Thuet, 171 East Liberty Street, Unit 153
 Brazen Head Irish Pub, 165 East Liberty Street
 Caffino Ristorante, 1185 King Street West

Druxy's Famous Deli Sandwich, 39 Mowat Avenue
 It's A Wrap, 129 Jefferson Avenue
 Jolly Café, 165 Dufferin Street
 Liberty Street Café Bistro, 25 Liberty Street
 Liberty Village Market, 65 Jefferson Avenue, Unit 101
 Magic Oven Pizza, 127 Jefferson Avenue
 maro, 135 East Liberty Street
 Merci Mon Ami, 171 East Liberty Street, Unit 107
 Mildred's Temple Kitchen, 85 Hanna Avenue
 No Regrets Restaurant & Lounge, 42 Mowat Avenue
 Oro Café, 171 East Liberty Street, Unit 165
 Rotisserie House, 141 Jefferson Avenue
 Select Sandwich, 75 Hanna Avenue, Unit 3
 Shoeless Joe's, 1189 King Street West
 Warehouse Grill, 70 Fraser Avenue

6. permission for the Hungarian Canadian Cultural Centre to extend its licence to serve alcohol from 2:00 p.m. to 10:00 p.m. on August 22, 2008 and from 11:00 a.m. to 11:00 p.m. on August 23 and 24, 2008, and in order to serve alcohol on a temporary patio on the front of the building at 840 St. Clair Avenue West, in conjunction with the Hungarian Food Fair.

Committee Decision Advice and Other Information

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

1. The IRIE Music Festival taking place August 1 – 3, 2008 at Nathan Phillips Square and Queens Park
2. The Festival of our Lady of the Angels taking place on August 16 and 17, 2008, at Santa Cruz Church, 142 Argyle Street;
3. Toronto Argonauts Football Club Events taking place on:
 - Sunday, July 20, 2008, from 1:00 p.m. to 5:00 p.m.
 - Friday, August 1, 2008, from 4:00 p.m. to 8:00 p.m.
 - Friday, August 15, 2008, from 4:00 p.m. to 8:00 p.m.
 - Friday, September 12, 2008, from 4:00 p.m. to 8:00 p.m.
 - Saturday, September 27, 2008, from 4:00 p.m. to 8:00 p.m.
 - Friday, October 3, 2008, from 4:00 p.m. to 8:00 p.m.
 - Friday, October 18, 2008, from 4:00 p.m. to 8:00 p.m.
 - Friday, October 30, 2008, from 4:00 p.m. to 8:00 p.m.
4. Ward's Island Recreation Association Gala Day Festival, taking place on August 2, 3 and 4, 2008 at the Ward's Island Recreation Association, 20 Withrow Street, Ward's Island;
5. Toronto International Film Festival taking place at various locations from September 4 -

13, 2008;

6. Water to Wine Festival taking place at the DeLeon-White Gallery at 1139 College Street on from August 8 – August 10, 2008;

Summary

Seeking endorsement of events of Municipal Significance for liquor licensing purposes.

Background Information (Committee)

Liberty Village BIA / Scotiabank Nuit Blanche 2008 - List of Establishments
<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14600.pdf>

Communications (Committee)

(May 15, 2008) letter from Richard Bailey, Satori, respecting the Toronto International Film Festival to be held on September 4 - 13, 2008, from 11:00 a.m. until 4:00 a.m., at 735 Queen Street West (TE.Main.TE17.80.1)

(June 27, 2008) e-mail from Donna McCurvin, Toronto Urban Music Festival Incorporated, respecting the IRIE Music Festival to be held at Nathan Phillips Square and Queen's Park on August 1-4, 2008 (TE.Supp.TE17.80.2)

(June 24, 2008) e-mail from Louis Silva, Santa Cruz Church, respecting the Our Lady of the Angels Festival to be held at Santa Cruz Church (142 Argyle Street) on August 16-17, 2008 (TE.Supp.TE17.80.3)

(June 27, 2008) fax from Jeremy Kahnert, Toronto Argonauts Football Club, respecting the Municipally Significant Events being held at the Bremner Street Boulevard Parking lot outside the Rogers Centre (Gate 9 entrance) on multiple dates (TE.Supp.TE17.80.4)

(June 30, 2008) e-mail from Matthew Ferguson, Ward's Island Recreation Association, respecting Ward's Island Gala Day Festival, 20 Withrow Street, Ward's Island on August 2-4, 2008 (TE.Supp.TE17.80.5)

(July 4, 2008) Member Motion from Councillor Giambrone, respecting the Water to Wine Festival taking place on August 8, 9 and 10, 2008. (TE.Supp.TE17.80.6)

(July 3, 2008) letter from Barbara Hershenhorn, Toronto International Film Festival Group, respecting the Toronto International Film Festival taking place from September 4 to September 13, 2008. (TE.Supp.TE17.80.7)

(July 3, 2008) letter from Lynn Clay, Liberty Village BIA, respecting the Liberty Village BIA/Scotiabank Nuit Blanche 2008 to be held on October 4 and 5, 2008 at various locations (TE.New.TE17.80.8)

(July 2, 2008) fax from Gabor Vaski, Hungarian Canadian Cultural Centre, respecting the Hungarian Food Fair to be held on August 22, 2008 from 2:00 p.m. - 10:00 p.m. and on August 23 and 24, 2008 from 11:00 a.m. - 10:00 p.m. at 840 St. Clair Avenue West (TE.New.TE17.80.9)

TE17.81	Adopted			Ward: 20
---------	---------	--	--	----------

Installation and Maintenance of Geothermal Heating/Cooling System Within the City Laneway – 357 College Street - “Planet Traveller”

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motions:

1. City Council approve the installation of the Geothermal heating/cooling system within portions of the public laneway abutting 357 College Street, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in the amount not less than \$2,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - b. maintain the Geothermal heating/cooling 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 system beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. obtain clearances and/or signoffs from all affected utilities and satisfy all conditions imposed by any utilities that may be affected by the installation and maintenance of the Geothermal heating/cooling system;
 - e. provide “as-built” drawings within 60 days upon completion of all installations;
 - f. provide a Letter of Credit in the amount of \$20,000 as a municipal road damage guarantee to cover the cost for permanent repairs associated with the restoration of the curb and pavement of the public laneway and agree to pay all associated costs that may exceed this amount;
 - g. pay an annual fee for the encroaching Geothermal heating/cooling system within the public right of way as determined by the Director, Real Estate Services, Facilities & Real Estate, to be adjusted annually by the Consumer Price Index (CPI);
 - h. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 357 College Street, whichever is the less; 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 Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to approval of the General Manager of Transportation Services.
3. City Council request Legal Services to prepare and execute the Encroachment Agreement.
4. City Council request the Deputy City Manager of Cluster B and the Deputy City Manager and Chief Financial Officer, in consultation with a stakeholder group from the development and design community, to develop guidelines for the use of public right of way for geo energy projects.

(June 24, 2008) Report from Director, Transportation Services Toronto and East York District

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. approve the installation of the Geothermal heating/cooling system within portions of the public laneway abutting 357 College Street, subject to the owners entering into a encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the Deputy City Manager and Chief Financial Officer and in the amount not less than \$2,000,000 or such greater amount as the Deputy City Manager and Chief Financial Officer may require;
 - b. maintain the Geothermal heating/cooling 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 system beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. obtain clearances and/or signoffs from all affected utilities and satisfy all conditions imposed by any utilities that may be affected by the installation and maintenance of the Geothermal heating/cooling system;
 - e. provide "as-built" drawings within 60 days upon completion of all installations;
 - f. provide a Letter of Credit in the amount of \$20,000 as a municipal road damage guarantee to cover the cost for permanent repairs associated with the restoration

of the curb and pavement of the public laneway and agree to pay all associated costs that may exceed this amount;

- g. pay an annual fee for the encroaching Geothermal heating/cooling system within the public right of way as determined by the Director, Real Estate Services, Facilities & Real Estate, to be adjusted annually by the Consumer Price Index (CPI);
 - h. limit the life of the Agreement to the removal of the encroachment or the date of the demolition of the building at 357 College Street, whichever is the less; 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. 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 approval of the General Manager of Transportation Services;
 3. request Legal Services to prepare and execute the Encroachment Agreement; and
 4. request the Deputy City Manager of Cluster B and the Deputy City Manager and Chief Financial Officer, in consultation with a stakeholder group from the development and design community, to develop guidelines for the use of public right of way for geo energy projects.

Summary

Transportation Services is in receipt of a request from the owners of 357 College Street, Planet Traveller to install a Geothermal heating/cooling system within portions of the public laneway abutting their building. The heating/cooling system will encroach into the laneway approximately 1.07 m. The pipes together with the main header will commence a minimum of 1.83 m below grade of the laneway to a further depth of approximately 128 m. Transportation Services has reviewed the request and determined that the Geothermal heating/cooling system will not impact negatively on the public right of way and permission should be granted to the owners for its installation and ongoing maintenance should City Council approve the Geothermal heating/cooling system.

In addition, the owners will be required to enter into an encroachment agreement for the ongoing maintenance of the system and satisfy any requirements that the utility companies may impose.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14511.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14512.pdf>

TE17.84	Adopted			Ward: 20
---------	---------	--	--	----------

Ontario Municipal Board Hearing - Potential Settlement - 407 Brunswick Avenue

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council direct the City Solicitor and necessary staff to attend the August 12, 2008 Ontario Municipal Board hearing in support of the revised proposal for 407 Brunswick Avenue, in accordance with the May 21, 2008 plans, revised to June 13, 2008.

(July 7, 2008) Letter from Councillor Vaughan

Committee Recommendations

The Toronto and East York Community Council recommends that City Council direct the City Solicitor and necessary staff to attend the August 12, 2008 Ontario Municipal Board hearing in support of the revised proposal for 407 Brunswick Avenue, in accordance with the May 21, 2008 plans, revised to June 13, 2008.

Summary

Requesting that City Council direct the City Solicitor and necessary staff to attend the August 12, 2008 Ontario Municipal Board hearing in support of the revised proposal, in accordance with the May 21, 2008 plans, revised to June 13, 2008.

Background Information (Committee)

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14563.pdf>

TE17.86	Adopted			Ward: 20
---------	---------	--	--	----------

Amendment to Section 37 Agreement - 430 King Street West

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council authorize the City Solicitor to amend the section 37 agreement dated June 25, 2007, between Great Gulf (King Street) Ltd and the City of Toronto, by deleting the requirement in section 3 of the agreement for the Public Realm Contribution and providing for the refund of all contributions made to date, and to secure, pursuant to an amendment to the section 37 agreement and/or a section 45 agreement, the affordable housing contribution as required by the conditions imposed by the Committee of Adjustment on June 25, 2008 (File No. A0564/08EY),), including requiring that:
 - a. prior to registration of the plan of condominium, the owner shall have entered into an agreement of purchase and sale to convey four condominium units to a non-profit housing provider acceptable to the City for nominal consideration; and
 - b. the units shall be used as affordable housing and rented to tenants at affordable rents, as defined in the City of Toronto Official Plan, with all condominium common expenses to be paid by the housing provider.

(July 7, 2008) Letter from Councillor Vaughan

Committee Recommendations

The Toronto and East York Community Council recommends that City Council authorize the City Solicitor to amend the section 37 agreement dated June 25, 2007, between Great Gulf (King Street) Ltd and the City of Toronto, by deleting the requirement in section 3 of the agreement for the Public Realm Contribution and providing for the refund of all contributions made to date, and to secure, pursuant to an amendment to the section 37 agreement and/or a section 45 agreement, the affordable housing contribution as required by the conditions imposed by the Committee of Adjustment on June 25, 2008 (File No. A0564/08EY),), including requiring that:

- a. prior to registration of the plan of condominium, the owner shall have entered into an agreement of purchase and sale to convey four condominium units to a non-profit housing provider acceptable to the City for nominal consideration ; and
- b. the units shall be used as affordable housing and rented to tenants at affordable rents, as defined in the City of Toronto Official Plan, with all condominium common expenses to be paid by the housing provider.

Summary

Requesting that City Council authorize the City Solicitor to amend the section 37 agreement dated June 25, 2007, between Great Gulf (King Street) Ltd and the City of Toronto, by deleting the requirement in section 3 of the agreement for the Public Realm Contribution and providing for the refund of all contributions made to date, and to secure , pursuant to an amendment to the section 37 agreement and/or a section 45 agreement, the affordable housing contribution as required by the conditions imposed by the Committee of Adjustment on June 25, 2008 (File

No. A0564/08EY).

Background Information (Committee)

Letter

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14594.pdf>

Attachment 1 - Notice of Decision A0640

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14595.pdf>

Attachment 2 - Notice of Decision A0564

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14596.pdf>

TE17.87	Adopted			Ward: 22
---------	---------	--	--	----------

Servicing Agreement – 2 Kilbarry Place

City Council Decision

City Council on July 15, 16 and 17, 2008, adopted the following motion:

1. City Council authorize the General Manager, Toronto Water (the “General Manager”), to negotiate, enter into and execute, on behalf of the City, a Servicing Agreement with the owner of 2 Kilbarry Place (the “Owner) for the relocation and lowering of the City’s sanitary and storm sewer (the “Servicing Agreement”), subject to the following conditions:
 - a. all costs and expenses associated with the design, installation and construction of the work, which work shall be defined in the Servicing Agreement, be paid by the Owner;
 - b. the Owner shall provide or cause the approved contractor to provide to the City a two year maintenance guarantee of the work;
 - c. the Owner shall deliver to the City, in a form acceptable to City Treasurer, a Letter of Credit in an amount equal to the greater of either (a) 110% of the estimated cost of the Work, as determined by the General Manager, Toronto Water, or (b) \$200,000.00 (two hundred thousand dollars) to secure the Owner’s obligations under the Servicing Agreement;
 - d. the Owner shall, at the Owner’s expense, obtain or cause the approved contractor to obtain, maintain and keep in full force and effect at all times any necessary insurance coverage as may be required by the City;
 - e. the Owner shall indemnify the City for all claims related to or arising from the Services Agreement and the work; and

- f. such Servicing Agreement to otherwise be on terms and conditions as may be required by the General Manager and in a form satisfactory to the City Solicitor.
2. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

(June 25, 2008) Report from Director of Water Infrastructure Management, Toronto Water

Committee Recommendations

The Toronto and East York Community Council recommends that City Council:

1. authorize the General Manager, Toronto Water (the “General Manager”) to negotiate, enter into and execute on behalf of the City a Servicing Agreement with the owner of 2 Kilbarry Place (the “Owner) for the relocation and lowering of the City’s sanitary and storm sewer (the “Servicing Agreement”), subject to the following conditions:
 - a. All costs and expenses associated with the design, installation and construction of the work, which work shall be defined in the Servicing Agreement, be paid by the Owner;
 - b. The Owner shall provide or cause the approved contractor to provide to the City a two year maintenance guarantee of the work;
 - c. The Owner shall deliver to the City, in a form acceptable to City Treasurer, a Letter of Credit in an amount equal to the greater of either (a) 110% of the estimated cost of the Work, as determined by the General Manager, Toronto Water or (b) \$200,000.00 (two hundred thousand dollars) to secure the Owner’s obligations under the Servicing Agreement;
 - d. The Owner shall, at the Owner’s expense, obtain or cause the approved contractor to obtain, maintain and keep in full force and effect at all times any necessary insurance coverage as may be required by the City;
 - e. The Owner shall indemnify the City for all claims related to or arising from the Services Agreement and the work; and
 - f. Such Servicing Agreement to otherwise be on terms and conditions as may be required by the General Manager and in a form satisfactory to the City Solicitor.
2. authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

Financial Impact

There is no financial impact to the City from the adoption of this report. The Owner is agreeable to paying all costs associated with the relocating and lowering of the sewers, new service connections and restoration of the street.

Summary

The purpose of this report is to obtain Community Council's authority to negotiate and enter into a Servicing Agreement with the owner of 2 Kilbarry Place to permit the owner to carry out the necessary works on City property to the satisfaction of the General Manager, Toronto Water.

The owner of 2 Kilbarry Place has requested permission to relocate and lower the City's sanitary sewer, storm sewer and service connections on Kilbarry Place in order to accommodate a sub-basement extension to the Owner's existing house on that property.

Background Information (Committee)

Staff Report

<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14599.pdf>

Submitted Monday, July 7, 2008

Councillor Janet Davis, Chair, Toronto and East York Community Council